

DEMOLITION PLAN

1/4" = 1'-0" 1 of 6

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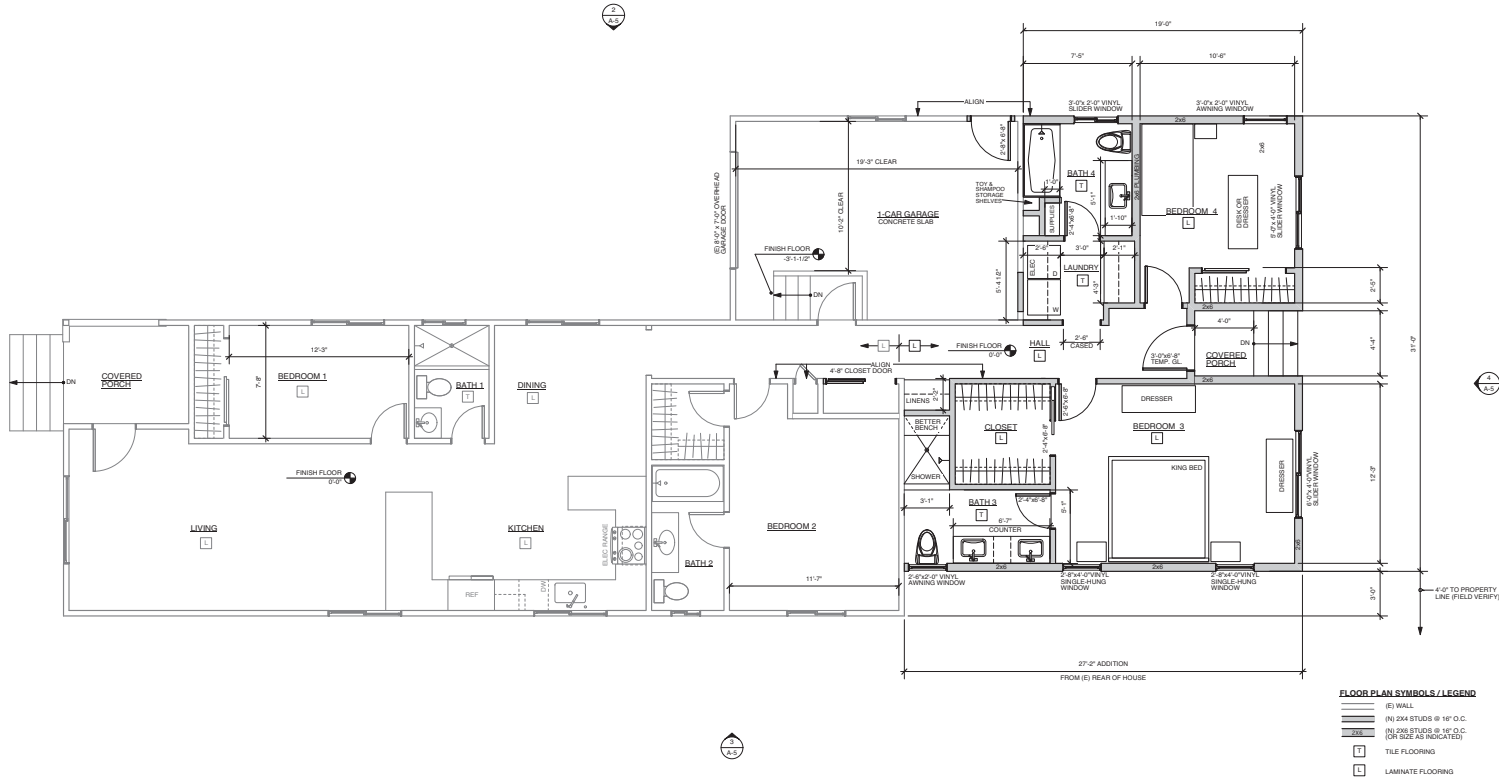
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MARK	DATE	DESCRIPTION

