4D. STATEMENT OF BASIS FOR ACTION SOUGHT

This request will be consistent with the intent and purpose of the zoning regulations. There is no adverse zoning effect or precedent set by this proposal. Other houses in the neighborhood have canopies over basement areaway steps. The roof eve projection of 24" into the side yard is provided as a matter of right (Sect. 2505.2). We need only a 12" additional increase to completely cover our areaway. Sub-standard side yards on this lot (7.1' & 7.5') make it a hardship to comply without a special exception. (The existing lot area and width are also sub-standard.) As noted in 23.1, the existing non-conformity can be extended by special exception (2001.3). It should be noted that we are in full compliance with lot occupancy requirements.

The proposed roof will not block light or ventilation to the neighbor's house. There will be approximately 14' between the outer edge of our roof and the neighbor's west wall. The neighbor has written a letter expressing no objection to this project (attached).

The privacy, use and enjoyment of the neighbor's property will not in any way be compromised. The design of the roof canopy and bracket supports is similar to others in the neighborhood. The purpose of this canopy roof is to limit the amount of rain that falls into the basement areaway stairwell. During exceptionally heavy storms, rainwater has accumulated at the bottom of the areaway faster than the drain could dispose of it, causing the water to rise to the bottom of the basement door and leak into the basement.

BZA
Case No. 17135
Exhibit No. 3

Board of Zoning Adjustment
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