

Description of Work:

Upon approval, we would connect the front deck to the rear deck while extending the roof of the front deck along the southwestern side of the house. We would screen a portion of the Southwestern deck with doors for entry and exit. We would also convert a door to a window noted in the diagram on our house. Where possible we plan to re-use the existing substructure and our plans call to use the original layout of the deck.

Variances Required:

Lot Coverage – We are requesting to increase lot coverage to 31.04%.

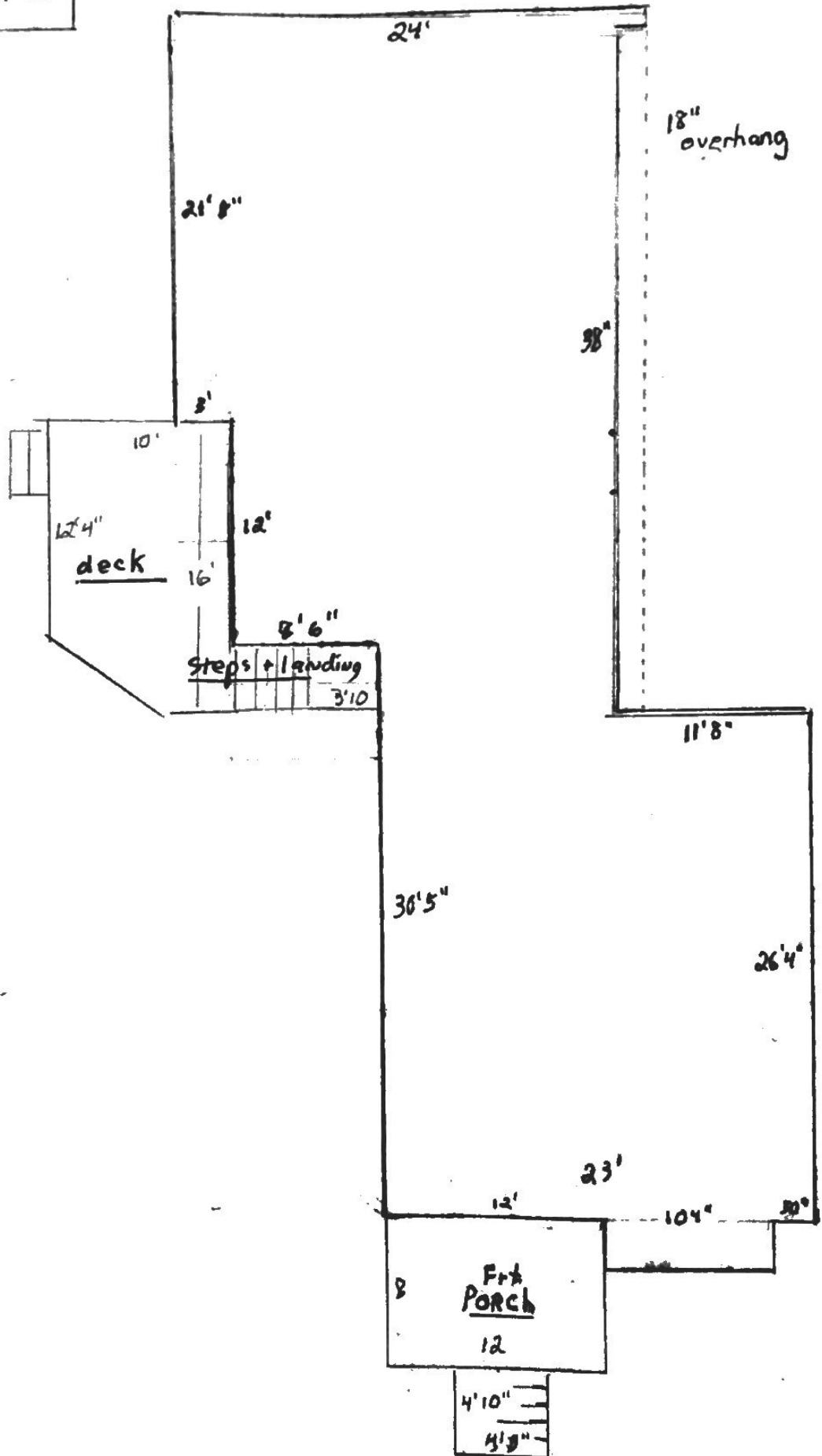
Front Yard(s) Setback – We are requesting relief from the 15' requirement for both of our front yards – Thornton and Stark. We live on a corner lot and the current setbacks from Thornton and Stark are 4'10" and 3'10" respectively from the existing deck and bump out structure. We would keep these existing setbacks.

