BRIEF DESCRIPTION

The current house is a one story cottage with a sleeping loft and a breezeway to a garage with an apartment on its second floor. The owners would like to add a full second floor and connect the apartment above the garage to the second floor of the main house to make this a forever home for the family to gather. The current house is sitting on an inadequate foundation to add a second floor. The proposal is to tear down the cottage and rebuild on its existing footprint with slight modifications. We are applying for a zoning variance to align the house and the garage (which currently sits at a 8% angle from the house and swings toward the neighbors property.) We are also proposing to combine two bump outs on the north side of the house (which is already over the setback line) into a single element that protrudes less into the setback. The house currently is out of compliance as it exceeds the setbacks on all sides of the house because of the unique shape of the property and the lack of road frontage.

TEST QUESTION ANSWERS

Can the benefit be achieved by other means ?- We are looking for the easiest path to move forward on a tricky site where the house is out of compliance. We could keep the exact footprint but it would be much easier to build without the garage at an angle and the garage is currently so close to the neighbors carport (which is and partially over the property line) that construction and siding will be nearly impossible to achieve without moving it slightly.

Will there be an undesirable change in the neighborhood character or nearby properties?

We do not feel that the change will in any way impact the neighborhood. The immediate neighbor to the north will gain a small amount of breathing room.

Is the request substantial?

In looking at the survey, we are proposing very minor changes to make construction more straightforward. In all ways the slight proposed modifications pull the property further from the property line and in addition we are actually making the footprint slightly smaller in all directions.

Will this request have adverse physical or environmental effect?

None whatsoever.

Is the difficulty self created?

We could stick to the exact footprint but it adds unnecessary complexity to the build and the changes will slightly improve distances from the property line.