

Zoning Board of Adjustment Application Statement

Property ID: 0283-0005-0000
Location: 101 Martha Terrace
Owner: Carrie Richesson
(LU-19-12)

The proposed use of adding an attached garage does not alter the essential character of the neighborhood, as the majority of the houses in this neighborhood have attached garages, many of which include more than ten percent building coverage. I have spoken with my neighbors closest to my house including those in view of my home, and they are all supportive of the proposed addition. Adding a garage to this lot does not cause harm to others or create a hazard and is likely to increase property values of surrounding lots. The structure will not cause storm water runoff onto adjacent property or streets, and it will not create any additional demands on municipal services.

The proposed placement is the only practical location on this lot for a garage without a request for additional variances and excessive costs for site work, which would cause additional impermeable surface for an extended driveway. Additionally, attaching the garage in the proposed location is more aesthetically appealing and consistent with the essential character of the neighborhood than another location on this lot. The side street Patricia Drive is not a through street, and it ends beside my lot in a circle drive for the house set just behind my lot. The homeowners of this adjacent property on Patricia Drive are in support of the proposed garage addition.

7-1-20 Statement Update

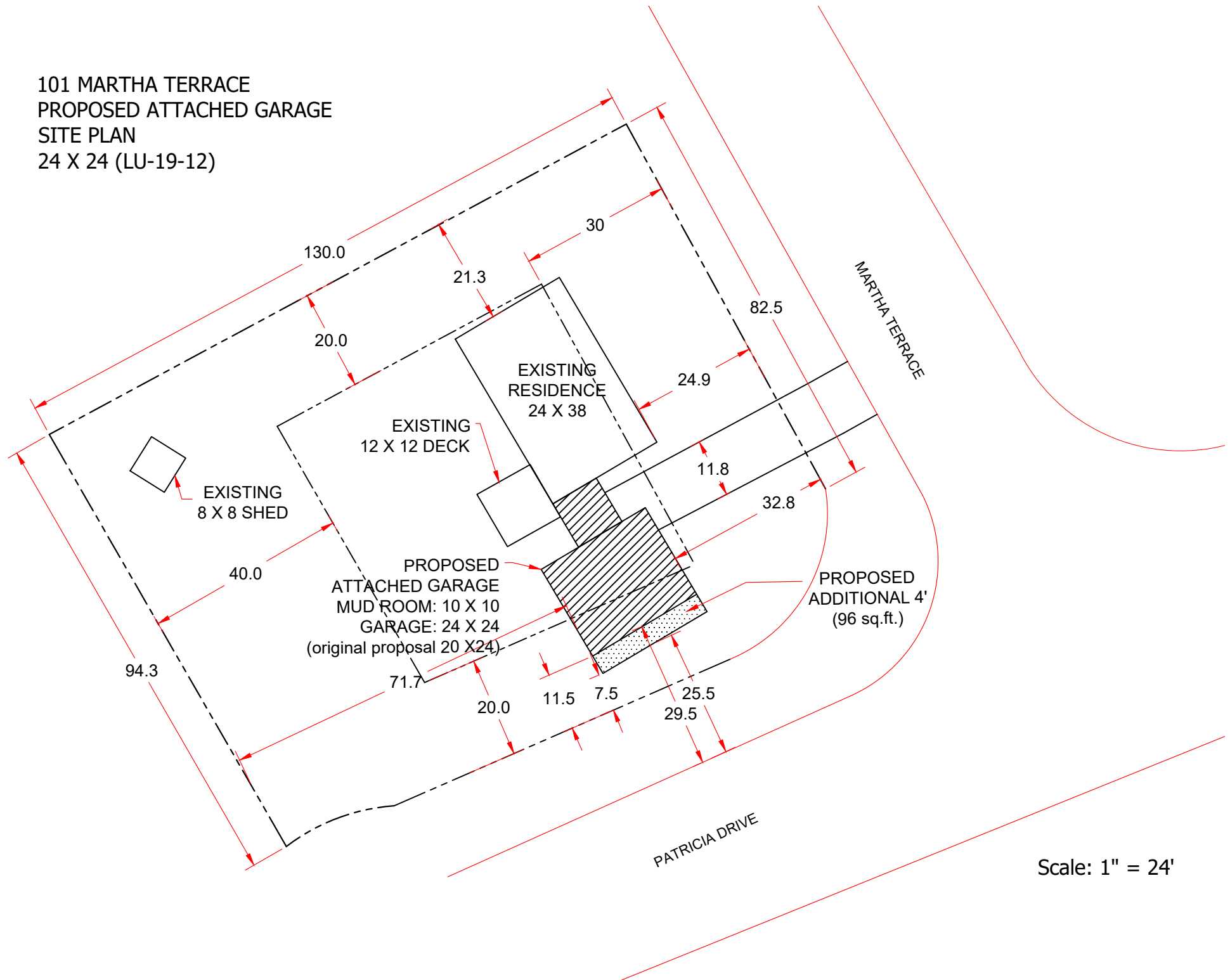
During the BOA meeting reviewing my previous application (LU-19-12, approved), it was noted that the orientation of the garage entrance might be better coming off Patricia Drive instead of Martha Terrace. The board agreed that this option would be acceptable moving forward and cited the option in the approved application.

