

Required Variance Standards

1. We believe adding this carport would keep it in harmony with the General Purposes of This title and the master plan because we currently have a Horse and Buggy barn for a garage (smaller than most garages), It only allows coverage for one vehicle. There are many two car and larger garages in Historic district as well as some homes with Carports as well. Our plan is not unique. We did have plans done to demolish our current Horse and Buggy Barn and build a modern structure to accommodate more vehicles, storage ,etc. but ultimately decided this would keep the existing structure but also give us more of what we are looking for. When completed it will match the Barn it is attached too in fit and finish. We also believe it will help to improve public health and safety because a covered area gives a perception of more security. Since moving to our home, we have had an armed robbery take place on our driveway as well as a car stolen this past summer. We feel this will give us a bit more security .
2. One of the detriments of living in the Historic District is that the homes were built previous to existing building codes . In this particular case our Home and detached barn were both built inside of existing set backs, easements, etc. Because of this some modern amenities are difficult to retrofit. In this particular case, if barn was built with current codes, the Carport could conform to existing codes without a need for variance . Also , if rear yard setback codes are to be followed this carport, which is currently attached to barn, would need to be built 7 feet away from Barn. It would then add more structure, beams, roof and walls, as well as it would look awkward having a 7 foot walkway between barn and a post and beam structure with roof. Lastly, there is an existing concrete pad along East side of Barn that runs North and South. That pad ends at our Fence line. This Carport was designed to cover the existing concrete pad and integrate into fence line. To us it is a natural logical termination point. We have also cut out a 4 by 6 area in the roof to include the growth of an existing tree. The tree sat inside the concrete pad and didn't want to cut down the mature tree and integrated it into the Carport.
3. We believe because Carport will be attached to Barn, will match Barn in Fit and Finish , covers existing driveway , integrates into fence line that not only will it not stick out or be detrimental but add character to the neighborhood.