
We are writing to formally request a variance to rebuild and improve an existing, 20'x24' garage/apartment structure located at 9 1/2 Ladoga Park Road.

The existing structure is currently out of compliance on two sides of the property. Rather than simply rebuilding the structure in its exact non-conforming footprint, our proposed project intentionally adjusts the placement to reduce existing encroachments and neighboring setbacks.

To achieve this, we are requesting approval for the following adjustments:

1. Shifting the Footprint to Clear the Railroad Right-of-Way

The current structure encroaches on the railroad right-of-way. We propose shifting the new 20'x24' footprint **7 inches south**. This minimal shift completely removes the building from the railroad's right-of-way, resolving a significant property line conflict.

2. Rotating the Structure to Increase Neighbor Setbacks

The existing footprint sits tightly against the west property line. We propose rotating the structure approximately **5 degrees**. This rotation intentionally angles the building further away from our west-side neighbors, increasing their breathing room and lessening the degree of the existing setback non-conformity.

3. Upgrading Egress for Safety and Accessibility

The current exterior stairs vary irregularly in width from 3'-1" to 3'-9", making ingress, egress, and the moving of furniture difficult. We propose standardizing the stair width to a uniform **4'-0"** and adding a modest landing (large enough to accommodate two chairs) at the entrance. This adjustment had no impact on any neighbors and does not encroach on any setbacks.