Petitioners request a variance to allow the demolition of a non-conforming garage (11.5 ft. X 16 ft.) and construction of a larger non-conforming garage (14 ft X26 ft). The replacement garage will have a right side yard setback of 6.5 ft. where ten feet is required (Zoning Ordinance Section 10.5.21). The estimated value of the new garage is $25,000. The property is in residential district GRA and has one dwelling unit, a single-family home.

The variance is requested to allow construction of a single car garage with additional interior storage space. The existing non-conforming structure is in poor condition (graded at the minimum grade of E in the 2018 property revaluation) and is not large enough to hold most vehicles. The existing non-conforming garage has a side-yard setback of 8.8 feet; all other setbacks comply with the zoning ordinance if the requested variances are approved, the resulting structure will comply with all other provisions of the zoning ordinance for this area. The rear yard setback will be 50.1 ft. (where 20 ft. is required), the left side setback will be 29.6 ft. (where 10 ft. is required), and the front setback will be 95.6 ft (where 15 ft. is required). The total building coverage will be 18.8 pct. of the property. Total open space will be 57.7 percent. An existing driveway and parking area will continue to provide three off street parking spaces. The proposed structure is one-story (approximately 13 ft.) and will not exceed the 35 ft. height limit for this area. A table with all current and proposed setbacks follows this letter.

Reason for Request

The variance is requested due to an unnecessary hardship (section 10.233.25) as defined by Section 10.233.31 of the zoning ordinance. No change in use is planned for the property. The request meets the requirements of this section as described below.

Special Conditions of the Property

The existing lot is similar to other lots on the same side of Richards Avenue, but is deeper than lots on the opposite side of Richards Avenue and adjoining lots to the rear on Sherburne Avenue. The driveway is on the right hand side of the house, leading to the current garage and parking area. A brick patio and landscaping to the left of the current garage limits the ability to move the garage into the yard. While many of the lots in this area do not have a freestanding garage, those that do exist are often located within the ten foot setback in order to align with the driveways and maximize yard space. For example, the adjacent lot at 409 Richards has a garage that is nearly on the property line, as do the lots at 387, 399, 410, and 442 Richards Avenue.
Attachments

1. Table of current and proposed dimensions
2. Labeled photographs of existing conditions
3. Site plan, current conditions
4. Site plan, proposed condition. This includes a table of proposed building dimensions.
5. Building plan and elevation for proposed structure. Note that exterior cosmetic details may differ slightly, as noted on a sheet following the plans.
Existing Condition Photographs

View from Street (Richards Avenue)

View from Driveway
Rough Framing:
2 x 4 x 92'-1/2" HFD# exterior "blue" wall framing.................. 64 pcs.
2 x 4 HFD# No. 2 wall top plate material.................... 224 ft.
2 x 4 HFD# No. 2 header material...................... 10'-0" length = 2 pcs.
2 x 4 HFD# No. 2 pressure-treated bottom plate............. 80 ft.
3-1/2 x 6-1/4" L4, Timberstrand Engineered Lumber................ 1 pc.
2 x 8 DF No. 1 header....................... 8'-0" length = 3 pcs.
2 x 8 HFD# No. 2 Soffit/Fascia Material................... 112 ft.
2 x 6 HFD# No. 2 Nails.................. 10'-0" length = 40 pcs.
2 x 8 HFD# No. 2 ceiling joists........... 14'-0" length = 21 pcs.
2 x 6 HFD# No. 2 ridge board material.................. 20 ft.

Sheathing Materials:
7/16" o.b. wall sheathing........................................ 4 x 8 sheet = 22 sheets
15/32" Roof S-fy C-D APA Plywood, est. glass Paper 340 4 x 8 sheet = 20 sheets

Vapor Barrier:
Roof: 15" Butyl-saturated felt paper in 56" wide roll.................. 900 sf
Wall #9 saturated felt paper in 40" wide roll...................... 300 sf
Floor: 500# black polyethylene membrane.......................... 360 sf

Siding Materials:
5/8" lathed o.b. building boards with 3/8" sheathing...................... 602 sf siding area
Tim: 5/8 x 4........................... 7'-0" length = 4 pcs.
Tim: 5/8 x 4........................... 8'-0" length = 13 pcs.
Tim: 5/8 x 4........................... 10'-0" length = 1 pc.
Soffit/Bullnose Material: 2 x 12................................. 56 ft
Fascia: 1 x 6.......................... 9'-0" length = 3 sheets
Rakeboard: 2 x 6.......................... 12'-0" length = 4 pcs.

Roofing Materials:
Composition roofing shingles..................................... 512 sf roof area
Redg/eav material........................................................ 24 sf

Window and Door Accessories:
3030 double hung windows.............................................. 2 ea.
9'-0" x 7'-0" Endurance garage door................................ 1 ea.
3030 entry door...................................................... 1 ea.

Metal Parts & Hardware:
Anchor bolts: 1/2" dia. x 2" ASTM A-307 w/ hex nuts.............. 17 pcs.
Fastener: 1/2" dia. x 2" square x 3/4" thick self-drill. flat........ 17 pcs.
Simpson H2RS connections........................................ 32 pcs.
Simpson SM710 1/2" hold-down straps......................... 4 pcs.
1-1/4" hex nut washers............................................. 50 lbs.
0d common nails: 1.5" nails/lb.................................. 30 lbs.
Deck fasteners for underlayment head................................ 18 pc.
2" Soffit Vest Pocket.............................................. 56 ft.

To assist, call 1-800-210-0776. Thank you.

Rafter Profile

GARAGE PLAN #364-1
14' x 26'

Building Code Compliance:
This plan was prepared to comply with the International Residential Code (IRC).

Building Categories and Date:
Occupancy Classification: "U"
Construction Type: "V"
Grade-To-Ridge Height: 13'-6"
Gross Building Area: 356 sf

Parameters For Design:
Wind Speed:
100 mph - 3 sec gust
Wind Exposure: B
Seismic Category: A, B and C
Snow Load: 50# / sqft.
Notes

The exterior cosmetic details may differ slightly from those shown on the building plan in the following manner:

1. The exterior will be finished with cedar shakes to match the existing house.
2. The exterior trim details may differ in order to more closely match the existing house. For example, rather than trim boards on the corner, the shakes may be knitted at the corners as on the existing house.
3. The location of an access door and windows may be modified.
4. Subject to discussion with the builder, the roof pitch may be increased to better shed snow loads.
5. Decorative non-opening windows may be included above the garage door.
6. The garage door design will include windows.