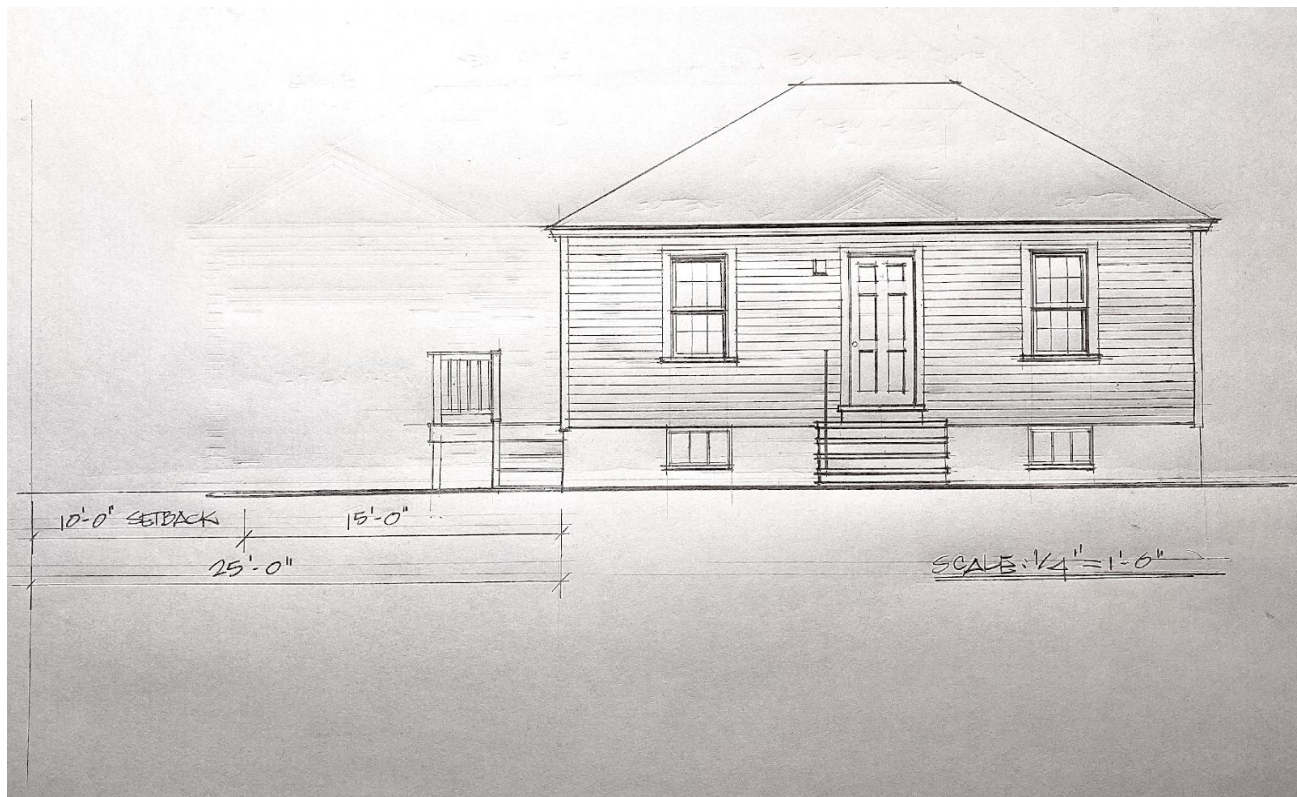


# Proposed addition to 412 Colonial Drive – Variance requested: owner Richard Shea

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## Existing conditions:

