

1910 Hoffner Ave – Meerbaum Variance Narrative

In 2024, Mr. Meerbaum purchased the subject property at 1910 Hoffner Ave, which is on the north shore of Lake Conway and which is a lot split of a lot split of a lot last platted in 1886.

At some point prior to 1983, the current irregular parcel configuration was established with approximately 52 feet of frontage on Hoffner Avenue, containing a narrow driveway passing the neighboring house at 1906 Hoffner Avenue, and then widening to approximately 113 feet at the lake. The property currently has a single-family house built in 1960 and approximately 3,611 square feet of living area.

The irregular parcel configuration in light of current setbacks would prevent the ability to construct a house with size, configuration, amenities, and character of other surrounding lakefront homes in the immediate area.

Mr. Meerbaum also purchased the neighboring property at 1916 Hoffner Avenue, where he is constructing his residence which will be an approximately 8,129 square foot single family home. If combined with the subject property, the lake frontage would total approximately 267 feet and the properties would contain approximately 2.29 acres.

Mr. Meerbaum would like to replace the existing house on the subject property with a smaller accessory structure of the same architectural style and to scale with his house under construction, to serve as a pavilion, summer kitchen, and outdoor seating area for the benefit of the two properties combined.

Mr. Meerbaum has considered alternatives including:

- Combining the properties and connecting the pavilion to the house with a long breezeway which would not require a variance but would add substantial costs, add impervious surface area to the property, potentially unnecessary additional runoff into Lake Conway, and impede the site line to and from the lake.
- Not combining the property and instead modifying the existing house to serve a similar purpose to the proposed pavilion although it would not match the architectural style of the new house, it may suffer from maintenance issues due to its 60+ year age and flat roof, and it may be prevented altogether by current encroachment into the setback on the south west portion of the property.

The approval of the requested variance would allow removal of the current house, removing a potential encroachment into the current setback and replacing it with a smaller structure, improve the site line to and from the lake as compared to either the current house remaining or the use of a breezeway, and fulfill the architectural vision of the design professionals for the property while avoiding future size and design constraints that a single family residential home on such a lot would face.