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 rear of our home. Our existing lot, located in an R-1-B zoning district, does not meet the 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. with a minimum lot frontage of 50 feet, but our lot is 3309 s.f.. in size, with a lot frontage of only 36.9 feet. As per section 404.1, the minimum rear yard required is 25 feet, yet our existing structure is located within 23 feet of the rear property line. We propose to construct a one-story sunroom addition that would be within 16.0 feet of the rear 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.

The 1940's home is located far back from the front property line, in part due to a change in grade from the street level to the house, and in line with the neighboring, nearly identical homes. It is situated in such a manner that the rear of the house already encroaches into the required setback area, and therefore does not leave room on the rear yard for any expansion. There is no other viable alternate location on the site to add this sunroom addition because the existing lot has only the minimum required clearance on the side yard spaces. 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. Since the proposed expansion is on the rear of the house, it will not be visible from the street frontage and in no way will change the character of the houses along the street. Because the lot abuts a 15-foot-wide unused public utility easement at its rear property line, we feel the new addition will not negatively affect the surrounding neighbors or their existing sight lines. 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 4 feet beyond the existing 2nd floor structure. This proposed addition will meet the provisions of Section 223.3, since the lot occupancy will not be greater than 27% of the lot.

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,
Cheryl Tlam and Harold Foster

Cheryl Tlam Harold Foster

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Board of Zoning Adjustment
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EXHIBIT NO. 4