

## **Variance Details**

To Whom it May Concern,

I would like to include an additional description on the project. The reason for the variance is to replace and slightly expand the existing deck that is on the back of the house. We are asking for a variance to extend our land use percentage from the current 27.2% to 28.3%. The additional size will align the deck with the house and create a more conformed structure. We greatly appreciate your consideration for this variance.

Best,

Jonathan and Amy Steinberg

## 353 Miller Ave Request for Variance

To Whom it May Concern,

My wife and I would like to request a variance to replace and slightly expand the existing deck that is on the back of the house. The current deck was built by the previous owners without a permit and is currently outside of code and is unsafe. Our intention is to properly rebuild the deck to match the width of the back of the house at 12' and slightly extend the depth a little to 10' to allow for a more natural walking path. We will follow code and work with the inspector to ensure that this is done properly. We are asking for a variance to extend our land use percentage from the current 27.2% to 28.3%. The additional size will align the deck with the house and create a more aesthetic and safe structure.

**Please see below the requests for variances of section 10.521 and 10.321 to add 72 sq ft to a distressed deck.**

1. A variance from section 10.321 to allow a nonconforming building to be added to or enlarged without all the regulations of the zoning district in which it is located.
2. A dimensional variance from section 10.521 to allow building coverage of 28.3% where 25% is required

**10.233.21** The Variance will not be contrary to the public interest as we are creating a similar residential structure that already exists and the proposed additional structure will match the character of the surrounding buildings and are of similar coverage and size. The variance will ultimately improve the function of a distressed deck and improve public safety.

**10.233.22** The spirit of the ordinance will be observed by building a structure that meets the character of the surrounding homes and all new structures will be within the setbacks.

**10.233.23** Substantial Justice will be done by granting the variance as we intend to improve the condition of an unsafe structure.

**10.233.24** The values of the surrounding properties will not be diminished as the aesthetic will match the existing home and surrounding properties.

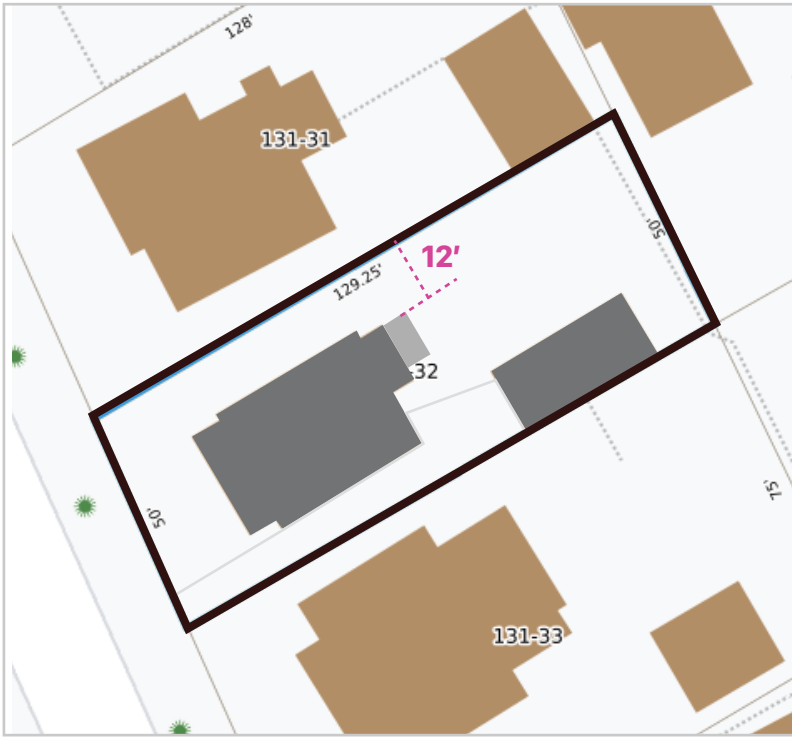
**10.233.25** Literal Enforcement of the Provisions of the ordinance would result in an unnecessary hardship as we are a non-conforming lot, currently at 27.2% coverage, where surrounding homes have coverage in some cases, at 50-60%.

