

Property:

1141 Basswood Drive

VariANCES Requested:

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

Responses Exhibit B:

At 1141 Basswood Drive, we're looking to replace our dilapidated garage with a new, larger one. Previously, we proposed a garage to the PZC that required four variances. We've since worked with the planning team, and our latest proposal eliminates the need for three of those variances. Our current plan only seeks a variance to exceed the 18-foot height requirement.

This request is to accommodate a car lift and allow for usable attic storage. The car lift needs 12-foot ceilings to provide enough room to stand and work under the car while also giving sufficient clearance above the lifted car (and an open garage door). Our house is a split-level without a basement, so we lack storage options. The garage roof will be pitched to allow walking in the attic and using an attic lift to store things. This new garage will greatly enhance the overall visual appeal of our property, provide a space to work on cars, and improve storage.

1. Exceeding the height requirement will not negatively impact our neighbors. While the proposed garage will be taller than our current one, we are moving it two feet further away from the neighbor to the north. This move helps offset the height increase, especially since there is a six-foot fence on the property line. We've discussed this with that neighbor, and she supports our proposal. The neighbor to the west has an obstructed view due to the six-foot fence and tall, mature trees, so we don't anticipate the additional height impacting their views.
2. Our current house is a split-level with no basement, resulting in very limited storage space and few options to expand storage. The new garage will greatly increase our current storage capacity and, with the proposed attic space, make it much easier to store and access things. It's also important to highlight that other homes in our neighborhood, especially the newer teardowns, are significantly higher than our proposed garage.
3. The proposed garage height will not be a substantial detriment to the adjacent properties and will not significantly impact anyone's views. Three of the four sides of the garage are obstructed by six-foot fences and tree coverage. The new design will be consistent with the neighborhood's character and will improve the appearance and view from the street. The current structure appears to be original (or at least 40+ years old) and shows its age. This new garage will also allow us to move cars currently parked in the driveway into the garage, further improving sightlines from the road.