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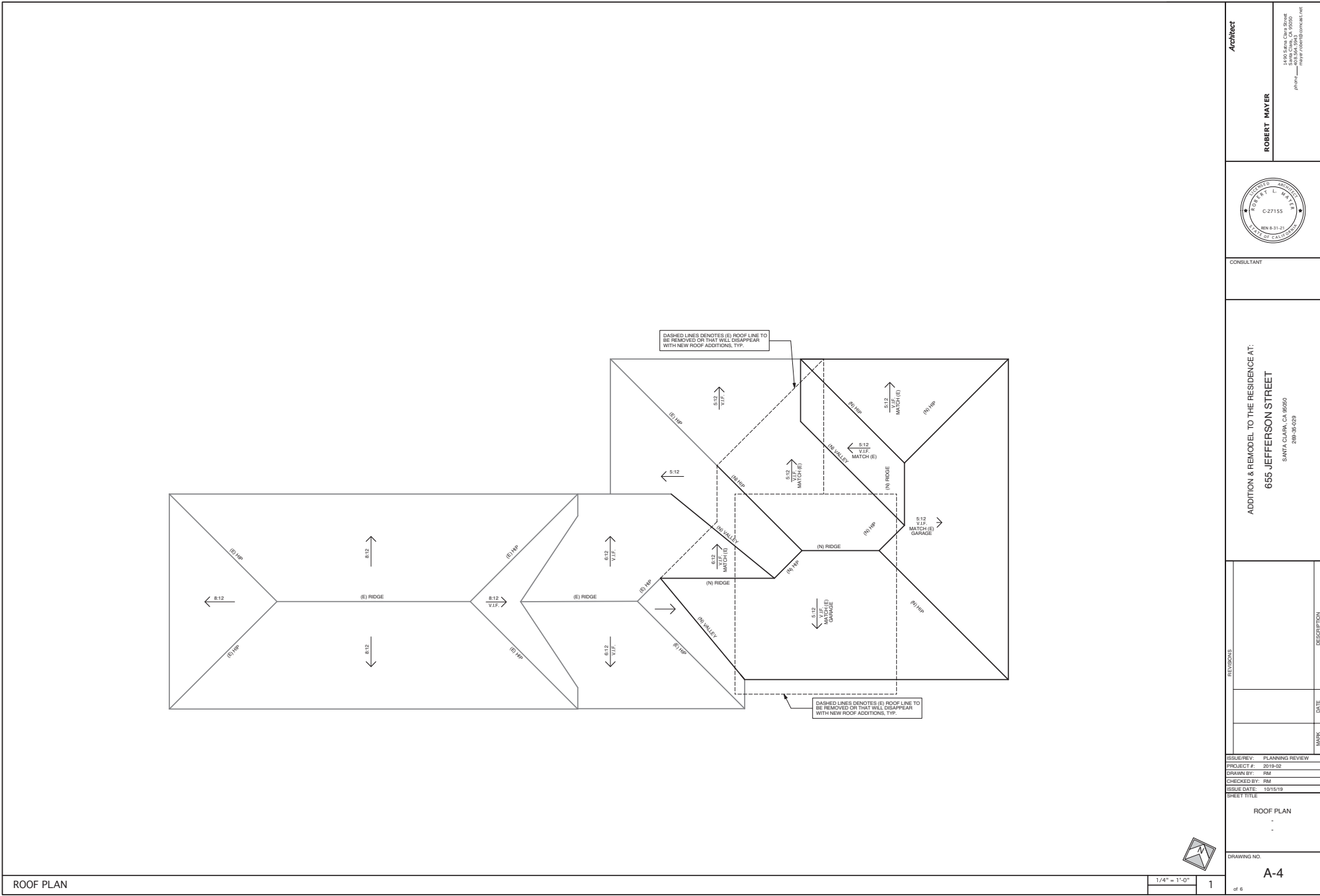
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ROOF PLAN

1/4" = 1'-0"

1

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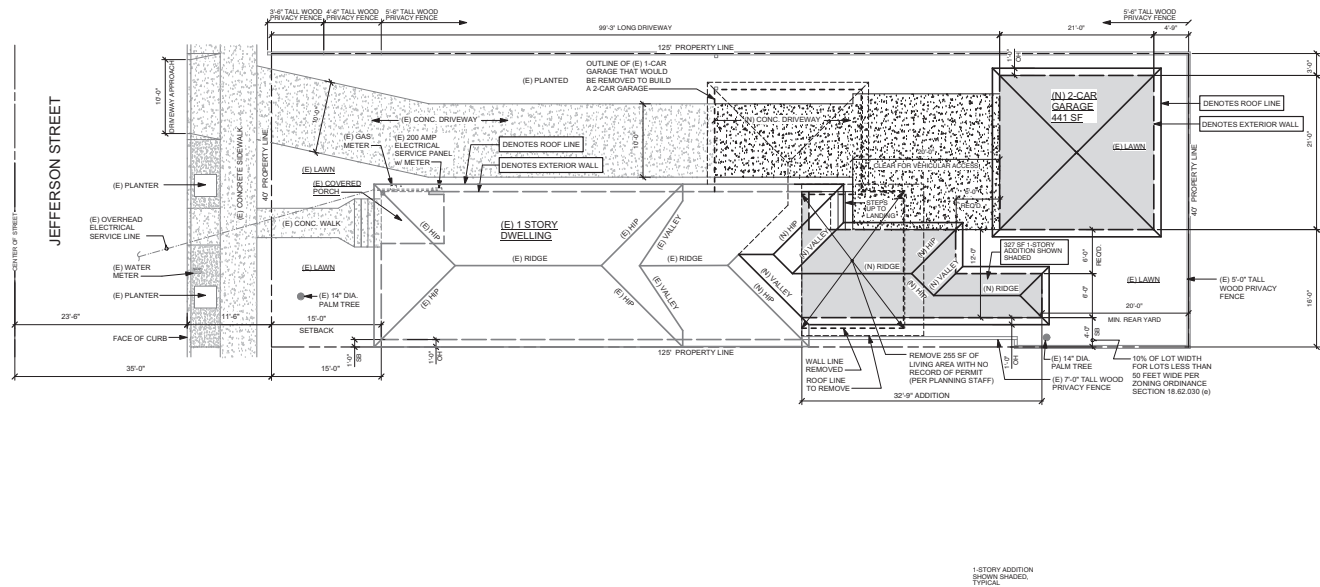
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REAR YARD AREA CALC:
REAR YARD REQUIRED: $40' \times 20' \times .60 = 480$ SF
REAR YARD PROVIDED: $(3' \times 20') + (16' \times 20') + (21' \times 4.75') = 480$ SF

