

PETITION FOR ZONING VARIANCE - EXHIBIT B RESPONSE:

EXHIBIT 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign Variance

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan

Of the 14 objectives listed in section 6-1-2 “Purpose and Intent” of the Zoning Title, I feel that the following objectives may apply with respect to the variance in which I am seeking. I have addressed each one below:

- To prevent the overcrowding of land, thereby ensuring proper living and working conditions and preventing the development of blight and slums
RESPONSE: I am requesting a 5’-0” reduction of the 25’-0” rear yard setback. If granted, we would be able to maintain the remaining 20’-0” of rear yard setback. I believe this to be a modest request that would not cause “overcrowding of land”.
- To establish adequate standards for the provision of light, air and open space
RESPONSE: As noted above, I believe this to be a minor request that would not negatively impact “provision of light, air and open space”.
- To prevent such additions to, and alterations or remodeling of existing buildings or structures as would not comply with the restrictions and limitations imposed herein.
RESPONSE: I am seeking a variance through the proper channels in order to adhere to this objective.

2. Strict enforcement of this Title 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

Prior to 2008, there was a single owner of both 695 N. Fremont St. and 693 Cottage Ave. They had utilized the existing garage located on the 695 N. Fremont St lot to service their residence located on the 693 Cottage Ave lot with no issues as they owned both lots.

When I purchased the 693 Cottage Ave. property in 2008, I was granted verbal approval by the Owner of the 695 N. Fremont lot to utilize their two-car garage as they had done

prior to my purchase. I do not have a written, legal, binding agreement in place. Should the 695 N. Fremont lot be sold, this verbal agreement would not transfer with title, leaving our residence at 693 Cottage Ave. without access to a garage.

The configuration of the 693 Cottage Ave lot and the placement of the existing residence, which was established prior to my ownership, creates practical difficulty in constructing a reasonable, functional garage that aligns with the residence while maintaining the full 25'-0" rear yard setback requirement. The variance requested is limited to 5'-0" of relief, which represents the least amount necessary to achieve a reasonable and functional garage addition. No other feasible location on the lot would allow for an attached two-car garage without requiring more extensive relief or creating greater impact. Without the requested variance relief, it is not possible to construct a reasonable, functional attached two-car garage to my residence.

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 proposed garage addition will be designed to match the scale, materials, and character of the existing home and the surrounding neighborhood. The modest, requested 5'-0" setback reduction, which would allow for the maintenance of the remaining 20'-0" of rear yard setback, will not alter the essential character of the neighborhood, adversely affect adjacent properties, or impact light, air, or drainage. I have communicated with neighboring property owners at both 695 N. Fremont and 603 Cottage, and no objections have been raised. Please find their letters of support attached.

SUMMARY: For these reasons, I respectfully request that the Board grant the 5'-0" variance from the rear yard setback requirement to permit the construction of the attached garage.

Respectfully submitted,

Douglas C. May