

**Don Hoerr
and sons inc.**

March 27, 2014

City of Peoria
419 Fulton
Peoria, IL 61604

Dear Mayor Ardis and Members of the City Council:

We are writing today about the property at 717 Bittersweet Lane. This property sits at the corner of Bittersweet and Prospect Road, and as you are no doubt aware, has a strip of land 13' wide x 38' long in its northeast corner, which is owned by the City.

It was our desire to purchase this property from the City; however, we have been informed by Mr. Mike Rogers of Public Works, and Mr. Ross Black of the Zoning Department, that the property will be retained by the City in the event there is a future widening of Prospect Road.

We have purchased the property at 717 Bittersweet Lane with the intention of tearing down the vacant house which is currently there, and building a new home of approximately 4,000 sq. ft.


As the attached proposed site plan for the new residence indicates, the 100' setback from the Prospect centerline would result in a larger required setback from the property line, making it difficult to rebuild as the usable area would be substantially reduced. Actually, the 100' setback requirement leaves only 36' 1½" at the rear (northwest) corner and 49' 11" at the front (southwest) corner of a total buildable width, which is less than half of the lot width from Bittersweet Lane.

The irregular shape of the parcel, particularly the 13' x 38' strip, makes the setbacks and the 100' from centerline rule especially difficult to achieve.

We would like to request from the City Council a waiver of these requirements to allow the building to be placed 56' 10" from the centerline of Prospect Road at the closest point. A waiver would allow the new home to not have to be altered in the unlikely event of road widening. We understand this issue will be considered by the entire Council and a decision will probably be made at the April 22nd meeting.

We would certainly appreciate your willingness to grant this waiver since it appears to be extremely unlikely that it would ever need to be used.

Sincerely,


Jay Vonachen
Owner

Sincerely,


Mark Hoerr
Don Hoerr & Sons, Inc./Builder

Designers / Builders

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