

**ATTACHMENT**  
Applicant Letter & Site Plan

Dear Chairperson of the Board of Adjustment,

The owner would like to construct a master bedroom suite over the existing garage. The existing garage is located 5' from the North property line. The second story master bedroom suite would require that there is an 8' side setback. Both structural & aesthetically, the project is best suited for us to build above the existing garage walls. This requires an 8' side setback.

The owners are planning on installing new windows, siding & roofing for the existing home. The proposed new construction will match the existing style of the home. The completed project will fit in nicely with surrounding neighborhood.

All other zoning requirements will be met for this property. The highest portion of the proposed addition will be 23'-8", which is well under the allowable 34'-0". With the new addition, the total lot coverage will be 2,580 s.f., while the allowable coverage is 4,407 s.f.

Sincerely,



Travis McDowell

**A. What reasons prevent you from using this property in conformance with the Zoning Regulation requirements?**

- The existing garage is located 5' from the North property line of the site. The owners would like to build a master bedroom suite over the garage. Two story buildings require an 8' side setback. In order to make this project feasible, we would need to have a variance that would allow the use of a 5' setback on the North side of this property.

**B. Why is there a need for the intended use of the property at this location?**

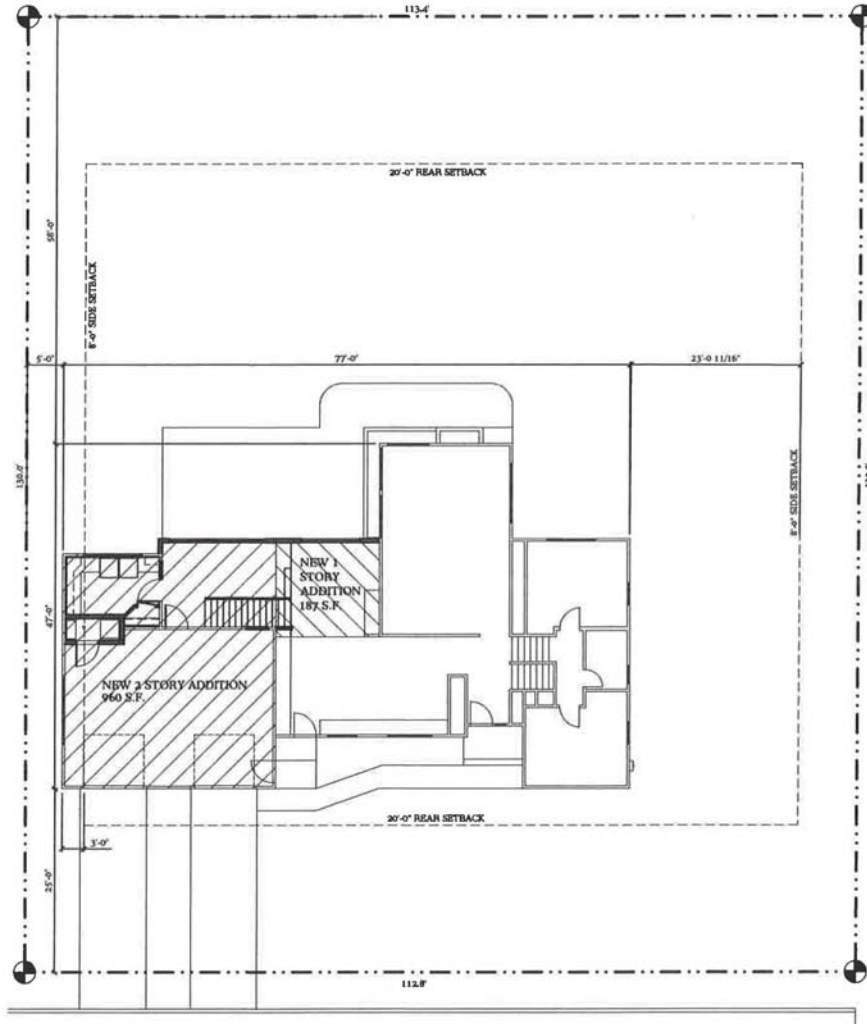
- There is a need for a variance on this property in order to provide a master bedroom suite for the owners over the existing garage.

