

# Liles Property

# Easement Abandonment

- WAB21-0006
- Planning Commission
- September 7<sup>th</sup>, 2021

# Purpose of Abandonment

- Increase building envelope to accommodate a home addition on the west side.
- Home addition will include a primary suite, garage & covered patio.

# Location

15755 Secret Pass Rd  
(west of Toll Rd & south  
of Big Smokey Dr)

1.574 acre parcel

Site and surrounding  
area are zoned Medium  
Density Suburban  
(MDS)







Road View of Access Easement  
South facing at Big Smokey Dr & Sylvester Rd



# Engineering's Review/Evaluation

## Engineering

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Engineering is recommending 25 ft, instead of the applicant's requested 20ft.

## Applicant's Response

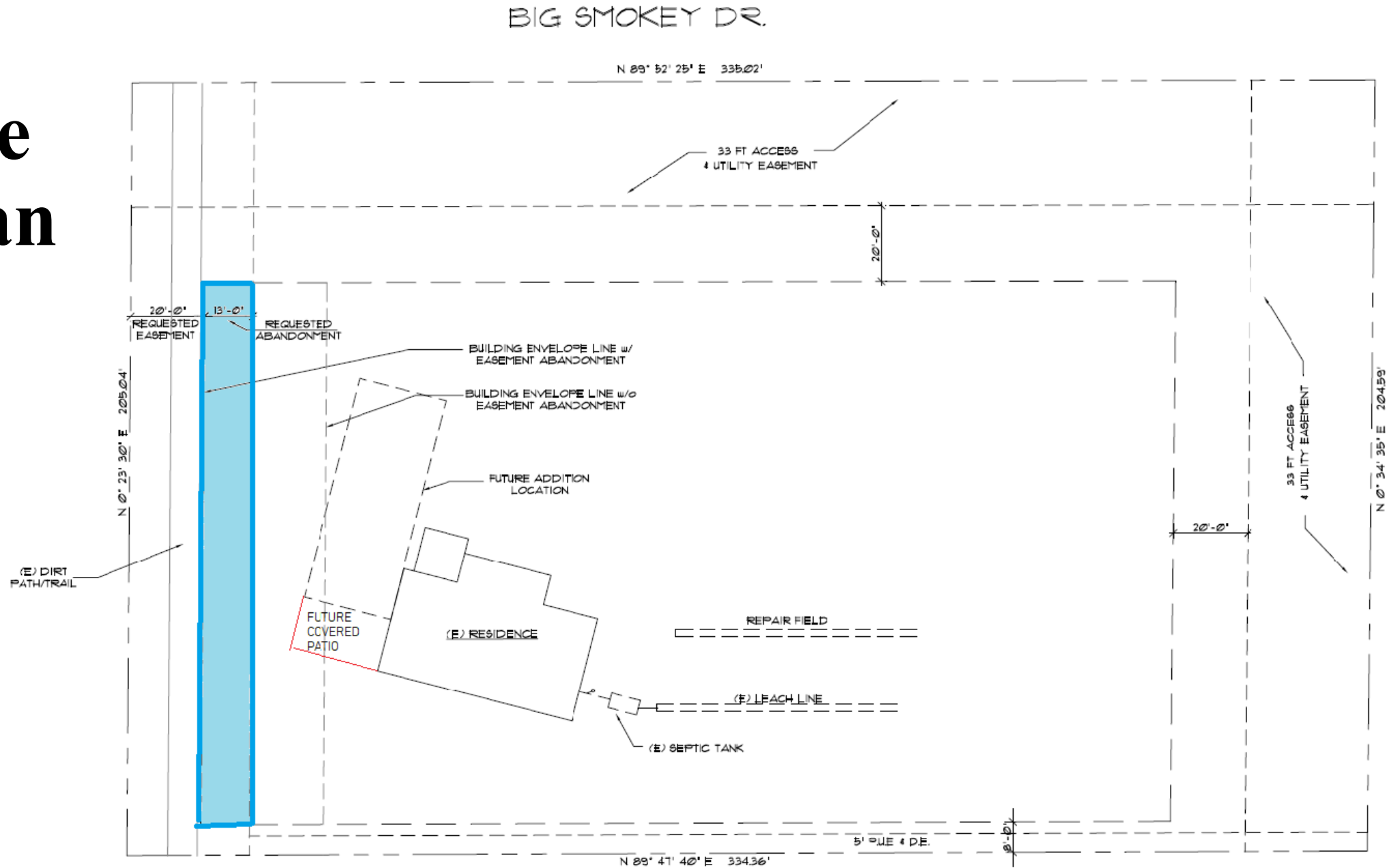
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Engineering's recommendation of 25 ft would not allow for a covered patio to be included in our home addition.