As I got closer to construction it seemed like this option was the most logical way to go. Re-orientating the garage entrance would allow for a safer and more navigable approach. It would also save having to remove the mature oaks and pines from the southeast corner of the property. Additionally, all neighbors on Patricia Drive support the proposition.

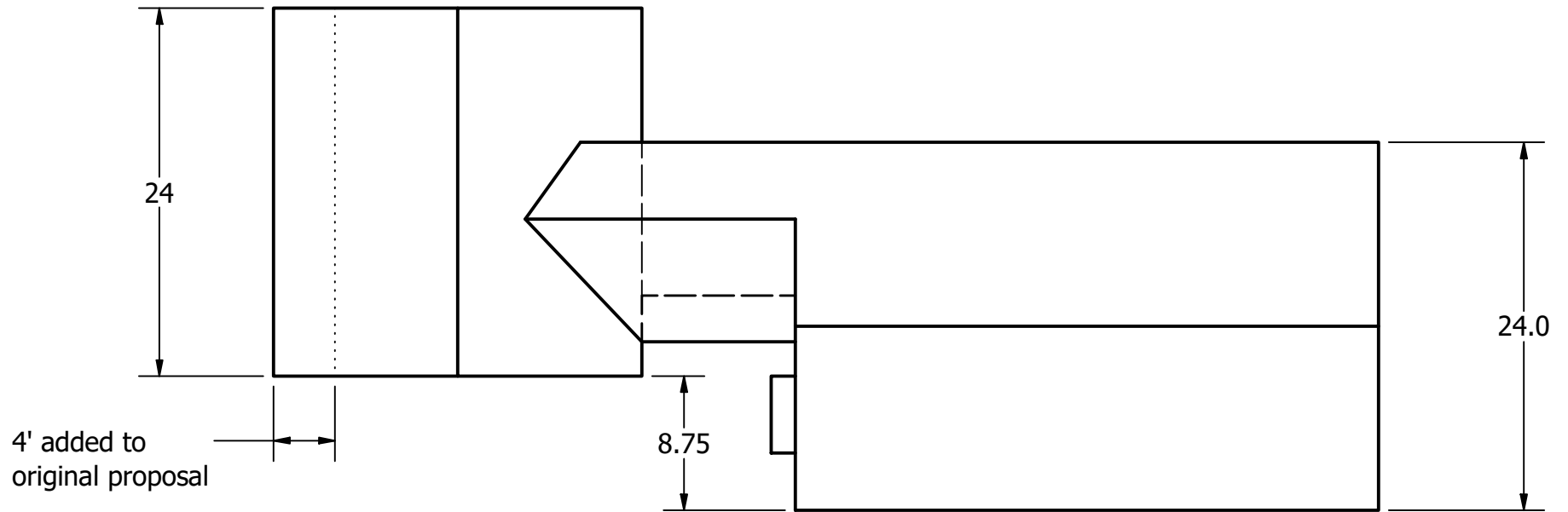
The only issue with the re-orientation is the 20' width (now depth) that was originally approved by the board. The 20' depth would barely be deep enough to house my approximately 19' long pickup truck. I am proposing to add an additional 4' to the Patricia Drive side of the garage making it more functionally practical at 24' x 24'. This 96 sq. ft. addition would change the property line setback from 12' to 8'. With this decrease there is still at least 26' from the garage to the road. This additional 4' (96 sq. ft.) would also increase the building coverage from 15.65% to 16.6%.

