

OCT 26 2017

1. Explain how the variance will not adversely affect the public health, safety or welfare.

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I am requesting a variance from the "In Fill" standards in 5.1.12. This standard calls for the proposed detached garage facing the side street (Stratford Ave) to be within the range of my house, which is 11.5' from my property line on Stratford Ave, and the house south of mine, which is 2501 Clarendon and approx. 15' from property line. I would like the proposed garage to set back from the Stratford Ave side property line 23'. Moving the proposed garage back by 8' ($23-15=8$) will not adversely affect the health, safety and welfare of the public. In fact, it will improve site lines, preserve green space and mature trees, and provide a more efficient use of the yard.

Safety will be improved as car drivers in the alley and on Stratford Ave will have better vision with the proposed variance. The public health and welfare will be improved as we will be able to maintain sufficient space to garden (herb, vegetable, and plants) in the SW corner of the yard. Health and welfare will also not be affected with the variance as three mature shade trees will not need to be removed or altered.

2. Explain how the variance will not alter the essential character of the general vicinity.

The neighborhood character will not be affected by the variance. The variance is for only 8', which allows for better vision down the Stratford Ave.

The neighborhood (Bon Air Subdivision) was developed in 1910 (house built 1926) and there are several older, dilapidated buildings in the area, including the existing garage that I plan to tear down. Furthermore, the variance allows us to reestablish the garden that has been in place for generations, dating back to Smith ownership (1965), if not before. Given the proposed garage aligns with two other buildings in the area (the house at 2501 Clarendon and a garage at 2506 Hawthorne), the positioning will seem natural from any perspective. Thus, the character will be enhanced by this variance.

3. Explain how the variance will not cause a hazard or a nuisance to the public.

There will be no hazard or nuisance due to the variance. The proposed area is safely away from the alley (25'), the neighbor's side yard (5') and the Stratford Ave (23') property line. There are no utilities in the backyard area. Sewer, electric, and gas services are in the front yard.

There will be more than sufficient vision for neighbors and car drivers. The neighbor's house south of us (2501 Clarendon Ave) is located approximately 5' from the side neighbor's yard, so the proposed garage will align with this house on the side yard.

4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

Moving the garage back 8' from the standards is not an unreasonable circumvention of the requirements. In fact, it improves the aesthetics of the neighborhood by allowing better site lines, larger green space, and preserves the mature trees.

Additional Consideration:

1. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity.

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NA. There are no special circumstances.

2. Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

Without the variance, the proposed garage would be in the middle of the yard and thus limit the opportunities for green space and gardening. Without the variance, we may also need to cut down at least one of the mature trees to erect the building and restore a garden.

3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?

No.

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