This existing home was built in 1940, known as Panaway Manor, for Navy Housing. The footprint of the existing small two bedroom, one bathroom ranch is 24 feet x 30 feet containing 720 sq ft. The lot has 65 foot frontage. Lot size is 65 feet wide x 95 feet deep for a total of 6,175 square feet. I am proposing to add on a new garage and mud room with a footprint of 18 feet wide x 24 feet deep for an additional 432 sq ft. If approved, the total square footage for the building will be 1,152 square feet. We are allowed 20% lot coverage. Currently the existing coverage is 720 sq ft of the 6,175 foot lot, or 11.6% coverage. With the addition, the new total building coverage will be 1,152 sq ft of the 6,175 foot lot for a total of 18.6% coverage. Still under the allowable lot coverage. The allowable set backs are 10 feet on the side yards and 30 feet on the front yard. The existing house is set back 25 feet from the front lot line, ( which is very typical for the neighborhood ). My addition as proposed lines up with the front of the house, which in turn makes the front need 5 feet relief from this 30 foot set back requirement. The side lot currently has a 25 foot set back where 10 feet is required. The proposal is asking for an 18 foot wide addition which would allow for a 7 foot set back to remain. I am seeking for 3 feet of relief from the 10 foot side yard setback.



## **Existing Conditions: location of proposed 18'x24' garage and foyer**



**A Proposed 18 foot wide x 24 foot deep addition, to house a one car garage, new front door, closets, and a slightly expanded kitchen table area.**

## Front Elevation as seen from Colonial Drive



**Rear elevation, right side is location of Garage addition.**



## Proposal:

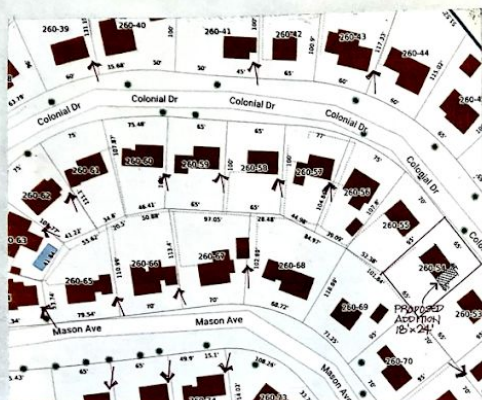
A Proposed 18 foot wide x 24 foot deep addition. This addition contains a one car garage, a new front door, two closets, and a slightly expanded kitchen table area.

### 10.233 Variance:

By allowing this Variance, this will not be contrary to the public interest. The spirit of the ordinance will be observed by minimally impacting the site or the neighborhood. By allowing this Variance, justice will be done for the homeowners to enjoy a one car garage and an entry foyer, additional closets, and a small area for a kitchen table. The value of this property will increase and will help the values of other homes in this neighborhood to increase. This house is currently an eyesore and if this variance is approved, this property will become a house that people can be proud of. If this Variance is disapproved, then the owners will not be able to construct a single car garage and entrances shown. A vehicle parked in a garage during the winter does make it safer for the driver from slips on ice and snow. My father is 83 and will be living here, and we ask that you allow for the addition of the addition.