The 4' (96 sq. ft.) increase would allow the garage to be functional and would only slightly change the variance figures from the original proposal. The original justification above still applies to the increased footprint. I believe changing the garage footprint from 20 x 24 to 24 x 24 is a reasonable request for its purpose and is still in keeping with the neighborhood, the community and the spirit of the ordinance.

101 MARTHA TERRACE
PROPOSED ATTACHED GARAGE
SITE PLAN
24 X 24 (LU-19-12)

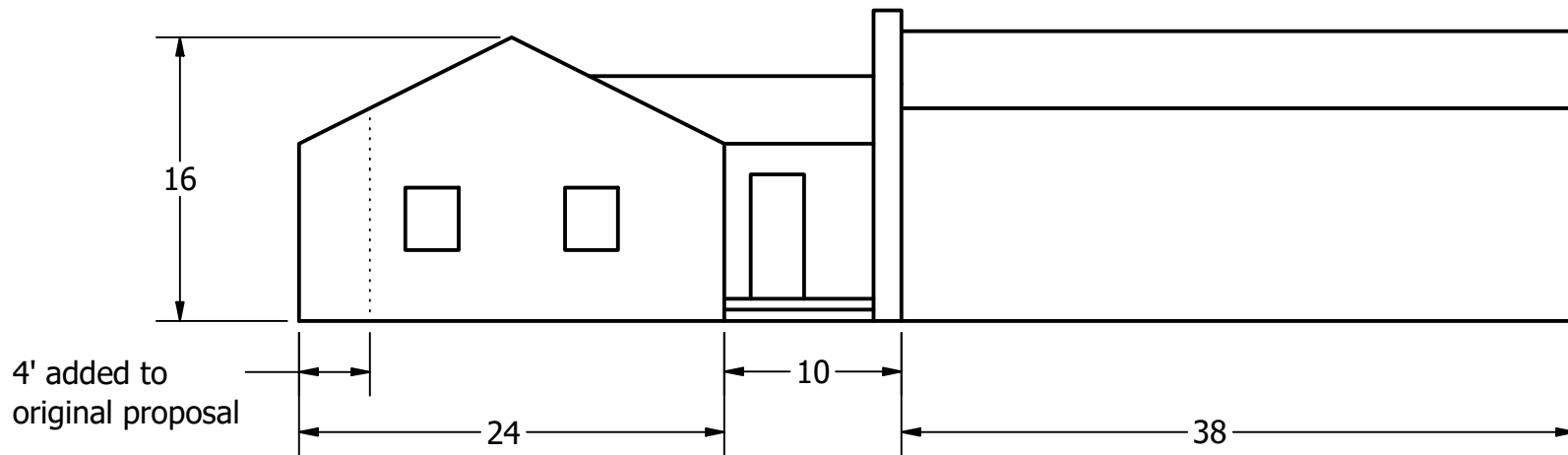


Scale: 1" = 24'



