

Applicant's request for variance/statement

Original permit was declined due to architects misunderstanding of setbacks. He assumed 25 feet for utility easement and 20' for setback to structure. The land surveyor noted those measurements on his record. The required setback is 25' for access and utility easement and 25' setback to structure, total 50'. Our plans show only 45 total feet setback to structure. We are applying for a variance to encroach onto the secondary setback by 5' -

Three required findings as requested by

Section 26-2.2006

1 - Included in documents are photos of neighbor's home 224 Angela Ave. By satellite photo program and proprietary measuring tool, it shows only 37'7" total setback from easement line to structure. Using a laser line on the street as easement line per set spikes, the actual measurement is 43'6" Either way, the required 50' total setback is not met. We are asking for a greater setback of 45' with only 5' variance

2- We purchased this home a few years ago. Some earlier modifications had been made and part of the home was expanded into the garage by 7'8". This leaves the garage depth at less than 12 feet. Our proposed plans would include the expansion of the garage slightly past the set back by 5 feet to accommodate a regulation depth garage. Construction would also include the rework of the previous 7'8" section taken from the garage to insure that it meets building code.

3 - The requested variance substantially meets the intent and purpose of the respective land use district.

The garage expansion is a part of a larger renovation which adds a primary suite at rear of home and slight extension of the remaining rear wall.