

Background on the request for variance:

Interpretation of the 4th requirement *“The plight of the landowner is due to circumstances unique to the property not created by the landowner”* is at issue.

I presented justification related to the 318 sq ft contributing structure being the circumstance unique to the property since it existed in the 1920’s, is considered a contributing structure to HPC, and due to height and length limitations cannot be used as a garage.

The Zoning staff reviewed my submission and also documented that reason on their staff report with feedback that the finding was met.

Some BZA Commissioners appeared to contest the findings giving a response on the denial as *“The footprint of the proposed garage is a circumstance created by the landowner and is not a circumstance unique to the property.”* No guidance was provided by the BZA Commissioners that reducing the size to 1000 sq ft would meet this requirement (due to the existence of the 318 sq ft structure), thus without a variance, I am limited to a 2 car 682 sq ft garage, since the existing 318 sq foot structure is not usable as a garage.

The 1120 sq ft proposed structure is related specifically to the requirement *“The applicant has established that there are practical difficulties in complying with the provision, that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.”*

This finding was also documented as being met on the Zoning staff report.

BZA Commissioners had inquiries directed at usage of both the existing 318 sq ft shed and also the proposed 1120 sq ft garage. The following is the comprehensive analysis that went into the footprint.

For reference, the relevant calculations are as follows:

	SQ FT
guideline limit	1000
existing shed	318
garage size limit without variance	682
Requested new garage size	1120
existing shed	318
total requested size	1438

I had worked with the builder and draftsman on many iterations of the blueprints. This design is considered a minimally viable plan to meet 5-core requirements, which are:

1. Ability to park vehicles in the garage
2. Ability to store trailer/boat and accessories
3. Ability to house a heated workshop to support home preservation work and woodworking hobby
4. Ability to access upper level from inside stairs (security and safety related)

5. Ability to enter/exit vehicles from within the garage (passenger/driver) including ramp access for wheelchair usage, especially during winter/spring months when snow and standing water exist

Supporting Details:

- The proposed structure has a 28' depth.
 - Stairs require 4.5'
 - Truck or trailer length is 22'
 - Provides minimum clearance of 1.5 feet between parked vehicle and staircase
 - Moving the staircase to west side of building will create clearance and access issues with parked vehicles, thus eliminated as an option to reduce footprint size.
- The proposed structure has a 40' width
 - West side of garage has a 3'10" clearance beyond the door (referenced on blueprint)
 - Vehicle requires a 3 foot clearance to enable passenger exit from inside the garage (see subsequent photos)
 - Vehicle (when parked in 2 car garage with other vehicle) is maximum 2 feet clearance from side of garage door
 - With ramp extended this provides just over a 2 foot clearance for exit from vehicle, with slightly more clearance depending on what is parked in the other stall
 - In east-side single car stall, there would be a 3'6" clearance. (note the shelves on blueprint are representative in nature, final determination on workbench and shelving will occur after project completion)



If the structure was reduced to 1000 sq ft, we would be resigned the following:

1. eliminate the internal staircase
2. Continue to unload wheelchair in ice/snow covered alley instead of being able to park in a garage and take a ramp alongside of it to the house
3. eliminate the workshop/space for trailer which would hinder ability to progress in the restoration of our home and leave trailer parked in front of our house on Summit for extended periods of time while completing project work in garage

Conclusion

We are requesting to build a new garage on our property to align with our current and future needs. We live in an historic home that presents its own challenges for the special needs we have and also into the future as we and our family continue to age. Building a new structure provides us the opportunity to design this structure in the most efficient way to meet those special needs.

We respectfully request approval for this variance for those reasons

Regards

Thomas and Kari Schroeder