

32 SOUTH COLUMBIA STREET

DESCRIPTION OF PROPOSAL / STANDARDS FOR GRANTING A ZONING VARIANCE

Description of Proposal

Mark and Melisa Urda propose to renovate the house located at 32 South Columbia Street, which is at the northeast corner of Columbia Street and Van Buren Avenue. The Urdas want to restore the original 1912 façade of the house and construct an addition behind the existing house. The existing house encroaches into the 15-foot Van Buren Avenue corner side yard setback by approximately 10 inches. The design of the addition continues the same line as the south wall of the existing house. The Urdas are requesting a variance to reduce the Van Buren Avenue setback from 15 feet to 14 feet 1 ¾ inches.

Standards for the Granting of a Zoning Variance

1. The variance is in harmony with the general purpose and intent of the Zoning Regulations and the adopted Comprehensive Master Plan.

The purpose and intent of the setback requirements of the Zoning Regulations is to ensure adequate separation between structures for light and air. The Subject Property is located at the northeast corner of Columbia Street and Van Buren Avenue. East of Columbia Street, Van Buren Avenue extends 150 feet to the north/south alley behind the houses on the west side of Julian Street. In essence, this portion of Van Buren Avenue functions as a wide alley. The existing house encroaches into the required Van Buren Avenue corner side yard by ten inches. The proposed addition to the house will maintain the existing south wall line of the house and encroach ten inches into the Van Buren Avenue corner side yard setback. The house at the southeast of corner of Columbia Street and Van Buren Avenue is oriented to Columbia Street. The requested corner side yard setback variance will be in keeping with the existing condition and provide adequate separation between the two houses, thereby being in harmony with the purpose and intent of the Zoning Regulations.

2. Strict enforcement of the Zoning Regulations would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.

The special and unusual condition of the Subject Property is the encroachment of the existing house into the corner side yard setback. The house was constructed in 1912, prior to the creation of zoning regulations. The addition to the house should be constructed along the same south line of the existing house so as to maintain aesthetics of the house/addition and to ensure that the house,

with the addition, maintains its historic character with regard to wall position and resulting roof forms as seen from the west and south facades.

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

The existing house encroaches into the corner side yard setback. This encroachment has not negatively affected the surrounding properties. Also, the proposed addition is behind the existing house. The granting of this variance will not alter the essential character of the neighborhood nor be a substantial detriment to adjacent properties.