

We are proposing removal of existing 10' x 8' mudroom and addition of new covered porch the same depth as existing mudroom but entire width of the home (35' x 8'). The purpose of this new construction is to fix water and structural issues caused by the poor construction and design of the existing mudroom and create a usable outdoor space off the first floor as there is no practical access to the yard from the rest of the home due to the elevation and slop of the lot. We are requesting relief and variances of secondary front yard and side yard set-backs as well as building coverage. We have improved and maintained the large easement/right of way on the corner of Aldrich and Sewall since owning the property in 2017. We would like you to especially consider the large easement when evaluating our relief of set-backs on the secondary front yard and building coverage.

10.233.21 The variance will not be contrary to the public interest: The porch would not impede on abutting neighbors as the width would not exceed the current width of the house or current depth of the existing mudroom. It would not alter the character of the neighborhood, but only enhance it.

10.233.22 The spirit of the Ordinance will be observed: The new porch would enhance the home's architectural esthetic bringing it up to the standards of the rest of the homes on the street and would not threaten the health and safety of the general public.

10.233.23 Substantial justice will be done: Because the loss to the applicant would outweigh any gain to the general public.

10.233.24 The values of surrounding properties will not be diminished: This would be a major improvement in relation to the current mudroom, and would enhance the home's value and bring it up to standard with the majority of homes that have porches in the neighborhood.

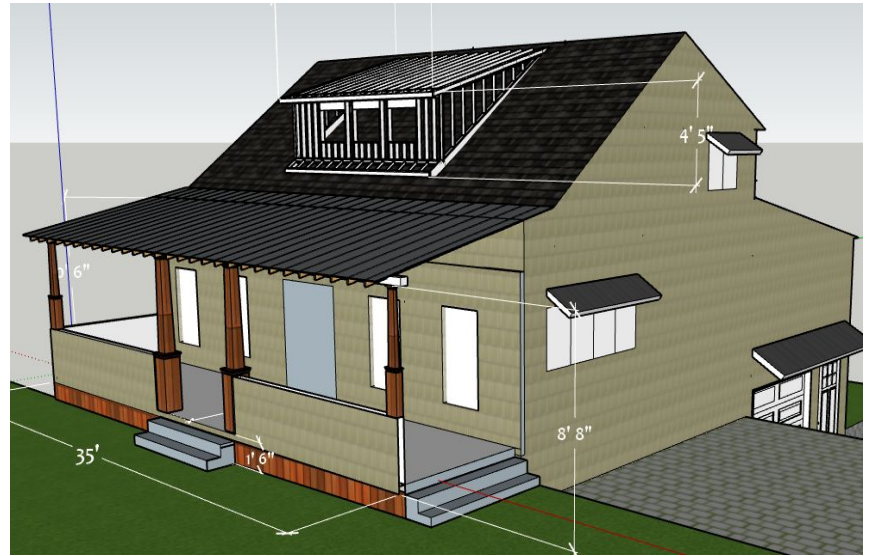
10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship: Due to the elevation of the home, there is no direct access to outside living areas from the first floor of the home. We believe the use is reasonable given every home in the neighborhood has access to outdoor living areas from the first floor of their home. Our only other access is down stairs and through the side garage entry (basement level) which leads us out into the street (Sewell) in order access rear, side, and front yards causing safety concerns.

276 Aldrich Rd.

Existing

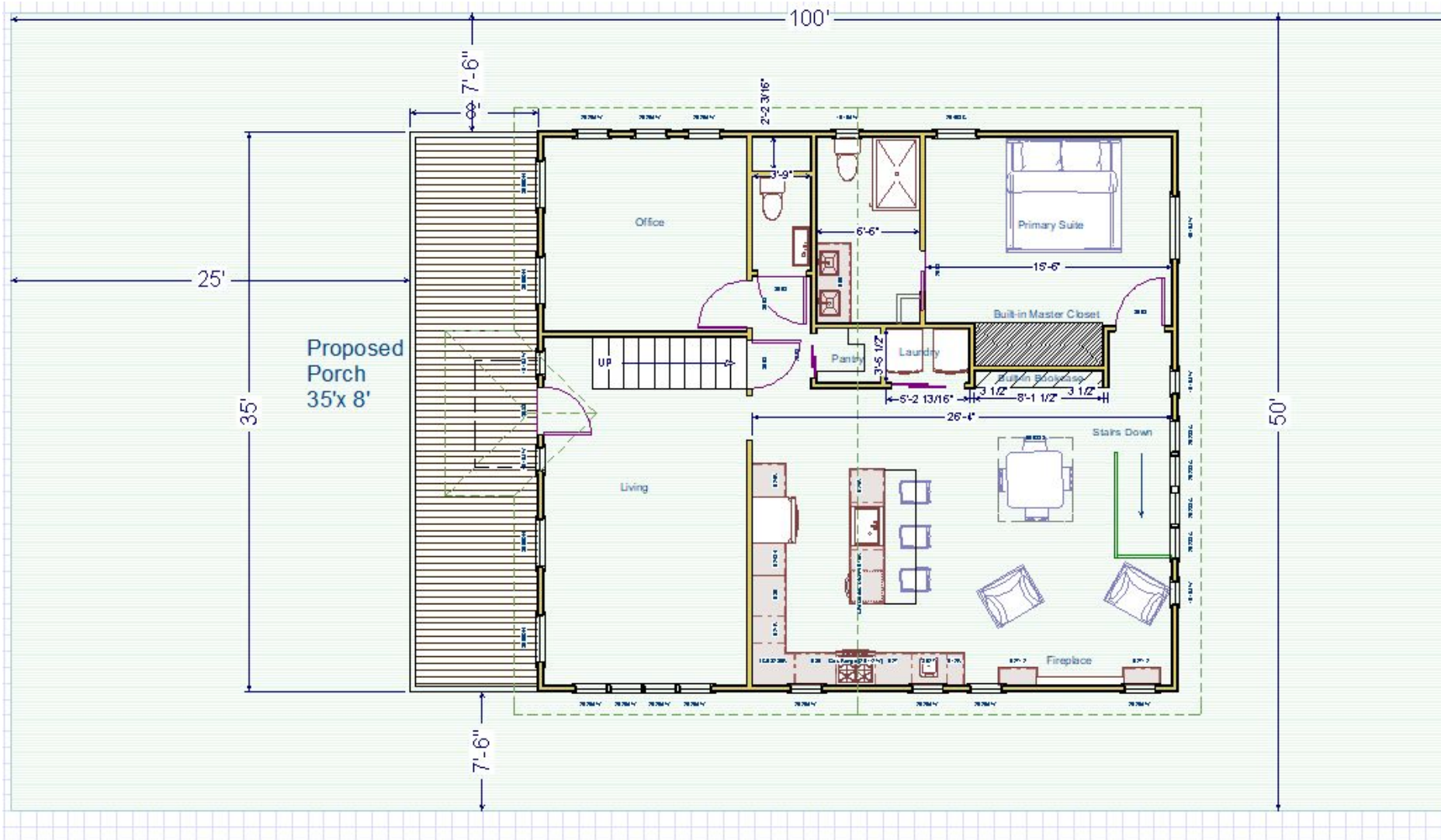


Proposed



276 Aldrich Rd.

Proposed Floor Plan on Site Plan



276 Aldrich Rd.

Site Plan

Large Easement