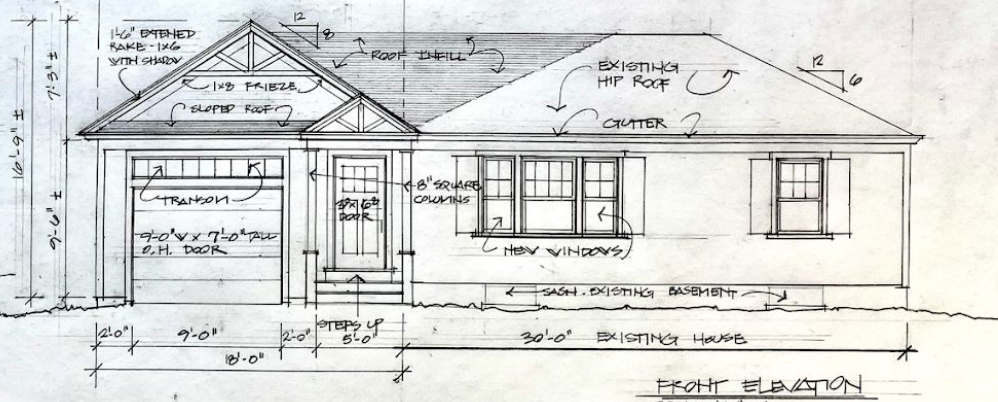
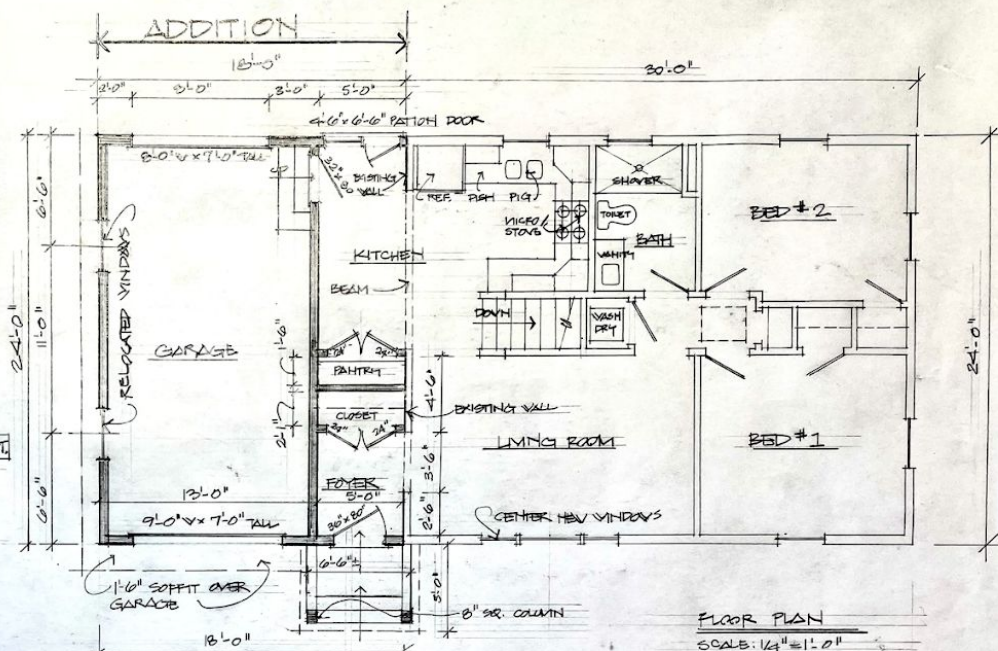
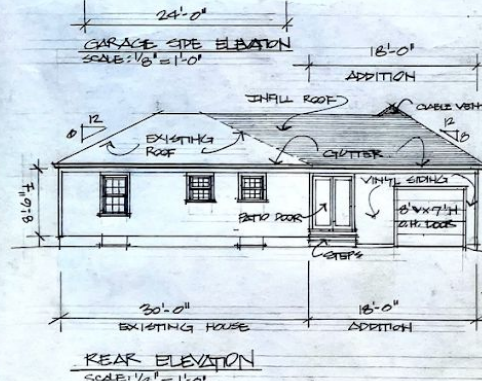
There are dozens of examples of homes in this neighborhood that already exceed allowable lot coverages, and also encroach on the allowable set-backs. Some buildings are right on the property line. The precedent for non conforming lot coverages and non conforming setbacks has been set in this neighborhood, and I am only asking that we be granted a small lot line setback variance as others obviously have over the years. Thank you for your consideration. Richard Shea

