

Project Narrative

1. Property Circumstances

The subject property is an existing legal nonconforming lot developed with a single-family residence originally constructed in 1950. The property has an existing lot width of approximately 31.5 feet and a lot area of approximately 3,565 square feet, which are both below the current zoning requirements for the MU zoning district.

Additionally, the existing residence was originally constructed with a rear setback of approximately 5 feet and a north side setback of approximately 3 feet. Due to the age of the structure and the existing lot configuration, the property was developed under conditions that predate the current zoning standards. The rear portion of the structure has suffered extensive deterioration caused by long-term water intrusion, termite infestation, and structural damage, requiring demolition and reconstruction.

The requested variance is intended to allow reconstruction of the residence while maintaining the established building footprint and existing site constraints.

2. Hardship

Application of the current zoning regulations would create an unnecessary hardship by preventing reasonable reconstruction of the existing residence on this existing nonconforming lot.

Requiring full compliance with the current rear setback, minimum lot width, and minimum lot size requirements would substantially limit the ability to reconstruct the damaged portions of the residence and would effectively eliminate reasonable use of portions of the property that have functioned as part of the residence.

The hardship is not self-imposed, as the lot dimensions, existing setbacks, and original placement of the structure were established long before the current zoning standards were adopted. The request is necessary to accommodate the unique physical constraints and existing development pattern of the property.

3. Public Welfare / Neighborhood Compatibility

The requested variance will not be detrimental to the public welfare or surrounding properties or improvements in the area.

The proposed reconstruction maintains a residential use consistent with the surrounding neighborhood and does not introduce increased density, commercial activity, excessive traffic, or operational impacts. The proposed structure height remains compliant with zoning requirements, and the reconstruction generally follows the existing building footprint and setbacks already established on the property.

The project will improve the property by replacing deteriorated and structurally compromised portions of the residence with code-compliant construction, enhancing the overall safety and appearance of the site and surrounding neighborhood.

4. Ability and Intention to Begin Construction

Blueprints & Design (Applicant) intends to assist the property owner in moving the project forward promptly upon approval of the variance and issuance of the required permits. Building plans and supporting documents have already been submitted for review, during which we were advised that a variance application would be required in order to proceed with the proposed development.

Following review of the project requirements and consideration by the property owner, we are now actively pursuing the variance request and coordinating the necessary approvals to proceed with construction. The project team has demonstrated the intent and ability to move forward with the project within six (6) months of permit approval, including preparing construction documents, and ongoing permit processing efforts.