

4/19/23 Rec'd
by APC

Dear officials of the Office of the Board,

This is a letter to express our concerns regarding the proposed rear setback reduction for the property at 3348 Shrewsbury Drive, West Lafayette. Our understanding is that a setback reduction is usually granted under the scenario that the current setbacks impose hardships on the owner(s) in a way that the nearby owners do not face. Based on the limited information in the Notice to Interested Parties we received recently, we could not apprehend what is the hardship that the owner has in his/her mind when filed for the rear setback reduction request.

Specifically, the property at [3348 Shrewsbury Dr.] is one of 11 similar properties in the same row of the single-story houses in Shrewsbury Drive. All 11 properties have their backside facing north, exactly the same way as the property of [3348 Shrewsbury Dr.] From what a neighbor can see, there is no stream or any other limiting condition that is unique to this property and limits what the owner can build.

Therefore, it is not clear why the owner is requesting such a reduction from 25 feet to 13 feet when all 11 other properties and the Arbor Chase community are following the regular zone code regulation.

In fact, the house of [3348 Shrewsbury Dr.] is already one of the biggest in all 11 properties in the same row. With the proposed setback reduction, any future extension of the house will be significantly closer to the public areas than any other houses in the community and will alter the current landscape of the walking trail between the Arbor Chase and Arbor Chase Village, currently a very nice feature of the Arbor Chase community that is one of the main attractions and enjoyable activities of many residents during the spring, summer, and fall seasons of the years.

Because we cannot perceive any unique hardship faced by the owner, we are also worried that if a variance of rear setback reduction were granted to [3348 Shrewsbury Dr.], the same variance can be proposed and granted for all 11 properties of the same row. Such a broad change, if happened, would permanently alter the original designs of the bigger Arbor Chase community, and affect the property values of all houses in the entire community.

Because of the above concerns and because of the lack of detailed information shared by the owner of [3348 Shrewsbury Dr.] before this public hearing, we oppose the proposed variance.

We like to thank the Office of the Board for the chance of expressing our opposition in this public hearing.

Signature: Chih-Chun Wang

A handwritten signature in black ink, appearing to read 'C. Wang', written in a cursive style.

Date:

4/18/2023

Address: 3455 Brixford Lane, West Lafayette, IN 47906