

# Agenda

City of Birmingham  
Board of Zoning Appeals

## **CITY COMMISSION ROOM – CITY HALL**

151 Martin, Birmingham, Michigan

April 8, 2014

7:30 PM

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1. Roll Call
2. Approval Of The Minutes Of March
3. Appeals:

	Address	Petitioner	Appeal	Type/Reason
1.	515 WESTWOOD	BOB STERN BUILDING COMPANY.	14-13	DIMENSIONAL
2.	2123 WINDEMERE	BLUE CHIP BUILDERS, INC.	14-14	DIMENSIONAL

4. Correspondence
5. General Business
6. Adjournment

NOTICE: Individuals requiring accommodations, such as interpreter services, for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 (Voice) or (248) 644-5115 (TDD) at least one day in advance of the public meeting to request mobility, visual, hearing or other assistance.

The public entrance during non-business hours is through the police department at the Pierce Street entrance only. Individuals requiring assistance entering the building should request aid via the intercom system at the parking lot entrance gate on Henrietta Street.

AVISO: Las personas que requieran alojamiento, como intérprete de servicios, para una participación efectiva en esta reunión deben comunicarse con oficina de la Secretaria Municipal al (248) 530-1880 (voz) o (248) 644-5115 (TDD) al menos un día antes de la reunión pública para solicitar audiencia visual, movilidad u otro tipo de asistencia. (Title VI of the Civil Rights Act of 1964).

La entrada pública durante horas no hábiles es a través del Departamento de policía en la entrada de la calle Pierce solamente. Las personas que requieren asistencia entrando al edificio debe solicitar ayudan a través del sistema de intercomunicación en la puerta de entrada de estacionamiento en la calle de Henrietta.

**BIRMINGHAM BOARD OF ZONING APPEALS PROCEEDINGS  
TUESDAY, MARCH 11, 2014**

Dept. of Public Services Meeting Room  
851 S. Eton, Birmingham, Michigan

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Minutes of the regular meeting of the City of Birmingham Board of Zoning Appeals ("BZA") held on Tuesday, March 11, 2014. Chairman Charles Lillie convened the meeting at 7:30 p.m.

**Present:** Chairman Charles Lillie; Board Members David Conlin, Thomas Hughes, Jeffery Jones, Vice-Chairman John Miller; Alternate Board Member Kevin Hart

**Absent:** Board Members Randolph Judd, Peter Lyon; Alternate Board Member Cynthia Grove,

**Administration:** Ken Cooper, Asst. Building Official  
Bruce Johnson, Building Official  
Carole Salutes, Recording Secretary

The chairman welcomed everyone and explained the BZA procedure to the audience. Additionally, he noted that the members of the Zoning Board are appointed by the City Commission and are volunteers. They sit at the pleasure of the City Commission to hear appeals from petitioners who are seeking variances from the City's Zoning Ordinance. Under Michigan law, a dimensional variance requires four affirmative votes from this board, and the petitioner must show a practical difficulty. A land use variance requires five affirmative votes and the petitioner has to show a hardship. There are no land use variances called for this evening. Also, appeals are heard by the board as far as interpretations or rulings. There are no interpretations on this evening's agenda. Four affirmative votes are required to reverse an interpretation or ruling.

**T# 03-13-14**

**APPROVAL OF THE MINUTES OF THE BZA MEETING OF FEBRUARY 11, 2014**

**Motion by Mr. Jones**

**Seconded by Mr. Miller to approve the Minutes of the BZA meeting of February 11, 2014 with a spelling correction.**

**Motion carried, 6-0.**

**VOICE VOTE**

**Yeas:** Jones, Miller, Conlin, Hart, Hughes, Lillie

Nays: None  
Absent: Judd, Lyon

**T# 03-14-14**

**1220 SMITH  
(Appeal 14-09)**

The owners of the property known as 1220 Smith request the following variance to construct a new house and detached accessory structure:

**Article 4, Section 4.03 (B)** requires the accessory structure be a minimum of the sum of the required side setbacks as determined in Section 4.67 (C) from a principal structure on an adjoining lot. The required setback for the proposed accessory structure on this lot is 14.0 ft. from a principal structure on the adjoining lot. The applicant is proposing 10.0 ft. Therefore, a variance of 4.0 ft. is requested.