We greatly appreciate your consideration for this variance.

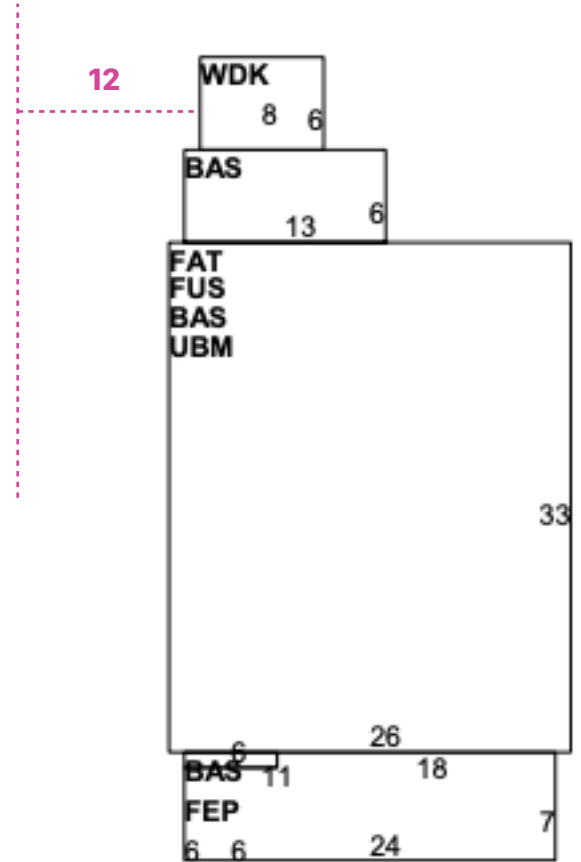
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Jonathan and Amy Steinberg