# Locus Plan, Floor Plan, and Elevations:

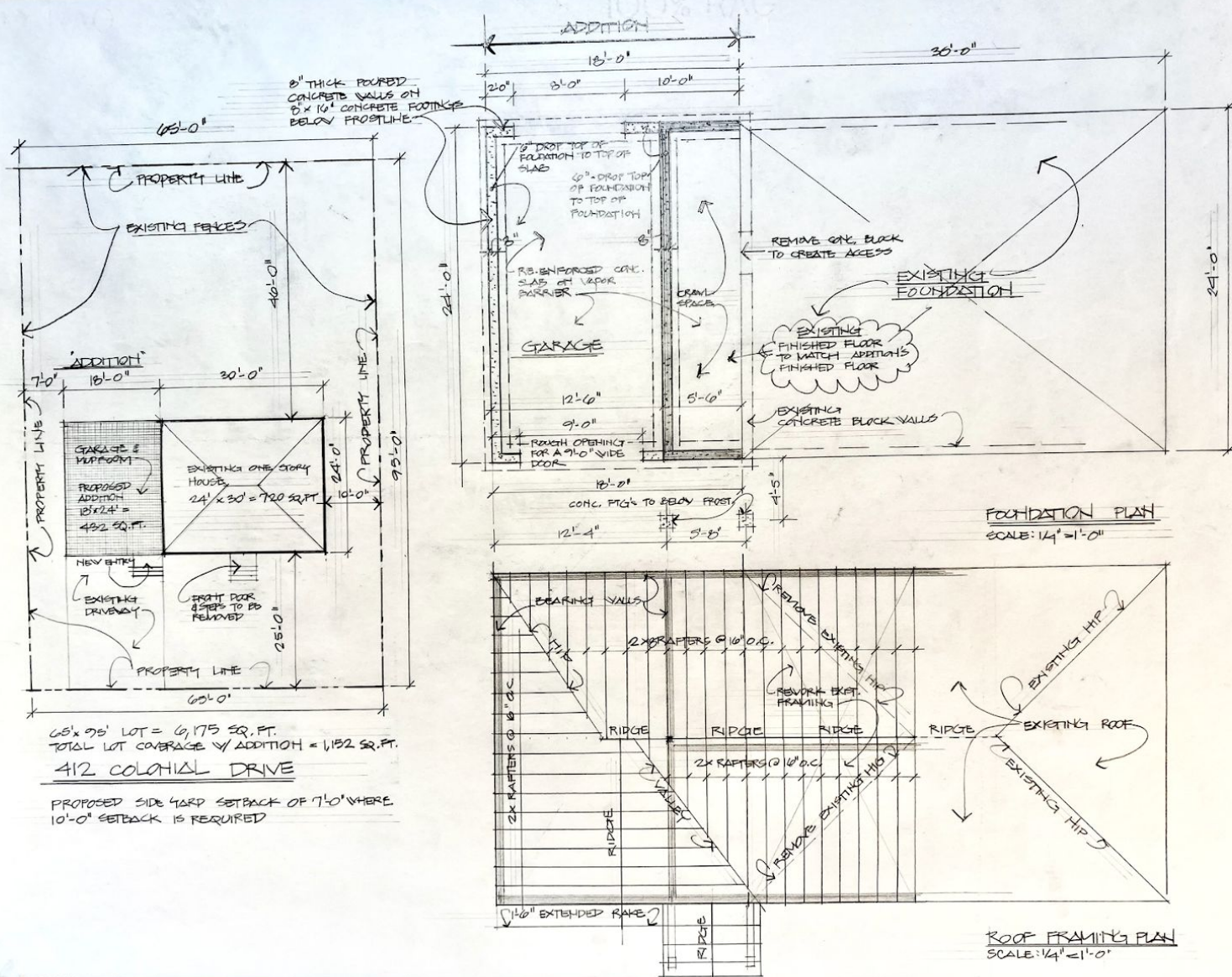


412 COLONIAL DRIVE 65' x 95'

EXISTING: 720 sq ft PLUS 432 sq ft ADDITION - TOTAL 1,152 sq ft  
LOT SIZE: 6,175 sq ft (65' x 95')