The property is zoned R-3.

Mr. Cooper said if the applicant were to comply with the Ordinance he would have to be 8.06 ft. from the property line and that would make it difficult to get into the garage. Mr. Hart observed that the proposal actually improves the condition of the existing garage.

Mr. Conlin clarified that the proposed setback from the lot line for the new garage is 3.66 ft. In order to comply with the Ordinance the applicant would have to be 8.06 ft. from the property line. The petitioner maintains that he would not have adequate access/egress to his garage with the driveway coming in at that angle with the proposed house. The garage is 18.5 ft. in width which is pretty minimal. If there weren't the problem with the house at 1236 Smith the applicant could build 3 ft. off the lot line as opposed to 3.66 ft.

Mr. Miller noted the preferred condition in Birmingham currently is to have a front porch with the garage in the back. This petitioner is conforming. Mr. Cooper added that theme is very popular in that neighborhood. Mr. Hart said the 10 ft. dimension between accessory and primary structures came from a fire separation issue. Anything less than 10 ft. must have a one-hour fire rating.

Mr. Keith Camps, Marque Properties West, LLC, the petitioner, said if the 4 ft. variance to the required 14 ft. minimum is granted, the distance between the home at 1236 Smith and the proposed 1220 Smith garage will be 10 ft., thereby improving the current situation by approximately 7%. Literal enforcement of the 14 ft. minimum would result in unnecessary hardship for owners trying to back out of the garage.

No one in the audience wished to comment on this appeal at 7:45 p.m.

**Motion by Mr. Miller**

**Seconded by Mr. Hughes with regard to 1220 Smith, Appeal 14-09, to support the requested variance. He believes that the problem is not self-created; it is due to an existing house on the adjacent property. It is a unique circumstance. He believes that allowing this variance would do substantial justice to the neighborhood and that it would allow this residence to be built in accordance with the current zoning code and current intent of allowing or providing a garage in the back yard as opposed to a garage in the front yard, which was done on the adjacent property. Also, he believes that conformity would be unnecessarily burdensome to that situation. Therefore, he supports this appeal and would tie the motion to its submitted plans.**

**Motion carried, 6-0.**

**VOICE VOTE**

Yeas: Miller, Hughes, Conlin, Hart, Jones, Lillie

Nays: None

Absent: Judd, Lyon

**T# 03-15-14**

**639 BLOOMFIELD CT.  
(Appeal 14-10)**

The owners of the property known as 639 Bloomfield Ct. request the following variance to allow the construction of a new detached garage:

**Article 2, Section 2.08** of the Zoning Ordinance requires the maximum lot coverage to be 30 percent for this lot. The applicant is proposing 31.37 percent. Therefore, a variance of 1.37 percent is requested.

This property is zoned R-2 Single-Family Residential.

Mr. Cooper advised this is an existing house and no garage currently exists on the lot. The proposal is to locate a 20 ft. x 20 ft. garage in the rear yard. The proposed new garage will meet all setbacks and height requirements. It will have a low pitched roof with a dormer in front.

Chairman Lillie noticed the house encroaches on the neighbor's property. Therefore, it is existing non-conforming.

The homeowner, Mr. Bob Masone, spoke. His home was built in the 1920s and he is completely renovating it. He would like to have a 20 ft. x 20 ft. garage. His hardship is

that at 4,729 sq. ft. this is an undersized lot and if it were 6,000 sq. ft. he would be well within the 30% coverage limit. The previous owner built her fence on the neighbor's lot.

Mr. Miller observed that at a 20 ft. x 20 ft. outside dimension the garage is a challenge to get in two cars and a motorcycle.

There were no comments from the public at 7:52 p.m.