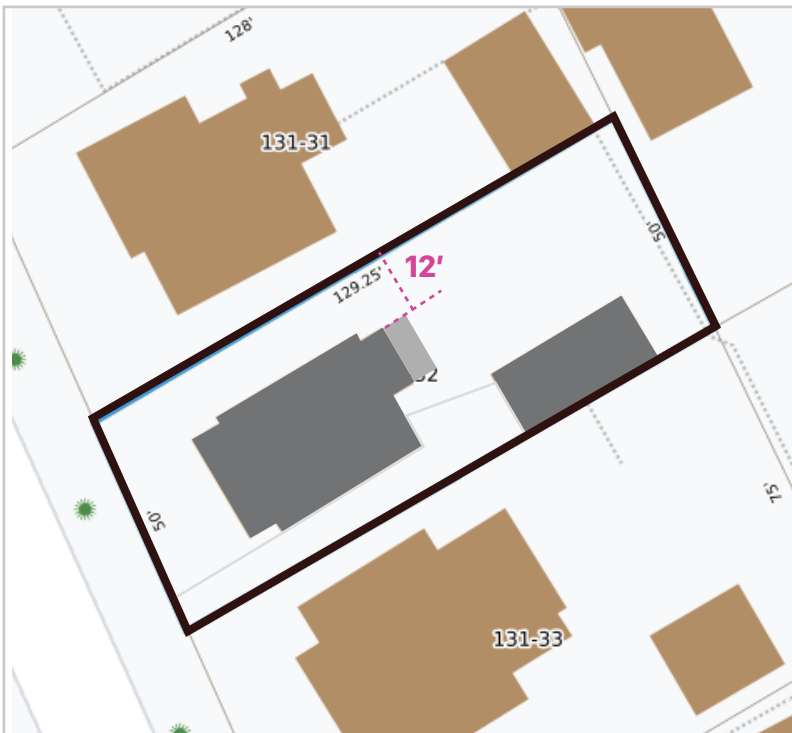
## Existing Deck



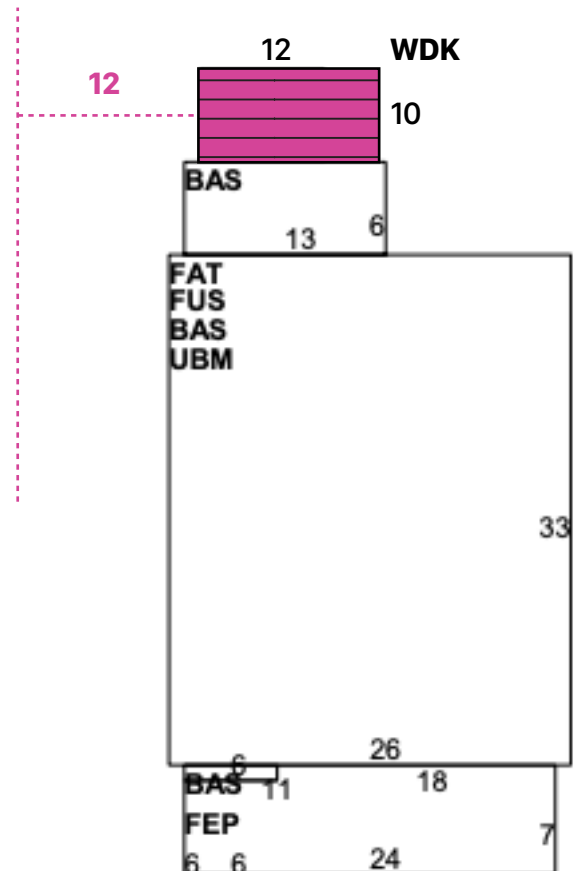
## Property Line



## Proposed Update



## Property Line



