

Attention: City of Broken Arrow Planning Commission

On February 9th 2016, Simmons Homes contracted to have a footing installed on Lot 2 Block 7 in the Stone Horse subdivision. The footing was laid out and installed incorrectly resulting in the home being built over the build line.

The contractor that we used came directly from digging a footing for us in the Spring Creek addition that has a 20' build line rather than the 25' build line that is in Stone Horse. We think this may have been part of some confusion as to the incorrect layout of the footing. The lot also has some severe topography from the front of the lot to the rear of the lot impeding the line of sight of the property lines. The lot is on a radius that makes the layout more difficult for the contractor.

The footing was dug and called in for inspection and the incorrect layout was over-looked by our contractor, our superintendent, and the city inspector. The circumstances that led to the layout were a factor of the error.

The home is complete and with the layout of the lots and the surrounding houses there is no obvious visual encroachment that is offending in any manner.

Simmons Homes is requesting that a variance be made for the build line in the front of the property and the setback on the east side of the property.

Sincerely,



Sean Bowen

Simmons Homes

City of Broken Arrow

AUG 8 2016