Five Criteria:

1. The variance is not contrary to the public interest.
  - Connecting our existing front porch to existing back deck does not create any detriment to public health, safety, or welfare, or otherwise injure "public rights."
2. The spirit of the ordinance is observed
  - The spirit of the ordinance is observed, and this project will not alter the character of the neighborhood.
3. Substantial Justice is done.
  - The benefit to the applicant is not outweighed by harm to the general public as the general public is not harmed. To complete the work below 18" as is allowed by the existing zoning laws, would risk pooling of water to negatively impact myself or abutting neighbors.
4. The values of surrounding properties are not diminished
  - This project will not diminish the value of surrounding properties.
5. Literal enforcement of the ordinance would result in unnecessary hardship
  - Literal enforcement of the ordinance would require a stone patio in place of an elevated deck to remain below the maximum 18" structure height to conform with the 25% lot coverage requirement. This would cause pooling and water management issues due to the slope of the property and large clay deposits below the topsoil potentially resulting in water displaced into our neighbor's property. The Creek neighborhood has long contended with water displacement issues, and this project has sought to minimize those issues, while allowing our growing family to enjoy the outdoors comfortably.
  - The front yard setbacks were created after the completion of our home estimated to be in 1890. It would be impossible for us to improve the existing deck and access our home without relief.

