

5.E – Detailed statement explaining how this application meets the specific tests for variance.

The applicants seek a variance to add a small deck off the rear of the property on the 2nd floor of the townhouse.

Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map. The plan will not increase the total amount of interior square footage at the property. It will also not encumber any sight lines of the neighbors. The proposed deck would align with but not extend further than the adjacent neighbor (also a rowhouse) to the south.

This improvement to the property will provide partial coverage to the existing (2) parking spaces below. It will also provide additional outdoor access on the property. The construction will fit with the neighborhood look and feel, and it will improve the visual image of the back of the property.

The physical characteristics of the property make it difficult for the owner to build a deck in compliance with the Zoning Regulations. The owner has explored a roof deck as an alternative for this property – however, the current roof would need to be modified structurally to accommodate a roof deck. The design of the roofing drainage methods would need redesigned as well.

Granting the application will not be a detriment to the public good. It will have no impact on traffic, lighting, noise, or sightlines.