

To: Sharon Richardson, City of Clemson
From: Michael Sherrill (for Steve and Kathy Cawood)

Hi Sharon,

I represent Steve and Kathy Cawood, owners of a building lot at 105 Houston Street, on the corner of Houston St and Sunset Avenue, tax map # 4044-18-42-3176. The end of Sunset Avenue from Houston is currently classified as a road right-of-way, although it is grassed and not used as a road, but only a pedestrian access to the lake. Because of the current classification, it creates a "corner" lot situation, and imposes two "front" 25' setbacks from both Houston Street and the Sunset Ave right-of-way. The lot is only 57.48' wide, so with a 25' setback on Sunset, and the regular side setback of 5' on the other side, the owners only have 27.48' of width on which to build.

The owners are requesting that the City reclassify this portion of Sunset Ave from a road right-of-way to a utility/pedestrian access. It is our understanding that this change will allow zoning to treat the setback adjacent to the pedestrian access as a "side" instead of a "front", therefore reducing that building setback from 25' to 5'.

Thank you for your consideration,

Michael C. Sherrill
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