

## LETTER OF INTENT

## 2395 DREW VALLEY RD STREAM BUFFER

1. The topography and shape of this lot are such that it would not be possible to construct any new construction on the site without a stream buffer variance. Neither a front or side setback variance would be sufficient to allow for any type of construction without a stream buffer variance.
2. A stream travels the entire southern property line, and 90% of the lot is inside the 75 foot stream buffer.
3. Construction plans have been designed up to the 25 foot buffer, but do not encroach inside the 25' buffer.
4. There are no other options without a stream buffer reduction, nor would an alternative design result in a lesser reduction into the stream buffer. Zoning restrictions for height, and front and side setbacks, severely restricts the buildable area, and the lot narrows to the rear, further restricting any flexibility of design.
5. Contractor will take all necessary measures to prevent any impact to the water quality of the stream, including installing 2 rows of silt fencing and all necessary erosion control measures during the construction. Appropriate stream buffer mitigation measures such as planting native plants to reduce erosion will be in place as needed both during and after construction.
6. This lot currently has a structure on it, so any construction, whether rehab or demo and rebuild, would require a stream buffer variance.