



**Existing View: Front** 

**Existing View: Front** 



**Existing View: Rear** 

# Location Map Not to Scale

# **Proposed Rear Elevation**

**Existing Rear Elevation** 

**LIVING ROOM** 

**Proposed 1st Floor Plan** 

FOYER

Scale:  $\frac{1}{8}$ " = 1'-0"

Scale:  $\frac{1}{8}$ " = 1'-0"



# SCHENC

Site Plan Scale: 1" = 10'

# HOUSE N/F HALL LIBER 1575 PG 813 S39°04'10"E **EXISTING** SHED EXISTING FENCE TO **GRASS** N/F ULLIAN DOCUMENT # 02-2002-7640 EXISTING LOW CMU WALL EXISTING STONE PATIO TO REMAIN EXISTING LINE OF REQUIRED 10' **ASPHALT** SIDE YARD SETBACK PARKING AREA -PROPOSED EXISTING DECK ROLLING GATE -PROPOSED 1 STORY ADDITION **EXISTING 2** STORY FRAME DWELLING HOUSE GRASS 49.00' N39°04'10"W WALK

VERPLANCK AVENUE

# **Zoning Summary**

R1-5 (One Family) 6054-29-105838 Zoning District: Tax Map No.: 4,899 Square feet Lot Area: **Building Footprint:** 

891 Square Feet 140 Square Feet 1,031 Square Feet

Historical Overlay District:
Parking Overlay District:
Existing Use:

Single Family Residential Single Family Residential

## Parking & Loading

| Use & Parking Requirements    | Proposed Area   | Parking Requirement |
|-------------------------------|-----------------|---------------------|
| Single Family Residential     |                 |                     |
| 2 spaces per dwelling unit    | 1 single family | 2 Parking Spaces    |
|                               |                 |                     |
|                               |                 |                     |
| Total Required Parking Spaces |                 | 2 Parking Spaces    |
| Total Proposed Parking Spaces |                 | 2 Parking Spaces    |

- 1. The existing kitchen, due to its small size, has limited current usefulness and affects the future value of the house.
- 2. The required side yard setback is 10 feet
- 3. The existing side yard setback is 10.3' on the south side and 1.5' on the north side
- 4. The applicant requests a variance to allow an 8 foot deep kitchen addition to continue to follow the existing grandfathered setback of 1.5 feet at the north property line
- 5. Area Variance Factors
  - a. There will not be an undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the area variance;
  - b. The benefit sought by the applicant cannot be achieved by some method which will be feasible for the applicant to pursue but would not require a variance;
  - c. The requested area variance is not substantial;
  - d. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
  - e. The alleged difficulty is not self-created.

Variance Application
Sheet 1 of 1 - Site Plan

Scale:  $\frac{1}{8}$ " = 1'-0"