Attachment for Janet Mann's Area Variance Application: 1523 Elliot Place/Lot 807

C. The existing and continued use will be single family home. The proposed addition will allow for a second bedroom, small second bathroom and dining area to my home. Currently there is one bathroom, one bedroom and limited dining space restricted to the living room. I am the only occupant of 1523 Elliott Place and the second bedroom would be used primarily as a home office and occasionally as a guest bedroom.

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D.

1. The small size (1309 SF) and width (13.34 ft.) of the existing non-conforming lot make it extremely difficult to design an addition to this one-bedroom house in compliance with Zoning Regulations. A 'by-right' addition could only be 44 SF (to meet the lot occupancy maximum): 3 ft wide (to meet the side yard requirement of 5 ft. on each side) by 15 ft. long. This would fall short of the modest needs for a dining room on the first floor and one additional bedroom above.

2. The granting of this application will be of no detriment to the public good in terms of traffic, noise, lighting, etc. The use of the property remains unchanged: single family home. There will be no increase in the number of occupants of this house so there will be no increase in traffic or noise.

3. The general intent of the Zoning Regulations and Map, for Zone R-1-B, is for single family detached homes. Applied to this rowhouse-sized property, R-1-B development regulations are too restrictive. The sum of the side yard setback requirements alone (10 ft. for non-conforming pre-1958 buildings) applied to a 13 ft. wide lot makes it not buildable. The size of the lot is approximately 25% of the minimum prescribed 5,000 SF. To allow for an increase in lot occupancy to 47% on such a tiny lot (and where the allowable occupancy for rowhouses is typically 60%), will have little or no impact on this Zone. This house should be seen as one in a series of anomalous rowhouses in Zone R-1-B, lacking side yards and with one story additions similar in footprint size (with some already exceeding allowable lot coverage).

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