## Plot Plan, Foundation Plan, Roof Framing Plan,



**Photos of neighborhood homes that are with-in 10 foot side yard setbacks.**

















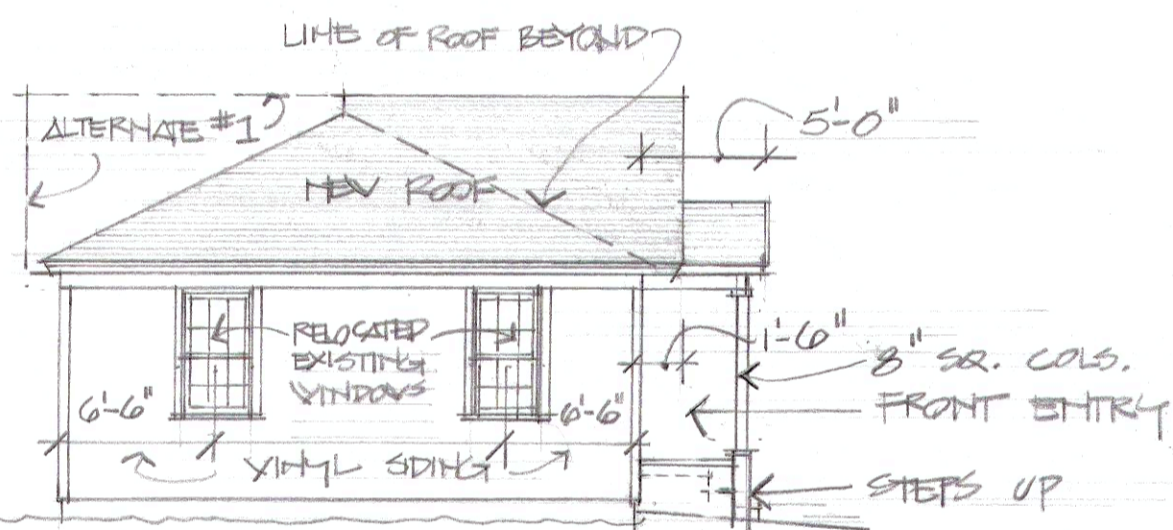




