

To: City Building Inspector John Fasano  
From: Property Owner – Mike Huggins  
Date: April 13<sup>th</sup>, 2010

## Approval of Easements

Last week we spoke on the telephone about LFR Zone building easements and the ordinance regarding this easement distance as it pertains to building on this lot.

Pursuant to City of Grove Ordinance, Planning and Zoning, Chapter 4 Section C and D, the conditions of the setback have been drawn and met for a more than one story construction project on all sides. Section D states: If in any given block one side of the street is occupied structures 50% of which do not comply with the front yard setback requirements, then the new construction may conform to the average setbacks of the existing structures.

Taking this into consideration:

Having measured the distance from the point of the house closest to the street and to the curb in the Houses in Mantle Hills Estates we have determined that 50% of the homes measure a distance of 20' from the point of the street to the point of the inside of the curb.

Mantle Hills Estates Architectural Committee

The Committee has already agreed to allow the build-able line to begin at 20 feet from the curb on the front and back, 5 feet on the North Side, and 10 feet from the Curb Arc, of the Lot 15 in Mantle Hills Estates. They would however like your authorization before the house plans are approved.

Survey vs. Curbs

The survey shows the lot 80.89 feet on the North Side however the distance between Curb to Curb on the same length is 95 feet.

Approval of Proposal

This survey difference between curb and distance and plot distance will allow the buyers of lot 15 to fit a house up to 60' x 48' and be contained within the boundaries. The Architectural Committee would like your approval on this before house plans are approved. By signing below you agree to allow the Mantle Hills Architectural Committee to approve home plans up to 60' x 48' on lot 15.

Submitted by:

Mike Huggins  
PO Box 450864  
Grove, OK 74345-0864  
918-801-3978



John Fasano: City Building Inspector  
918-786-6107



Date: 4/13/10