

Cc: John Heyrich [REDACTED]
From: [REDACTED]
Sent: Thur 5/22/2014 7:22:25 PM
Subject: Re: Pergola>link

so what does this mean for us?

On May 22, 2014, at 3:19 PM, "Kleppin, Steven" <[REDACTED]> wrote:

John,

Unfortunately this still falls under the definition of accessory structure. See definitions below. As we indicated these structures cannot be located within a front yard unless they are a minimum of 150' back from the street. I have no problem with the Building Dpt. issuing a Temporary CO until this matter is resolved which allows the owner to move in.

In speaking with Bob on the phone he indicated that my office stated that it was ok to locate the pergola in the front yard. What you must understand is that without looking at a plan in front of us, the answer given is based on the question asked. While I do not recall fielding that phone call, I imagine that the question asked was whether a pergola could be located on a patio. Our standard response would have been and is, "yes, provided it meets the yard setbacks". Unfortunately something probably got lost in the translation.

Steve

BUILDING -- Any structure having a roof and intended for the shelter, housing or enclosure of persons, animals, goods, or personal possessions.

BUILDING, ACCESSORY -- A building, the use of which is subordinate and customarily incidental to that of the principal building on the same lot. A building shall be considered an accessory building unless it shares a common wall or a common roof with the principal building (a breezeway roof shall not be considered a common roof).

BUILDING, PRINCIPAL -- A building in which is conducted the main or principal use of the lot on which said building is situated.

BREEZEWAY -- A roofed passageway, which is open-sided or screened, connecting a building or structure to another building or structure.

From: John Heyrich [REDACTED]
Sent: Thursday, May 22, 2014 2:50 PM
To: Kleppin, Steven
Subject: Fwd: Pergola>link

Steven:

Here's my last email reply, including our sketch and recent picture of the front corner of this home. Sorry for this confusion...

John

Begin forwarded message:

From: John Heyrich [REDACTED]
Subject: Fwd: Pergola>link
Date: May 16, 2014 1:33:38 PM EDT
To: [REDACTED]
Cc: Robert <[REDACTED]>, [REDACTED]
<[REDACTED]>

Hello Steven,

Pursuant to our telephone conversation on 7May2014, I had forwarded to you via an email below a proposed rendering and accompanying front corner photo for the new home under construction on Oenoke Ridge Road. At your main concern was the pergola built above the front attached terrace, and our sketched idea of adding a similar bridging trellis material, within a link connection about 8 feet in width, providing physical attachment to the main house.

Have you have a opportunity to review this concept and offer any comments or critique?

The builder is ready to complete his final close out phases, and the owners are anxious to move in to their new home. Any expedition in the resolution of this issue would be appreciated.

Thank you,

John Heyrich

Begin forwarded message:

From: John Heyrich <[REDACTED]>
Subject: Pergola>link
Date: May 8, 2014 12:46:41 PM EDT
To: [REDACTED]

Steven,

Heres>a>rough>sketch>for>your>review>of>this>connection>proposed>to>the>house>
as>we>spoke>yesterday.

Also>included>is>a>recent>shot>from>the>front.

John

<image001.jpg>

<image002.jpg>