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A 21 ft access easement + 20 ft setback would allow for the covered patio & the 33 ft utility easement to be retained.

# Site Plan



SECRET PASS RD.

# AERIAL VIEW OF ABANDONMENT AREA

Size:  
13 feet X 205 Ft

Total Area:  
2665 Sq Ft





# Access

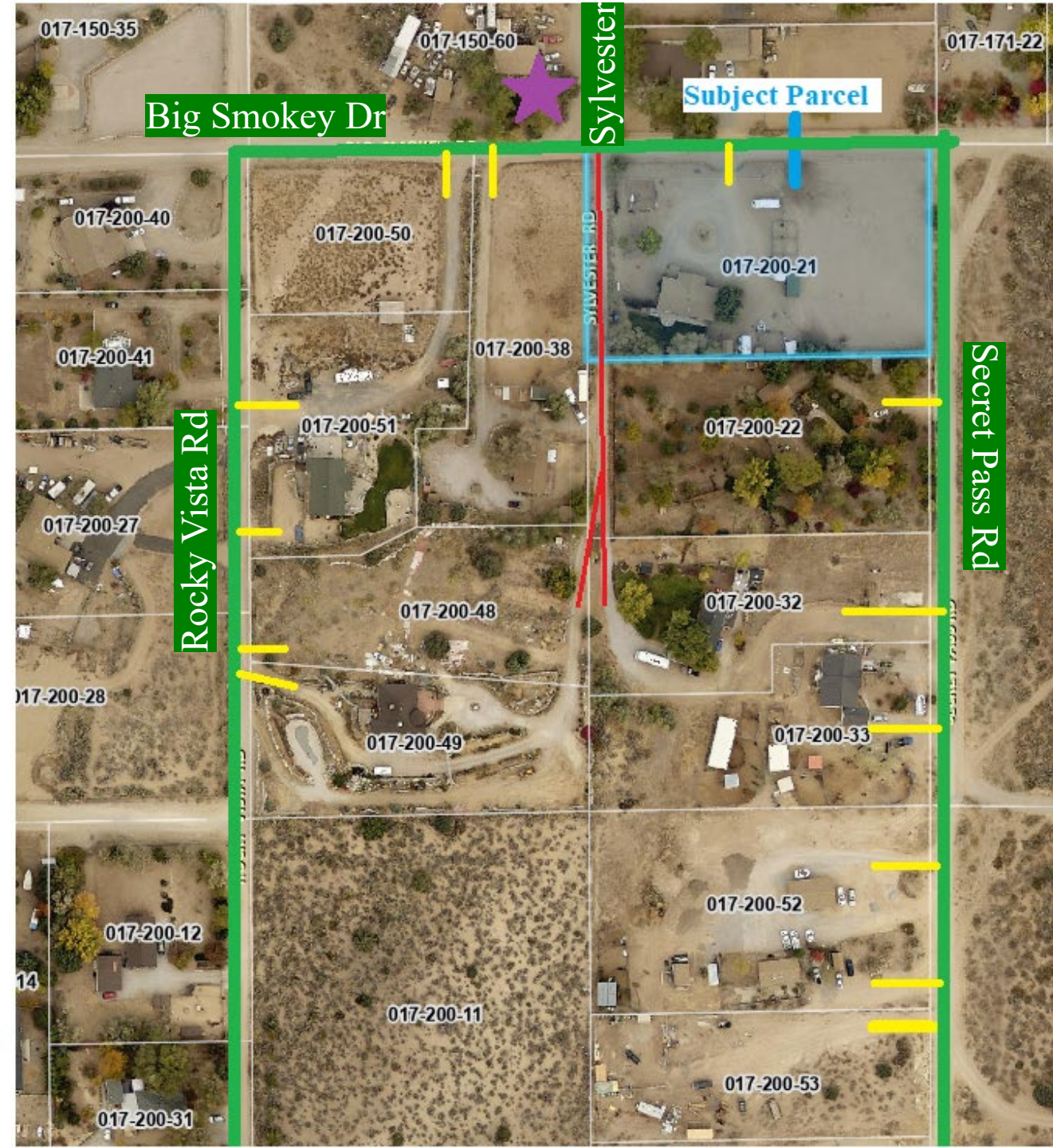
Access to all parcels is maintained.

