

## 817 Tinkerbell Variance request – Ken Larsen’s Hardship Matrix

March 7, 2019

I’m Ken Larsen. I’ve lived at 807 Emory Drive since 1983. It’s two blocks from 817 Tinkerbell.

From what I understand, this variance request is all about “hardship” that might be caused by enforcement of the RCD. Towards that end, I’ve created the following “hardship matrix”:

<b>Party</b>	<b>Variance denied</b>	<b>Variance granted</b>
<b>Applicant (C.D. Mock)</b>	No hardship, because he doesn’t own 817 Tinkerbell. His contract is “pending” ... dependent upon the variance being granted.	Can build his “dream house”, but will likely have trouble selling or renting it. It includes part of the stream which is prone to flooding + an OWASA sewer pipe + flooding caused by the slope up to the houses on Pinehurst Drive.  See Ann Loftin petition + Ken’s flood pictures.
<b>Property owner (Joe Monitor)</b>	Can’t use or sell 817 Tinkerbell ... is stuck with an albatross	Makes a huge profit. Bought the property in 2012 for \$ 28K; can sell it in 2019 for \$ 112K.
<b>Neighbors</b>	N/A	Will suffer a lot. Future flood damage will be considerably worse, because 817 will have to be clear cut to build a house. Currently it’s covered with trees ... which act as straws to absorb water.

### Ken’s recommendations:

1. Board of Adjustments: Deny the variance request.
2. Town of Chapel Hill: Buy 817 Tinkerbell and add it to the wetlands registry.