

Applicant's Variance Responses

Variance questions/answers

1. In your opinion, is the variance in harmony with the purposes and intent of the ordinance?

Yes, the attached garage is being requested so we can park, work on, and store additional vehicles in an enclosed garage instead of leaving them in the driveway or having the rent storage facilities to store them. It is for personal use. I would be allowed to have a structure of similar size or larger in a location even closer to the property lines than I am proposing if it wasn't attached to the house.

2. In your opinion, is the variance consistent with the comprehensive plan?

Yes, according to the comprehensive plan, the property is low density residential, and the request is consistent with the characteristics of this classification. We are not going to be using this garage for any business purposes. There will be no living quarters added to the addition. There is no request for an ADU. We would not be requesting to build any closer to the public walkway adjacent to the property.

3. In your opinion, does the proposal put property to use in a reasonable manner?

Yes, the attached garage we wish to build would use the property more reasonably than any alternative detached garage options we may have. An attached structure would have a smaller footprint and blend into the existing house and garage more. If a detached structure were to be built it would require substantially more materials and impervious surface to be used. The attached structure is a more responsible use of materials and resources including energy efficiency that would be lost by having overhead doors on the front and back of the house garage and on the front of the detached garage. These extra doors would be required to have access to a detached structure in the backyard.

4. In your opinion, are there circumstances unique to the property?

Yes, the lot shape and existing structures make it impossible to put up a detached garage in a usable size for vehicles while still allowing access for motor vehicles. We would be unable to access a detached structure in the back yard with a car/truck without driving on adjacent properties. An attached addition would allow this to happen.

5. In your opinion, will the variance maintain the essential character of the locality?

Yes, the addition planned would be built in a way that the style/color/materials will match or blend in with the existing home. There are no views that construction would block. The attached structure would be more visually appealing and would be more modest than an alternative detached structure would be.