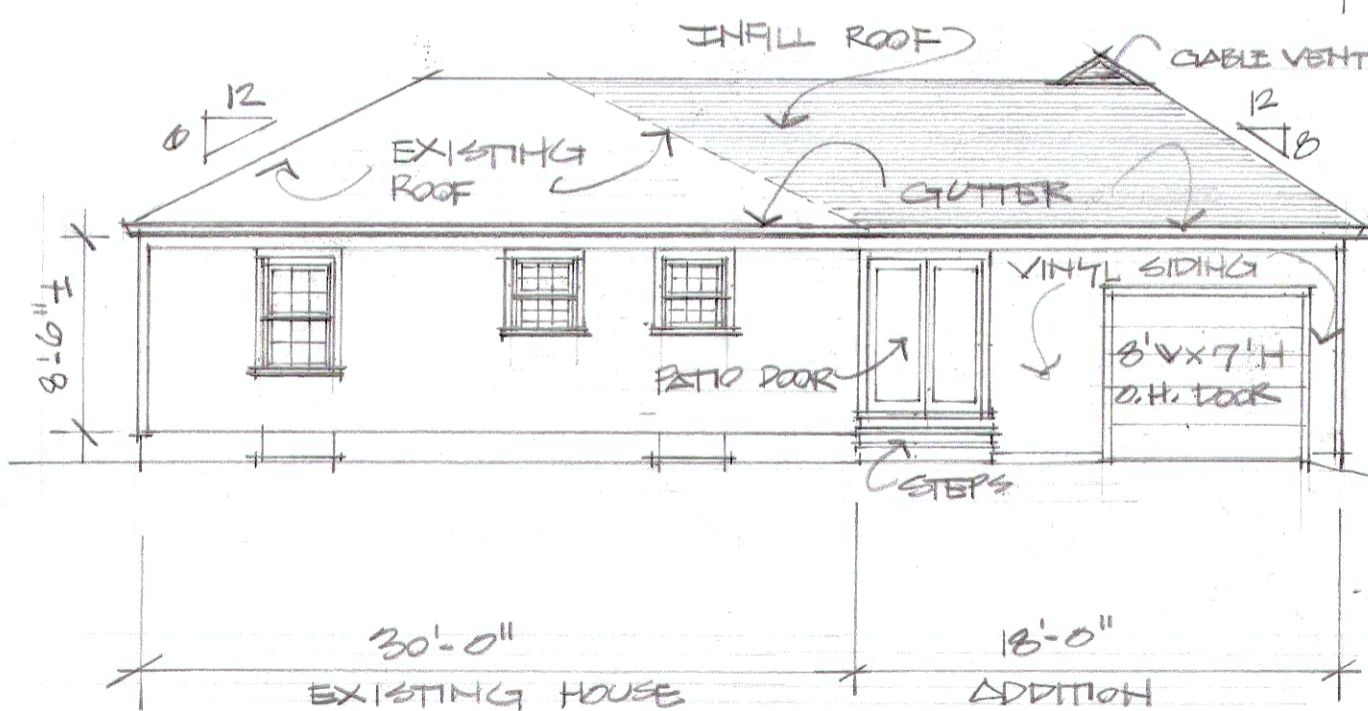


412 COLONIAL DRIVE 65'x95'

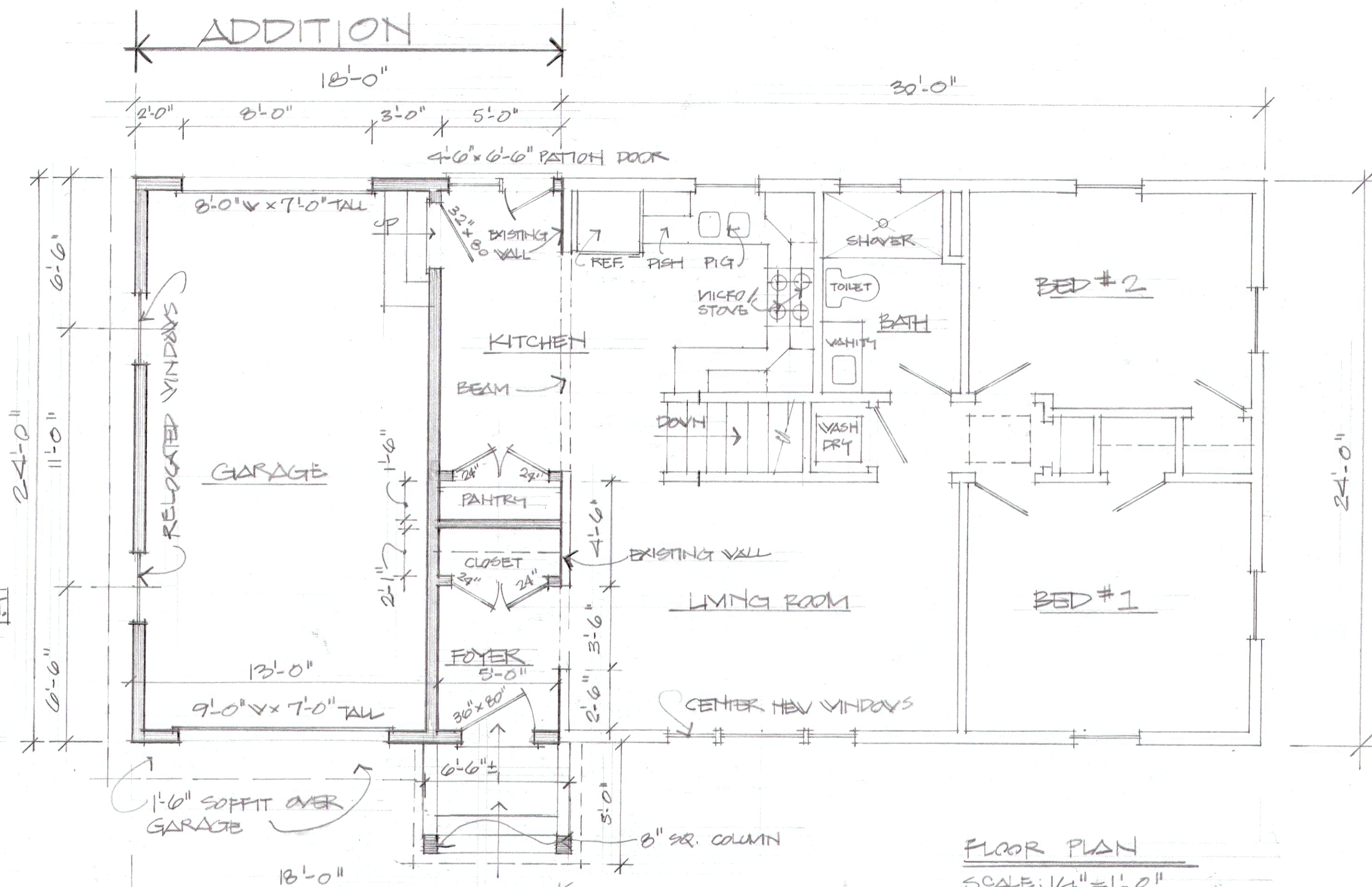
EXISTING: 720 # PLUS 432 # ADDITION = TOTAL 1,152 SQ. FT.  
 LOT SIZE: 6,175 SQ. FT. (65'x95')