Plan View

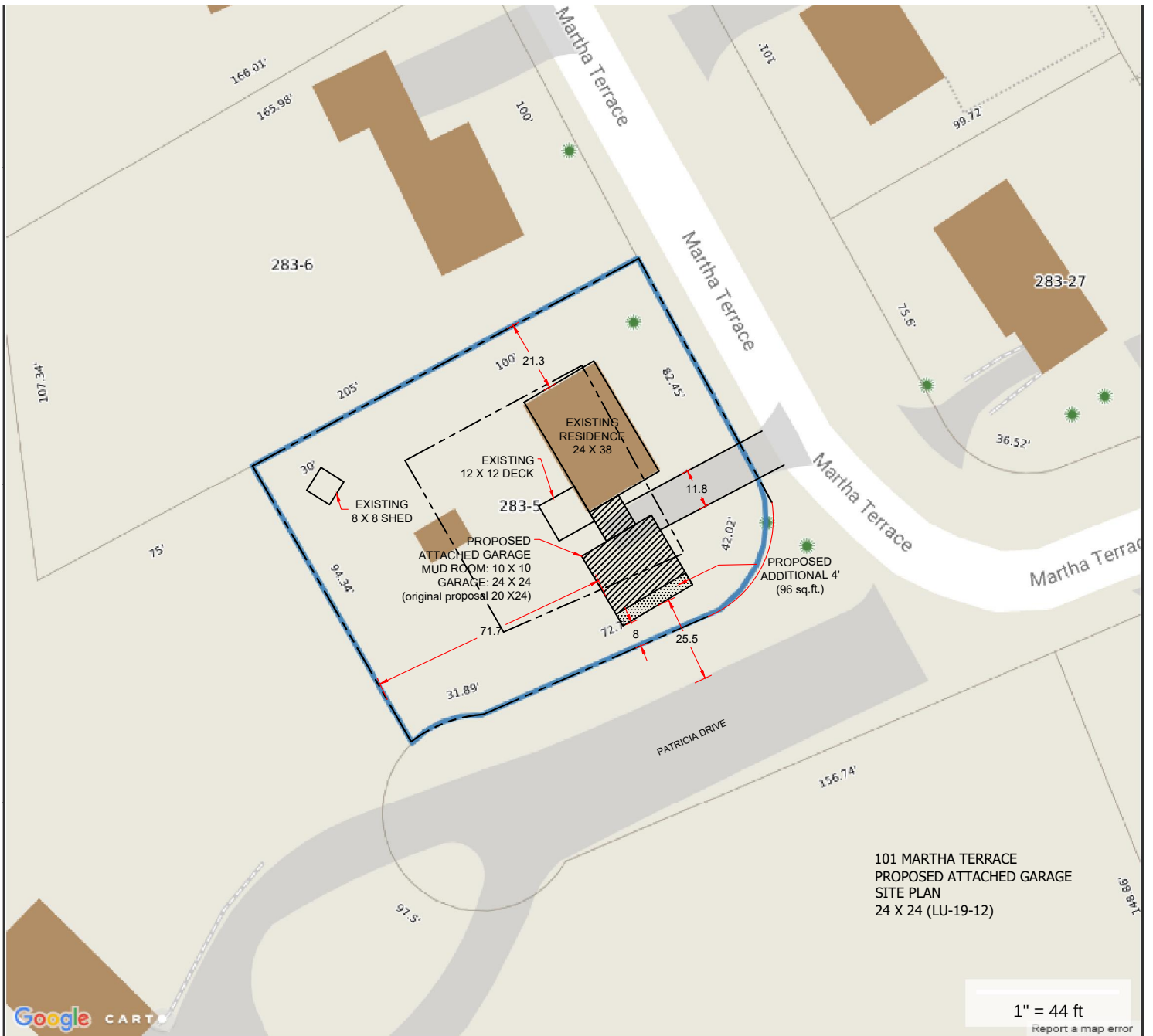
SCALE 3/32" = 1'



Front Elevation

SCALE 3/32" = 1'

101 MARTHA TERRACE
PROPOSED ATTACHED GARAGE
24 x 24 (LU-19-12)



Property Information

Property ID 0283-0005-0000
Location 101 MARTHA TER
Owner RICHESON CARRIE



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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Parcels updated 01/04/2018
Properties updated 05/09/2018



View from Martha Terrace



View from the corner of Martha Terrace & Patricia Drive



View from Patricia Drive



View of side yard



View from driveway



View from the corner of Martha Terrace & Patricia Drive