**LEGAL DESCRIPTION**

BLOCK 2, LOT 2 - 3 - 14,690 s.f.  
CRAWFORD SUBDIVISION  
2205 TREE LANE

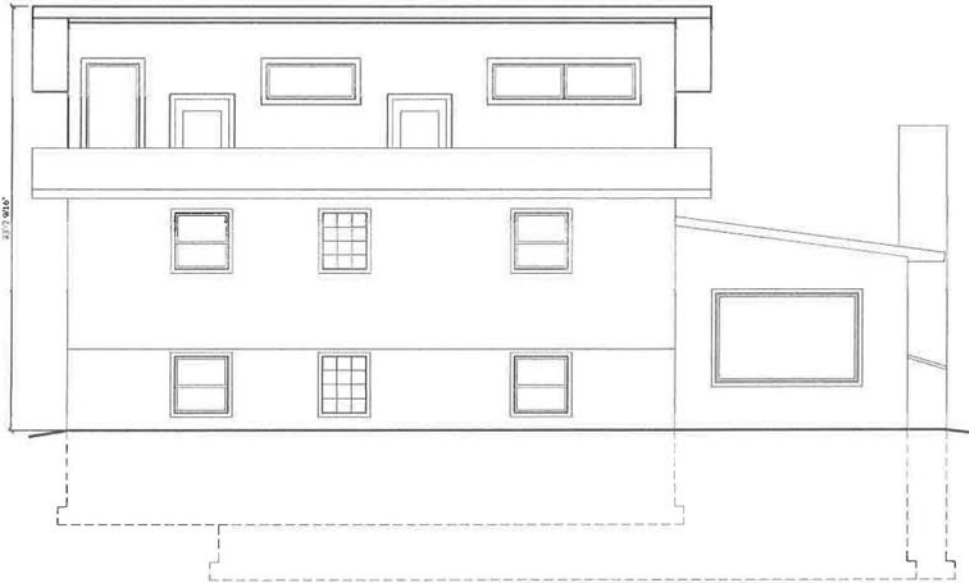
**LOT COVERAGE**

**MAX COVERAGE**  
14,690 x .30 = 4,407 s.f.  
**ACTUAL COVERAGE**  
EXIST. & NEW = 2,580 S.F.



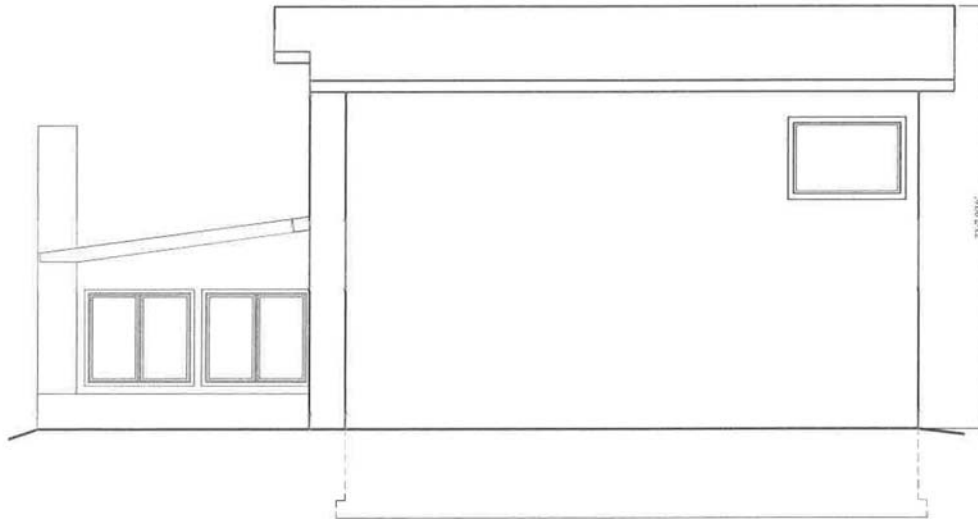
**SITE PLAN**  
1" = 20'-0"

