

Property:

1141 Basswood Drive

Variances Requested:

6-2-10:1 – Location w/in 5-feet of property line

6-2-10:3 – Height greater than 18-feet

6-2-10:5 – Percentage of rear yard occupancy greater than 25%

Responses Exhibit B:

At 1141 Basswood Drive, we're looking to replace our dilapidated garage with a new, larger garage. We're looking for a variance to keep the garage 3 feet away from the property line (where it currently sits). We're also looking for a variance to slightly exceed the 18-foot height requirement in order to meet grading requirements and facilitate a 12-foot ceiling. Lastly, our final variance request is for the garage to exceed more than 25% of our rear yard.

1. The current garage is 3 feet from the property line, and with the request to keep it here, we do not see it impacting our neighbor's health or safety since there will be no change. Currently the garage is screened by a 6 foot fence for the north and west side neighbors. Keeping the north side of the garage in its current location (3 feet from the property line) will prevent us from encroaching even further into our backyard. The 3-foot distance will also ensure our vehicles are able to fully and more easily access the garage being that it will be in close proximity to the house. If the garage were shifted to the south to accommodate a 5-foot distance from the property line, it would make exiting the garage a hazard with the rear corner location of the house. We also don't believe that exceeding the height requirement will negatively impact our neighbors. The proposed garage is to be 18 feet 8.5 inches which would be 5 feet 6.5 inches taller than our current garage which is 13 feet 2 inches. Our garage is somewhat visible to one of our neighbors (the one to the north), and it can currently be seen over the fence separating our properties. The additional height will not appear significantly different. The neighbor to the west has an obstructed view due to the 6 foot fence along with tall/mature trees so we don't see the additional height impacting their views. The rear of the garage should meet standard code, but due to the grading requirements, the front of the garage would exceed the 18-foot standard by 8.5 inches. The garage will not be higher than our house. The existing garage is 625 square feet and the proposed garage will be 1200 square feet. Of the increased footprint, approximately 100 square feet will take up unusable space behind where the current garage sits. Another approximately 225 square feet will take space where the current driveway is. That will only leave 200 square feet to be removed from the usable yard space. We do not feel that this overage on the overall square footage will take away significant space from our rear yard.
2. With the location of our house in our lot, the only space for the garage is in the rear corner. Moving it 5 feet from the property line would mean we would only have a

straight drive for one car into the garage. Getting a second car in would require unrealistic angles to pull in and out. This would lead to risk of property damage due the tight arrangement. Additionally, we are looking to expand our capacity for storage in the garage, as our split-level home only has a crawl space and no usable attic.

For the overall height, as mentioned above, the garage would meet at the rear but exceed at the front due to grading requirements. This is because the lot behind us (to the west) drains into our lot, so we need to account for both their and our drainage on our lot. We're planning to use the shallowest roof we can in order to keep the overall height down, while still providing a high enough ceiling to facilitate the car parking, work space, and storage needs.

3. The proposed location and size of the garage will not be a substantial detriment to the adjacent properties. The garage would remain the same distance to the north property, and the height and size increase from the current will not significantly impact anyone's views. Three of the four sides of the garage are obstructed by 6-foot fences and tree coverage.

The new design will be consistent with the character of the neighborhood and will improve the appearance and view from the street, as the current structure is original to the house and is showing its age (built in the 60s). It will also allow us to move cars that are currently parked in the driveway to within the garage, which will also improve sightlines from the road.