

Item K

Zoning variance application

11 Raymond Heights.

Lucille Story: Owner

R-1/2 zone

Relief is sought from required front yard setback to allow a modest one story addition to the rear of the existing home. The portion of the structure requiring the variance represents a small triangular area of approximately 17 sf. where the addition joins the existing structure. The purpose of the addition is to provide a first floor bedroom and bath for the owner.

The closest part of this addition is 61.3 feet to the centerline of the street. The zone requires 65' so the request is for a 3.7 foot reduction in front yard setback. The existing building is 28.6' from the centerline of the street (32.7 feet closer to the centerline of the street than the proposed addition)

A portion of the existing structure which is within the footprint of the proposed addition, and which is of substandard construction will be removed as part of the work.

Proposed construction is conforming in all other respects.

Hardships cited in support of this application include:

1. The property is a legally existing non-conforming lot which consists of 7,901 sf in a zone where 21,780 are required .
2. The house is a legally existing non-conforming structure where the front yard setback to the centerline of the street is 28.6' where 65' are required. The existing right of way is extremely narrow: 20' where 50' are required.