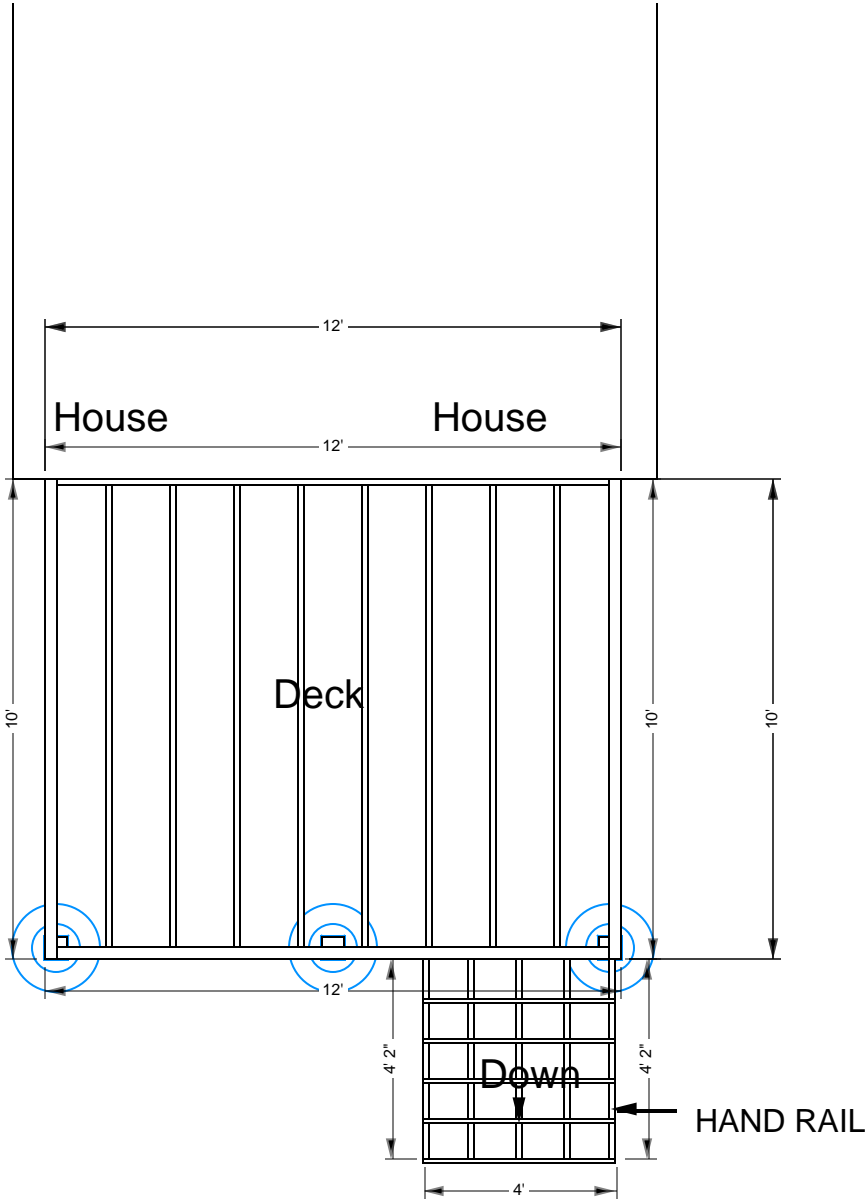
\*\*\*Distance to property line from edge of will remain 12' and will not extend closer than the current structure.

SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.



Total Depth: 48  
Base Diameter: 22  
Pier Diameter: 12

Footings to be installed to 48" depth as is required by your local building ordinance. Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil). See footing detail in deck construction guide.

DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.

2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)  
Joists to be 2x10 pressure treated southern yellow pine installed 16" on center.  
Beams to be 2-2x10 pressure treated southern yellow pine nailed.  
Guard Rails to be 36" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)  
Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)  
Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)  
All hardware to be corrosion resistant and installed per manufacturers' instructions.

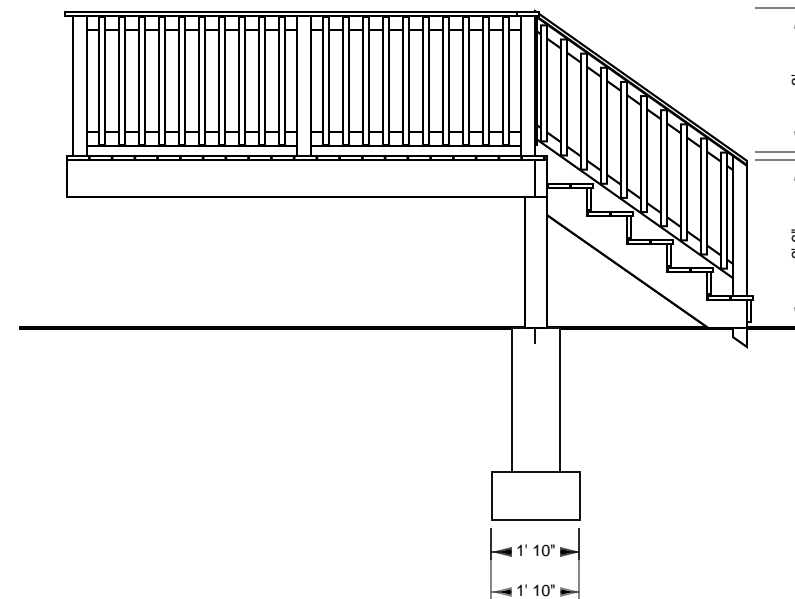


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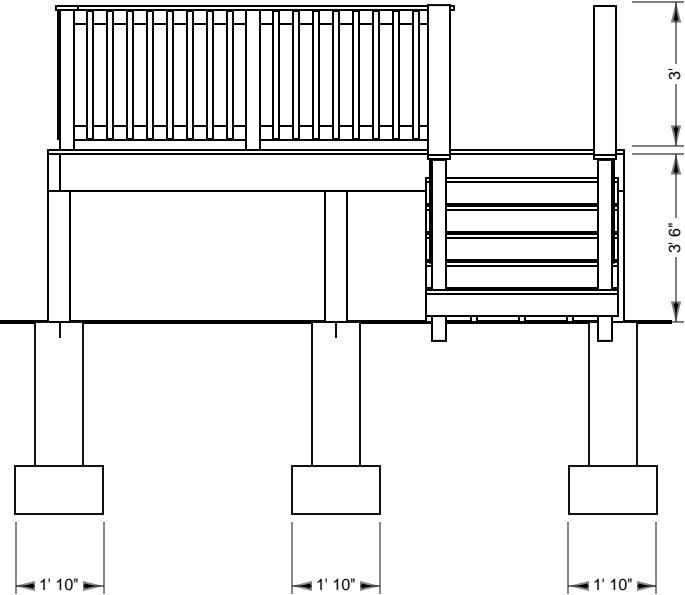
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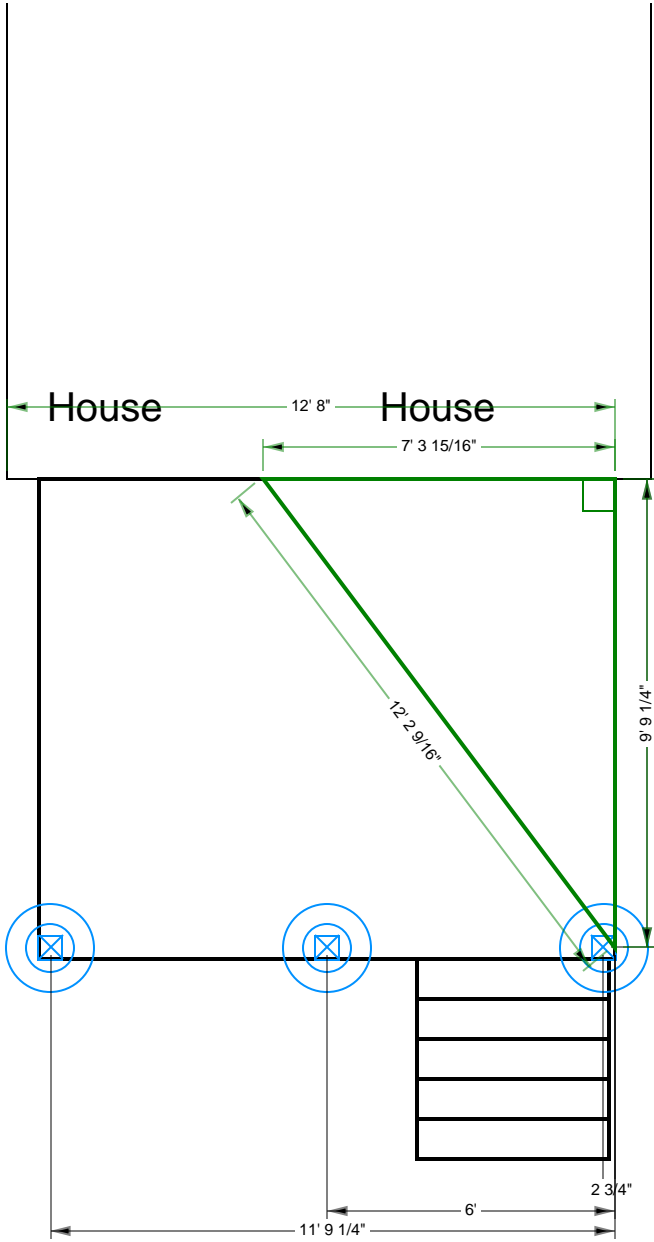
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STAIR FOOTING REQUIREMENTS  
WHERE THE STAIRWAY MEETS GRADE, ATTACH THE STAIR  
STRINGERS TO THE STAIR GUARD RAIL POSTS. POSTS SHALL  
BEAR ON FOOTINGS



Total Depth: 48  
Base Diameter: 22  
Pier Diameter: 12

Footings to be installed to 48" depth as is required by your local building ordinance.  
Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil).  
See footing detail in deck construction guide.

DISCLAIMER: USE ONLY 2,500 PSI CONCRETE FOR FROST FOOTING FOUNDATIONS.

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