

To whom it may concern

Northside Property Development, the developers of Val Del Villas, request to add 3 additional buildable lots to the existing 58 Buildable lots. Lot number 60 on the original plat was not buildable at time of plat was recorded. NPD (Northside Property Development) has recently contacted Red Oak environmental to do a wetland study on lot 60. The results indicated the 3 additional buildable lots can now be recorded. NPD will ask that lot 60 can now become buildable along with lot 63 AND 64.

Also, the recorded plat for Val Del Villas restricted any administrated waivers due to setbacks. NPD at the time the plat was recorded was planning on building 1500-1600 sq foot homes. The market however has turned and the desire for 1800 sq foot homes have increased. Some of these lots that are 100 ft in depth is very hard, almost impossible, to accommodate a 1800 sq ft home with the recorded setbacks. An administrated variance will resolve the issues we are having with these 8-9 lots on the northside of the subdivision. NPD is requesting that Narrative Note #7 stating "All buildable lots are sized appropriately for a house to fit without administrative wavier" be removed and allow for administrative variance.

Thank you for your consideration on these 2 matters and if you have any questions for us please don't hesitate to reach out.

Clint Joyner

Northside Property Development

229-251-2990

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