

Proposed Garage Addition

The proposed garage addition would be 24' wide by 40' deep and would be built on to the east end of the existing two-stall attached garage. Note that due to space limitations and aesthetics, roughly 7.5' of the existing garage would be removed prior to construction. This would result in an apparent 3 stall wide garage when viewing the home from the front. The two eastern most stalls would essentially be two deep. Please see the attached diagram for the layout.

The existing home is situated on the property in such a fashion that no other alternatives appear feasible with regard to meeting our needs. I looked at building a detached structure to the west of the home, however setback requirements make this just as difficult as the current proposal. Such a structure would not be allowed to be built in front of the front plane of the house, which is over half of the property. There are setback requirements for the property line adjacent to the road as well as from the septic tank and seepage bed. The area behind the home is problematic due to the fact that the seepage bed prevents access from the west and then there would be setback requirements for the side and rear property lines as well as from the house itself.

I've discussed the addition with my neighbor, Gary Simonsen (neighbor to the east – the adjacent property) and he indicated he would support the project.

The purpose of the addition is two-fold. First, we would like to get all of our existing vehicles inside. The current two-stall garage is not large enough. We also need the additional storage. The second reason to build the structure onto the dwelling is to facilitate an update of the exterior of the home. The home is in need of windows and siding and it makes sense to update this when the addition is built (also easier to get all rolled into one financial package than separately).

At present we are looking at updating to a maintenance free exterior, likely D-4 dutchlap vinyl siding, with shake style gable ends, and vinyl windows. Note that the color will be appropriate and the blue reflected on the attached mock up is NOT the color we would choose.

The proposed addition will obviously exceed the existing setback requirement of 10' for the eastern boundary of the property, thus this request. The proposed measurements have been determined based on the expected width of vehicles to be stored and to allow access to the doors of those vehicles (the current garage basically requires one vehicle to be against the wall and prevents access from the passenger side of that vehicle) on both sides.

Based on the location of the property line and for the purpose of this request, the proposed addition would be built no closer than 5' from the property line. My neighbor's home and garage are over 80' from the property line and his property is relatively flat, thus the proposed structure will not affect runoff from his property. Due to the slope of the property (my property slopes to the west), any runoff from my roof will not affect my neighbor. Gutters will likely be installed (if they become necessary) to prevent water from accumulating against the new foundation and to direct water away from my neighbor's property.

I have contacted a surveyor to lock in the location of the boundary in question. While here, I will have him prepare a survey showing the proposed changes and I will insert a Certificate of Survey with this request once this is complete.