

Request For Variance

Property: 256 Wibird St

Owner: David Hudlin

Project: Construction of Detached Garage

Dear Board of Adjusters,

We respectfully request the following:

Description of Request:

We are respectfully requesting to construct a 18'Wx20'LX12.5'H detached garage on our property. Our property is a corner lot, with the principle structure on Wibird St.. Our secondary front yard is Orchard St.. Our existing driveway is on Orchard St. The proposed garage would be in the location of the existing driveway, set 15' back from the secondary front yard property line and 5' from the rear property line. This is the most logical location for the garage as the driveway exists in this location. The garage would have a wall height of 10', and a gable peak height of 15'. It would be wood construction, with clapboard siding, sidewall windows, asphalt shingles. We are not planning on upstairs storage.

Reason for Request:

We are a family of four and desire covered vehicle storage during the winter and additional general secured storage for various household items such as lawn/yard equipment, lawnmower, snowblower, bikes, tools, seasonal items etc. Our home was built in 1875, and like most older homes, we have very limited storage.

Variiances Requested:

1. Section 10.521 to allow **5'** rear yard where **12.5'** is required
2. Section 10.521 to allow **27.9%** building coverage where **25%** is the maximum
3. Section 10.571 No **accessory building, structure** or **use** shall be located in any required **front yard**, or closer to a **street** than the **principal building**.

5 Criteria Narrative:

1. 10.233.21 The variance will not be contrary to the public interest
 - a. Construction of a modest 18x20 Garage in a style consistent with the neighborhood and existing principle structure will not be contrary to the public interest.
2. 10.233.22 The spirit of the Ordinance will be observed
 - a. Yes, this request is in the spirit of the Ordinance. The intent is to not have the structure in the front yard. The rear yard is separated by a 6' privacy fence. The 5' setback will allow sufficient spacing between property lines for water run off and access for maintenance. There is significant air/space between the garage and the rear abutter's principle property of approx. 35'.
3. 10.233.23 Substantial justice will be done
 - a. Yes, substantial justice will be done. There is no harm to the public that is outweighed by benefit to us.
4. 10.233.24 The values of surrounding properties will not be diminished
 - a. The value of surrounding properties will not be diminished. The garage will be constructed in a style consistent with surrounding properties and will blend in with the principle structure.
5. 10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship
 - a. Literal adherence to the ordinance would result in unnecessary hardship. Our property is on a corner lot, with the principle structure located on Wibird St, which is 50 feet from the secondary front yard line (Orchard St), and our driveway is located on Orchard St (secondary front yard). Literal adherence to the ordinance would prohibit the construction/use of the garage because our accessory structure (garage) would be closer to our secondary front yard than our principle structure.

Photo #1: View of existing driveway/rear yard from Orchard St. Area of proposed garage.





Photo #2: View of principle structure/front yard from Orchard St



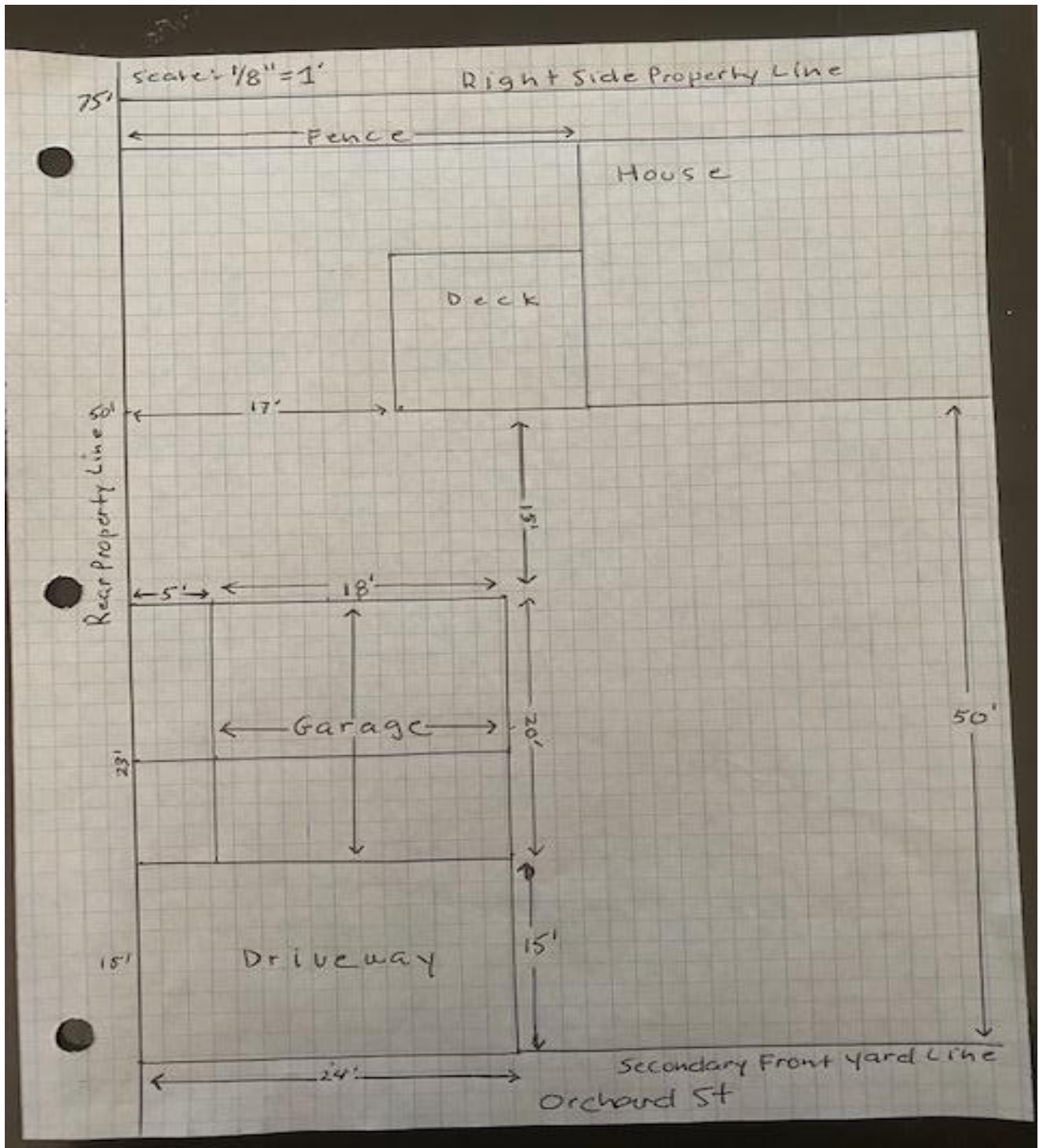
Photo #3: View of existing driveway/proposed garage area from Wibird St. Placement of garage would be between tree and lamppost.



Photo #4: View of existing driveway/proposed garage area from Wibird St. Rear abutter principle structure is approx. 35' from proposed garage.



Photo #5: View of principle structure from Wibird St. Structure located in far right side of corner lot. Distance to Orchard St secondary front yard line is 50'



Scale: 1" = 2'

256 W. Bird
Proposed Garage
Front View

Dimension: 18W x 20L x 15H