Shed 8x10  
Not correct  
location

230 Thornton St.

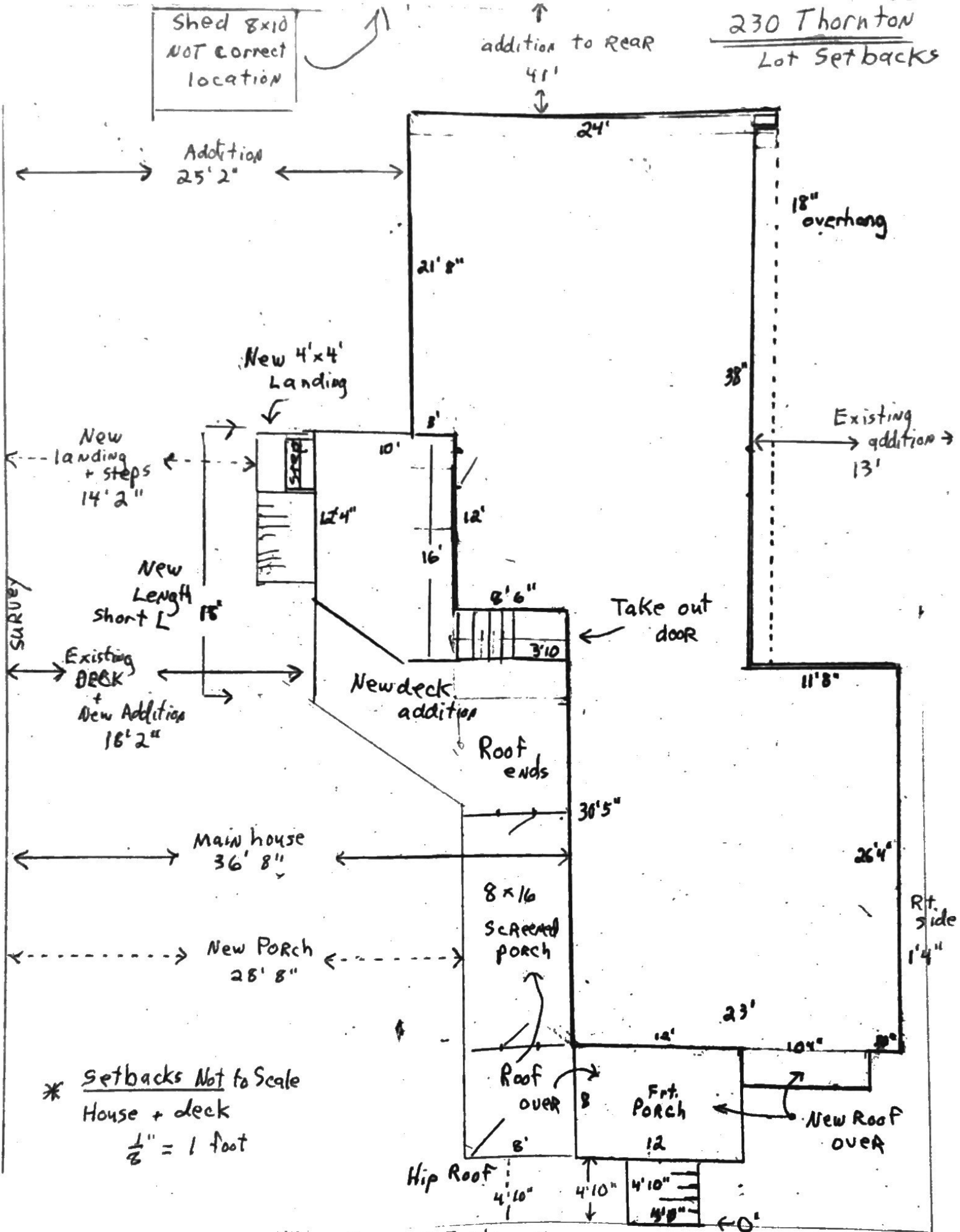




Shed 8x10  
NOT correct  
location

↑  
addition to REAR

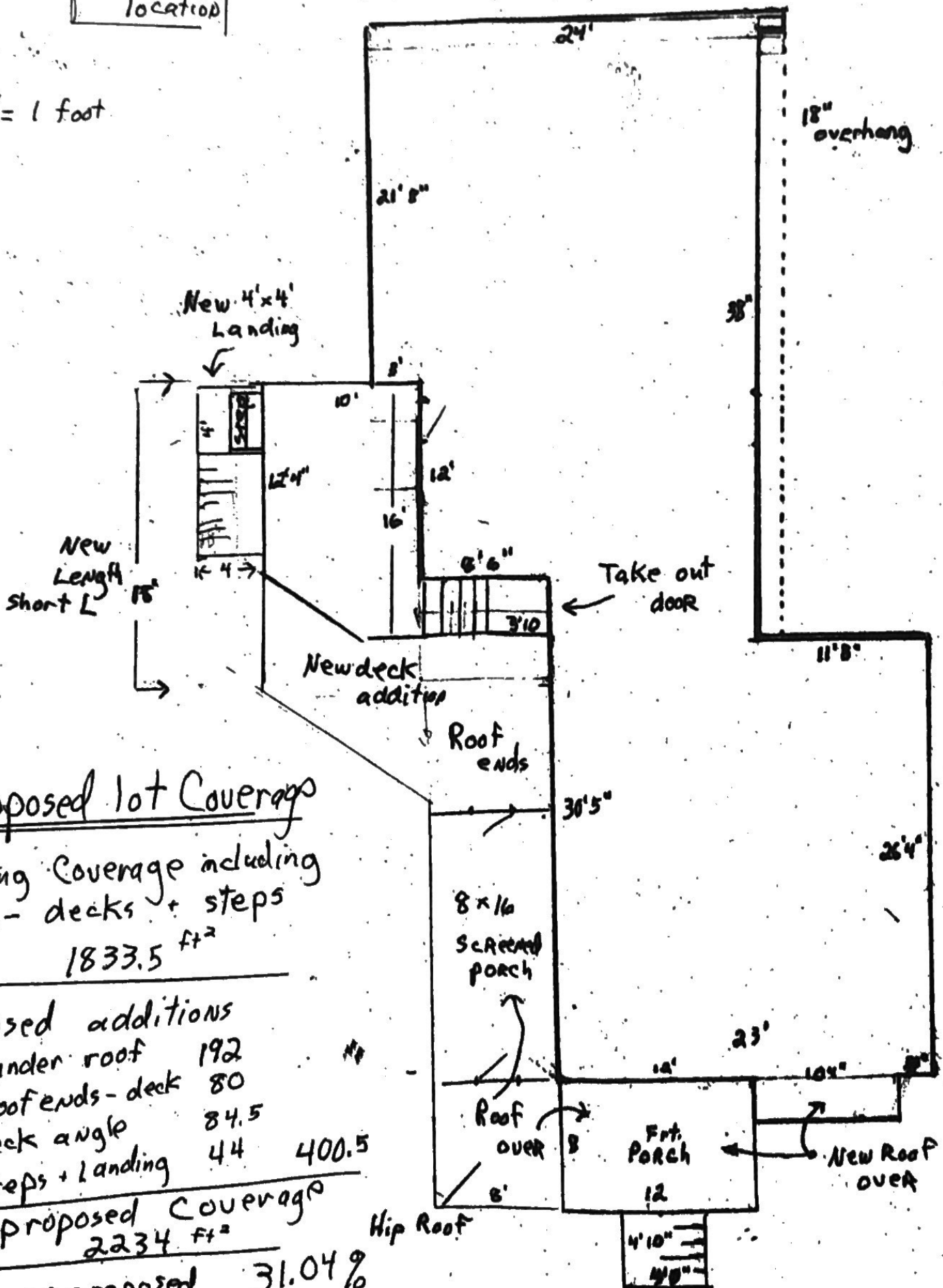
230 Thornton  
Lot Setbacks



8x10  
shed  
NOT correct  
location

230 Thornton St.  
proposed coverage

scale -  $\frac{1}{8}" = 1 \text{ foot}$



## Proposed lot Coverage

Existing Coverage including  
shed - decks + steps  
1833.5 ft<sup>2</sup>

Proposed additions  
under roof 192  
roof ends - deck 80  
deck angle 84.5  
steps + landing 44  
400.5

Total proposed Coverage  
2234 ft<sup>2</sup>

Coverage proposed 31.04%