← TREE LANE →



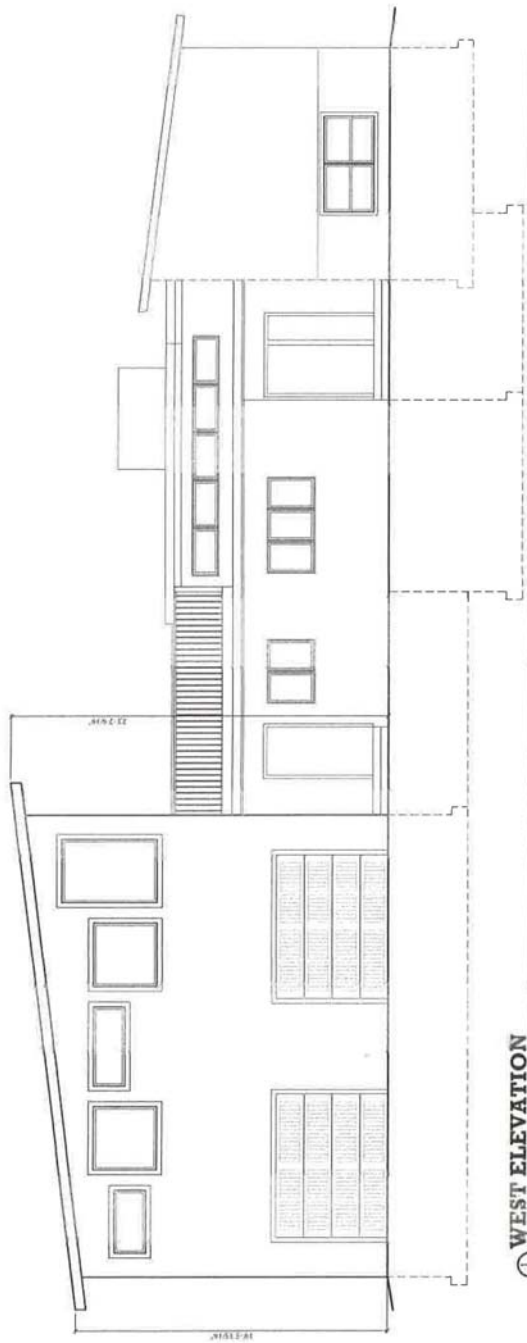
 **SOUTH ELEVATION**

1/8" = 1'-0"