No existing access pattern is disrupted.

All nearby parcels can be accessed from Sylvester Rd., Secret Pass Rd., Rocky Vista Rd., or Big Smokey Dr.

Sylvester Rd does not extend past the last addressed parcel #017-150-60.

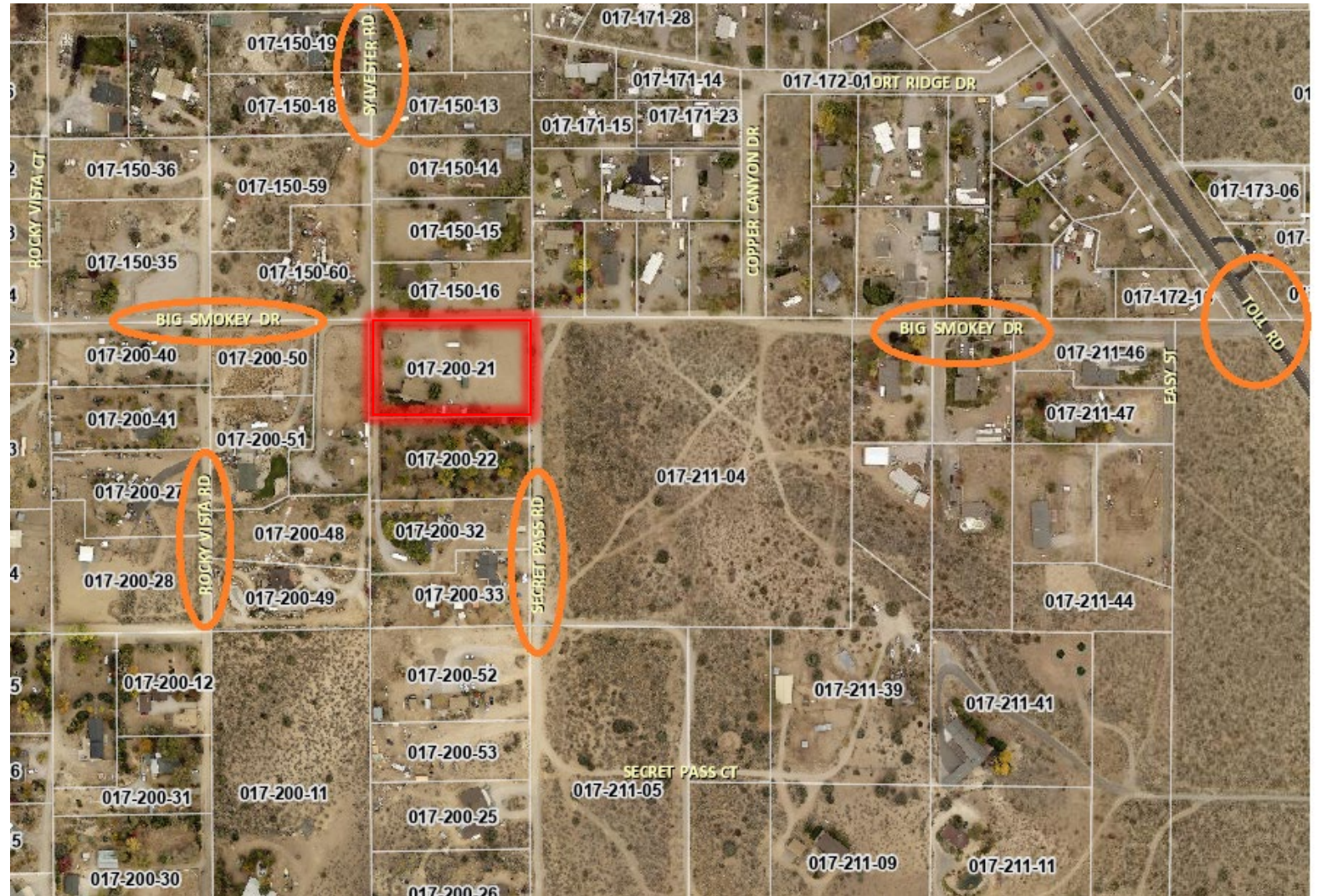
-  Private Road
-  Driveway
-  Easement Access - additional access
-  Last Sylvester Rd parcel





# ESTABLISHED NEIGHBORHOOD

Private roads  
(dirt-unimproved) have  
been established in our  
neighborhood since the  
1980s.