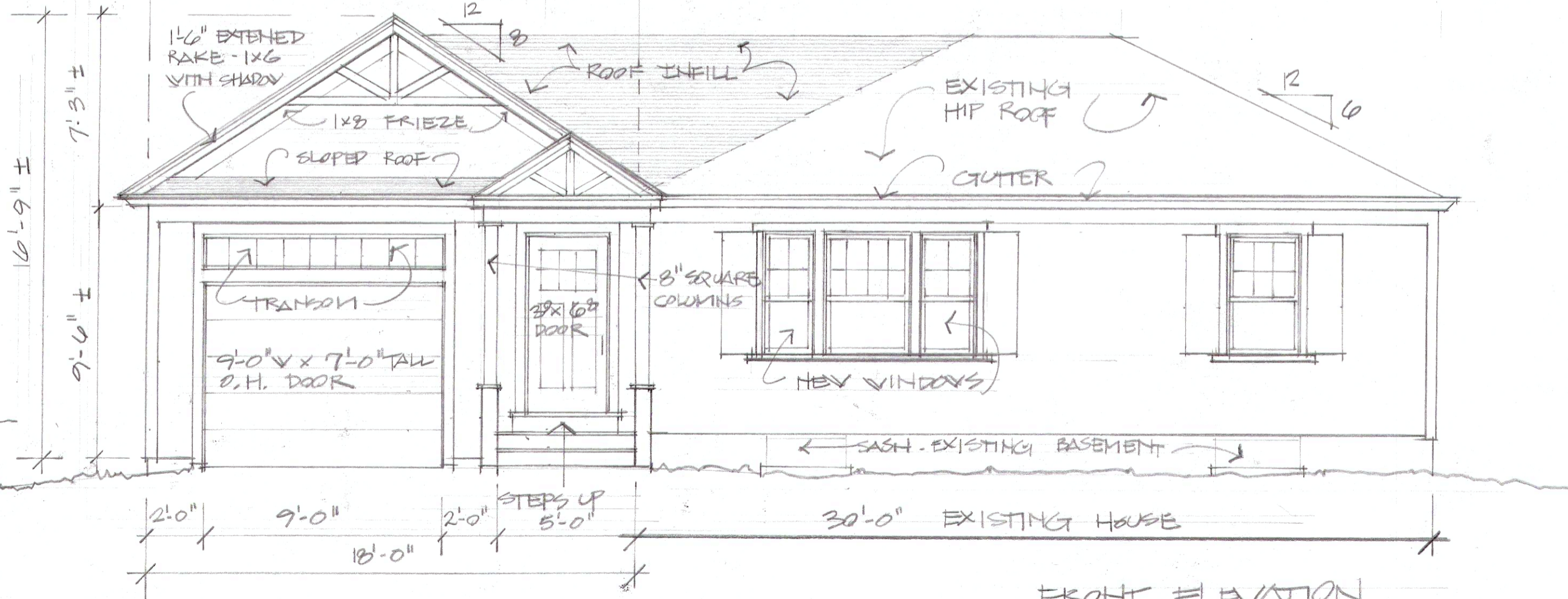
GARAGE SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"



