

Project Description:

Complete interior renovation and remodel of single family detached residence. Renovation includes a 9'-3" net addition at the rear of the residence. This addition increased the area of the house from 908 sqft to 1,102 sqft.

The property is zoned R-2

The allowed Maximum Lot Occupancy is 40% (Sub D 210.1)

The Lot area is 2,625 sqft so the allowed building footprint (2625x.4) is 1,050.

{Lot area times 40%+2% or 42% [2625 X .42] =1,102}

Proposed building footprint sqftg.: Exist. Width X Proposed length [21'-5" X 51'6"] = 1,102
For which an administrative variance has been granted.

The sideyard setback per Sub D 208.7 is 8'-0"

This existing residence side yard setback is 5'-0" The sides of the addition are in line with the existing structure. It is not wider and maintains the existing side yard. Reducing the sides of the addition by 3'-0" for a total of 6'-0" (15'-5") would have made the addition impractical. The addition does not in anyway change the character of the structure or adversely affect the neighboring residences.

The scope also includes a parking space in the rear accessed from the alley.

This renovation is vital to the owners Mr. and Mrs. Hayman to repair the overall structural integrity of the home and provide adequate living space for their family.