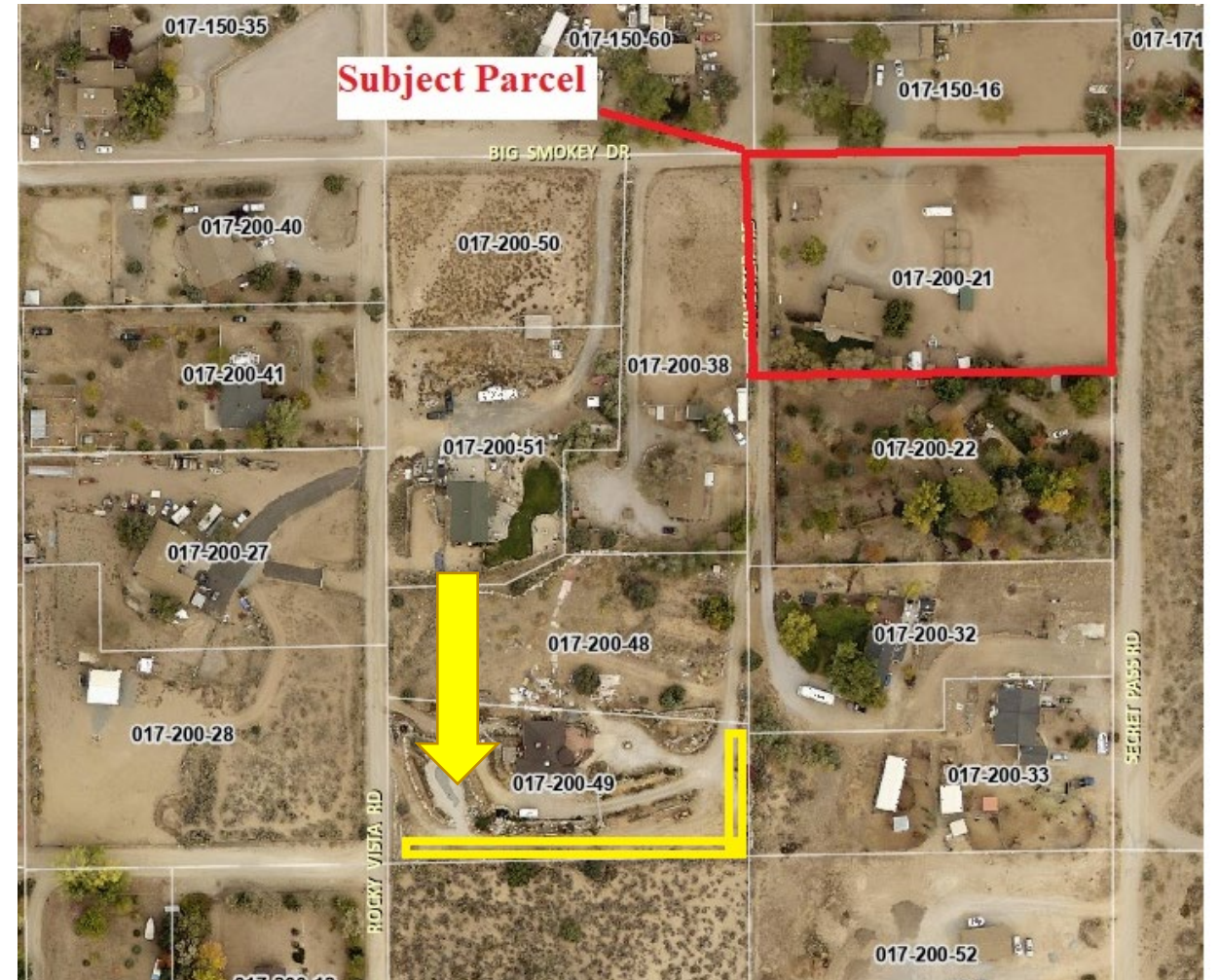




# Recent Nearby Property Easement Abandonment

WAB21-0001 Corstorphine Property (017-200-49) abandonment was approved March 2, 2021.

This abandonment included two 33 ft government patent easements, and both were approved to be abandoned for a proposed accessory building.





# Summary

Reduction of 33 ft government patent easement to 21 ft will allow for our home addition to include a covered patio.

Current easement access will remain unchanged.

Zero parcels will be impacted.