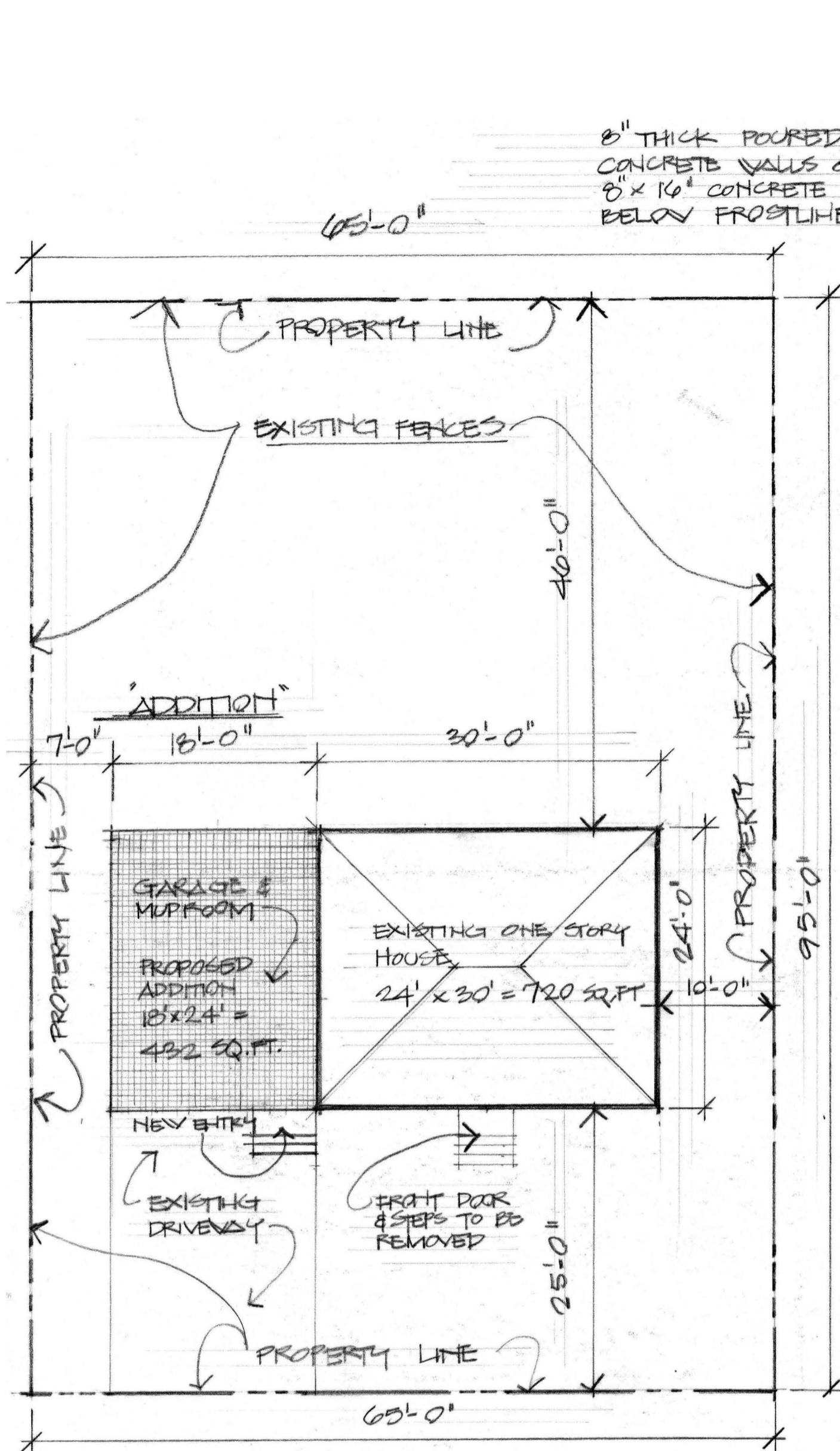
REAR ELEVATION  
 SCALE: 1/8" = 1'-0"



FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



65'x95' LOT = 6,175 SQ. FT.  
 TOTAL LOT COVERAGE w/ ADDITION = 1,152 SQ. FT.

412 COLONIAL DRIVE

PROPOSED SIDE YARD SETBACK OF 7'-0" WHERE  
 10'-0" SETBACK IS REQUIRED

8" THICK POURED  
 CONCRETE WALLS ON  
 8" x 16" CONCRETE FOOTINGS  
 BELOW FROSTLINE