NEW IMPERVIOUS PAVING CALCULATION
TOTAL NEW PAVING AT DRIVEWAY 536 SF

HARDSHIP CREATED BY REQUIRING A 2-CAR GARAGE ON THIS NARROW LOT
NOTE: THERE IS ONLY ONE POSSIBLE LOCATION FOR A 2-CAR GARAGE ON THIS UNUSUALLY NARROW LOT AS SHOWN IN THE SITE PLAN TO THE LEFT AND THIS WOULD NEGATIVELY IMPACT THE DEVELOPMENT POTENTIAL AND USABILITY OF THIS PROPERTY AS FOLLOWS:
1. IT PHYSICALLY LIMITS A 1-STORY ADDITION TO 327 SF (BASED ON REQUIRED BUILDING SETBACKS, GARAGE ACCESS, AND REQUIRED SEPARATION BETWEEN STRUCTURES) WHICH IS ONLY ENOUGH SQUARE FOOTAGE FOR A MASTER SUITE, CURRENT MASTER SUITE, AND TWO 8'60" WIDE PORCHES. THE REMAINING 10'0" OF THE 1-STORY IF THEY WANTED A 2-BEDROOM HOME. HOWEVER, A 2-STORY ADDITION WOULD NOT BE HISTORICALLY SENSITIVE GIVEN THE UNUSUALLY NARROW WIDTH OF THE EXISTING STRUCTURE AND THE NEIGHBORING LOTS TO THE WEST AND EAST.
2. A 2-CAR GARAGE WOULD TAKE UP 34 FEET (80% OF THE REAR YARD WIDTH) OF THE SIDE SETBACK PLUS 10'0" WIDE GARAGE, AND OVER 50% OF THE PROPERTY WOULD BE DEDICATED TO A LONG DRIVEWAY AND GARAGE. AN OVERLAP DRIVEWAY (20'0") WOULD MAKE PARKING A CAR IN THE GARAGE LESS LIKELY DUE TO NEEDING TO BACK OUT AN EVEN GREATER DISTANCE THAN WHAT CURRENTLY EXISTS. THE DRIVEWAY WOULD CRAFTED WITH HIS FOOT WIDE LOTS IN MIND WITH GARAGES AT THE FRONT OF THE PROPERTY, NOT THE NARROWER LONGER LOTS IN THE OLD QUAD LIKE THIS PROPERTY.
3. WITH THE 2-CAR GARAGE LOCATION SHOWN, THE RESULTING SHAPE OF A POSSIBLE 1-STORY ADDITION WOULD BE EXTREMELY NARROW (REGULAR AND WOULD REQUIRE THAT THE MASTER BED BE LOCATED IN THE NARROW 4'00" WIDE PROTRUSION FACING THE REAR YARD. THE MASTER BEDROOM WOULD NO LONGER HAVE A VIEW OF THE REAR YARD WHICH IS DESIRABLE.
4. A 2-CAR GARAGE REDUCES THE USABLE REAR YARD DOWN TO AN UNUSUALLY SMALL 16'0" SECTION WHICH COULD REDUCE THE LIVABILITY AND ENJOYMENT OF THE PROPERTY FOR OUTDOORING AND USE WOULD BE WASTED TO HAVE TO LEAVE NO SPACE LEFT FOR ENTERING AND LEAVING WOODS TO RUN AROUND TO PLANT.
SUMMATION: WE HOPE THAT THIS ALTERNATE SITE PLAN WILL HELP YOU UNDERSTAND WHY REQUIRING A 2-CAR GARAGE ON AN UNUSUALLY NARROW LOT DOES NOT WORK AND IS THE BEST REASON WHY WE ARE ASKING FOR A VARIANCE TO HAVING THE EXISTING 1-CAR GARAGE. THE EXISTING LIVING OR PORCH FROM THE OLD QUAD INTO CONSIDERATION THE PRE-EXISTING NARROW LONGER LOTS IN THE R-4 ZONING DISTRICT AND ACTUALLY HURT THEIR FUTURE DEVELOPMENT POTENTIAL AS SHOWN.

ALTERNATE SITE PLAN W/ 2-CAR GARAGE

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ALTERNATE SITE PLAN WITH 2-CAR GARAGE

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1/8" = 1'-0"

1

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