

HOMEOWNERS' STATEMENT

We are seeking approval of a special exception to the zoning regulations (as per Section No. 223) in order to construct an addition on the side of our home. Our existing lot, located in an R-1-B zoning district, does not meet the present required minimum zoning standards in its district, and therefore is non-conforming. As specified in Section 401.3, the minimum lot area in our zoning district should be 5,000 s.f. but our lot is 4253 s.f. in size. As per section 404.1, the minimum rear yard required is 25 feet, yet our existing structure is located within 4 (four) feet of the rear property line. We propose to construct a one-story kitchen addition to the side of the home that would have one corner be within 3.5 feet of the current property line.

We ask that you grant this exception because the existing non-conforming lot creates an exceptional hardship that does not enable us to build without encroaching into the rear setback footprint, and this design has the least impact to light and air as well as privacy of use and enjoyment of neighboring properties.

The 1929-30 home is located within very tight building set back lines (see plat) is presently four (4) feet from the rear yard property line. There is no other viable alternate location on the site to add to the kitchen. Our proposed improvement would be entirely beyond the neighbor's structure and would not create a 'crowded' feeling between the existing homes. (See attached plat showing adjacent property)

If this lot was of such size that it met the minimum standards required of an R-1-B lot, we feel that we would have had enough room on the rear yard to expand our house without the need of a special exception.

By granting this request, we feel that the impact that this structure would have on the surrounding neighbors is minimal, it would enhance the property values, and it would be in keeping with the intent of the zoning regulations. The proposed expansion is on the side of the house, and is designed in such a way to mimic the existing bay window on the side of the house, it will in no way will change the character of the houses along the street. Because

the addition abuts fence between the neighbor's back yard and our side/rear yard we feel the new addition will not negatively affect the surrounding neighbors or their existing sight lines. Viewed from the Nevada Avenue street, the addition will be hard to see as it will be 'behind' the house and because of the angle of the property line and position of the existing structure on the lot.

The proposed addition will not drastically alter the amount of light and air available to the neighboring properties because the new structure will only extend 6 feet beyond the existing structure, and then turn away from the property line towards the front of the home. The addition is on the north side of the rear neighbor's lot and so does not impede light from that direction. Additionally, we will need to trim an existing blossoming cherry tree and will have the same or more light from that side as is present. We propose no non-conforming use of the property after the addition is completed.

This proposed addition will meet the provisions of Section 223.3, since the lot occupancy will not be greater than 32% of the lot.

The proposed structure has the support of the most affected neighbor, as evidence by the attached letters from the rear-yard neighbor as well as 75 percent-plus support from affected neighbors, defined as 200 feet from any property corner.

The strict application of the zoning regulations for an R-1-B district results in an undue hardship upon us due to our nonconforming lot, and therefore we ask that you grant this request .

Sincerely,

Martin Block and Renee Comet