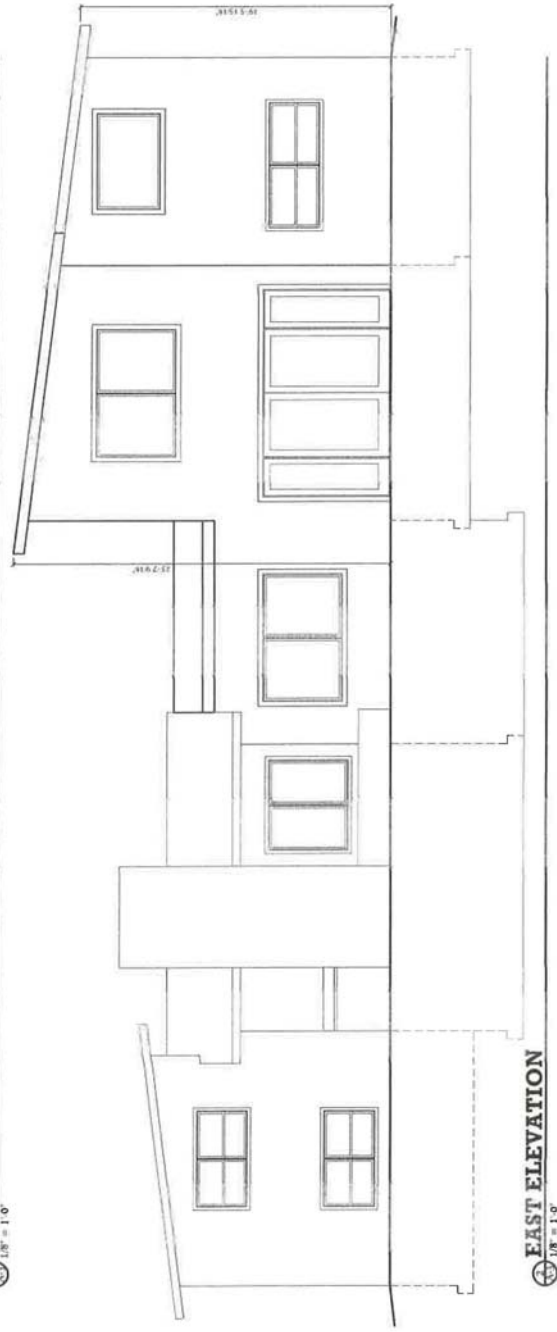


 **NORTH ELEVATION**

1/8" = 1'-0"



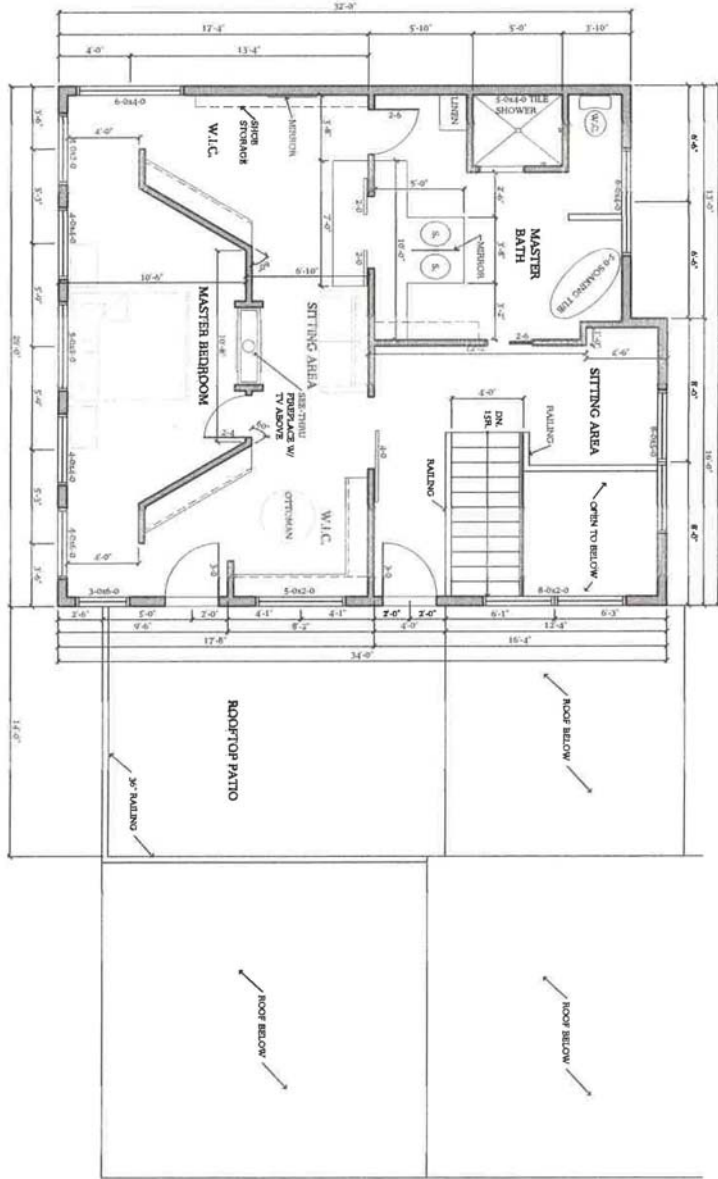
WEST ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"



**NEW UPPER FLOOR PLAN**  
1/8" = 1'-0"





**NEW MAIN FLOOR PLAN**  
1/8" = 1'-0"

