

Total Number of Dwelling Units (for residential projects): 1

Lot area:3,484 square feet

Description of proposed project:

The goal of this project is to add a small mudroom/vestibule to the entryway at the rear of the house. Currently the primary egress gives way directly from the kitchen into the driveway. Because of this the house loses a lot of heat in the winter and a lot of dirt and debris easily comes into the house. Hopefully the added room will help insulate the house to make it more energy efficient and also keep it cleaner.

I am applying for a variance because my house is built on a nonconforming lot and the coverage is already far greater than the 25% limit and so adding to it even a little bit would push the property further into noncompliance. The footprint of the house is 773 square feet and there is a detached shed/garage that takes up 308 square feet which adds up to 1,081 square feet on a 3,484 square foot lot which calculates to 31% coverage. The mudroom addition would add 90 square feet to the house resulting in 1,171 square feet of structure and 34% of coverage.

Description of existing land use: The dwelling house was originally constructed in 1832. Sometime in the early 1980's a garage was constructed at the back of the property. It is currently inhabited by my wife and myself.

Project representatives – Jonathan Sandberg & Anne Poubeau

Description and dimensions of existing and proposed buildings (including building footprint, total gross floor area, and height)

The house footprint is currently 800 square feet and is one and a half stories high. The mudroom/vestibule would add an additional 90 square feet and will be one story high (10 feet)

Existing and proposed distance to property line.

Current distance to north side: 10 ft.

Proposed distance to north side: 10 ft.

rear setback / yard dimensions (this is the distance from a structure to the lot line)

Current rear setback: 62 feet

Proposed rear setback: 56 feet

Site Plan(s) showing existing and proposed conditions including:

Abutting street(s) and street names

Driveways / accessways

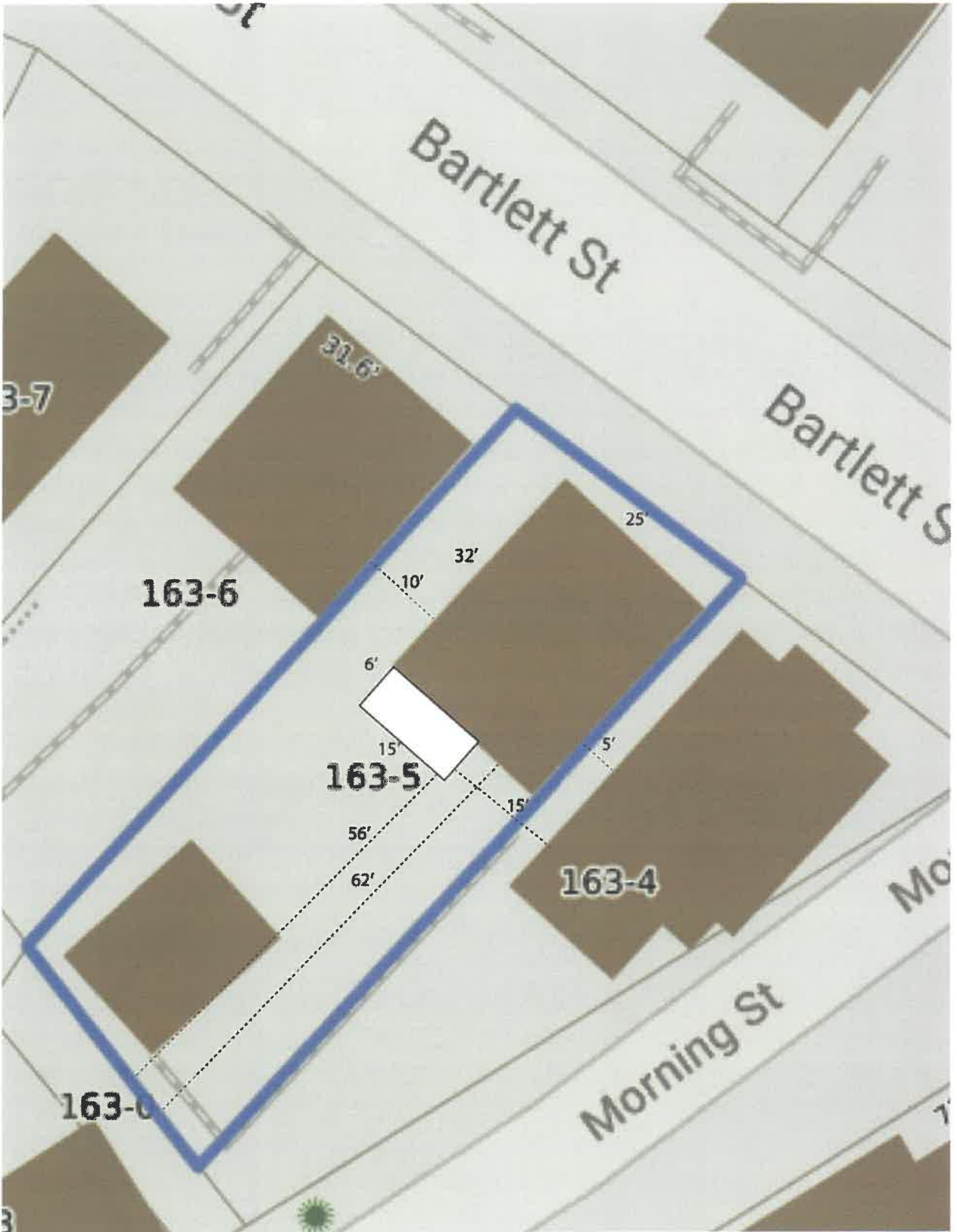
Dimensions (size and height) of structures



Dimensions and location of parking spaces

There is currently enough parking space for four cars (although we only own one). There will be no change to the parking capacity.

Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size)





Labeled photo(s) of existing conditions

The plan is to build a mudroom that starts at the left corner of the house, extends six feet out to about where the asphalt driveway ends and to the right as far as the bulkhead on the right.



Here you can see how close the house is to our nearest neighbor to the north. Note the mudroom added to the neighboring house.



Here you can see the proximity of the house to the abutting structure to the south. The house was built facing south and so the original front door opens only a few feet from the nextdoor building.



Here you can see the rear of the property and the garage on the property.





Many neighboring houses have mud rooms/enclosed porches added to the rear.



More rear additions on nearby houses.

Written statement explaining how the request complies with the requirements of the Zoning Ordinance as provided in Article 2 (see Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions).

10.233.31

10.233.32

Owing to special conditions of the property that distinguish it from other properties in the area, (a) no fair and substantial relationship exists between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and (b) the proposed use is a reasonable one. (Under this provision, an unnecessary hardship shall be deemed to exist only if both elements of the condition are based on the special conditions of the property.)

- (a) I am not sure what the general public purpose of the application of this ordinance is, but it should not apply to this neighborhood since virtually no properties on my block are in compliance with it.

(b) It's hard to say that there are special conditions that distinguish it from other properties on the same block in that none of them are in compliance with the 25% maximum coverage requirement. Except that many of them have rear additions whereas mine does not.

This is an unusual property since the structure predates the structures on the abutting properties creating a very dense neighborhood. It is completely reasonable to seek to insulate the property from harsh weather conditions with a mud room/vestibule as has been done on many other nearby properties.