**Motion by Mr. Miller**

**Seconded by Mr. Jones to support the appeal at 639 Bloomfield Ct., Appeal 14-10. He believes that a variance in this case is due to the unique circumstance of the property. The size of the property is very unusual in relation to the entire surrounding neighborhood area. He believes that it would do substantial justice to the neighborhood to allow this garage to be built. It is a reasonable amenity in that area. The problem, he believes, it not self-created. It is due to platting that was done long ago and it would unreasonably prevent the petitioner from building this garage if this appeal is not granted. So again, Mr. Miller would support this appeal and tie it to the submitted plans.**

Chairman Lillie indicated he would support the appeal because he thinks this is a classic case of a unique circumstance with the lot being the only lot in the subdivision that does not meet the minimum buildable site standards.

Mr. Jones thought that having off-street parking for this house would do substantial justice to the adjoining property owners.

**Motion carried, 6-0.**

**VOICE VOTE**

Yeas: Miller, Jones, Conlin, Hart, Hughes, Lillie

Nays: None

Absent: Judd, Lyon

**T# 03-16-14**

**971 SMITH  
(Appeal 14-11)**

The owners of the property known as 971 Smith request the following variance to allow the construction of a new house and detached garage:

**Article 4, Section 4.69, C** of the Zoning Ordinance requires the distance between principal residential buildings to be 14.0 ft. for this lot; with 13.5 ft. proposed. Therefore, a variance of 0.5 ft. is requested.

This property is zoned R-3 Single-Family Residential.

Mr. Cooper advised the neighboring house is 3 ft. from the property line. Normally the applicant would be 9 ft. away but they are proposing to be 10.5 ft. to reduce the variance request. The house was renovated in 2003 and the new construction was held back 5 ft. from the property line to meet the setback requirements in 2003. The original part of the house on the first floor is 3 ft. from the property line, creating an issue with distance between structures.

Mr. Conlin summarized by saying the existing non-conformity was the original construction and all of the new construction conforms. The difficulty that is being presented to the proposed new structure is the non-conformity of the existing non-conforming structure.

Mr. Patrick Carolan represented Babi Construction, Inc. The existing foundation of the neighboring home is very old and 3 ft. off the property line. They are asking for a .5 ft. (or 6 in.) variance. They pushed the proposed house so that it would conform to the other side yard setback. In response to Mr. Conlin, Mr. Carolan said they looked at the possibility of building the house at 24 ft. width. However, it renders the footprint and the room dimensions almost useless. He concluded this house would be a huge asset to the street.

There was no one in the audience who wished to speak to this appeal at 8:05 p.m.

**Motion by Mr. Miller**

**Seconded by Mr. Hughes to support the appeal at 971 Smith, Appeal 14-11. He believes that the condition of the house being placed on this lot is due to the closeness of the adjacent house built in the '20s or '30s to the proposed property line. He thinks that is causing a unique circumstance which was not self-created and he believes that the proposed location and size of this house would do substantial justice to the rest of the neighborhood. Conformity would certainly be a burden to the owner to build this house. So, he supports the motion and would tie it to the plans as submitted.**

**Motion carried, 6-0.**

**VOICE VOTE**

Yeas: Miller, Hughes, Conlin, Hart, Jones, Lillie

Nays: None

Absent: Judd, Lyon

**T# 03-17-14**

**1421 STANLEY ST.  
(Appeal 14-12)**

The owners of the property known as 1421 Stanley St. request the following variance to allow for the expansion of the existing first and second levels of the existing residential structure:

**Chapter 26, Article 2, Section 2.08** requires a front yard setback of 31.86 ft. for this lot; with 31.30 ft. existing and 31.30 ft. proposed. Therefore, a variance of 0.56 ft. is requested.

This property is zoned R-2 Single-Family Residential.

Mr. Cooper advised this appeal was advertised for a variance of .56 ft. Then the owner made a design change which replaced brick with Hardi Plank siding. Now they are only asking for a variance of .35 ft. Therefore the revised description should read:

**Chapter 26, Article 2, Section 2.08** requires a front yard setback of 31.86 ft. for this lot; with 31.30 ft. existing and 31.51 ft. proposed. Therefore, a variance of 0.35 ft. is requested.

Mr. Miller received verification that the existing house as it sits is encroaching and that is what established the .35 ft. variance request.

Mr. Jeff Klatt, Kriger Klatt Architects, was present with the homeowners, Sarah and Justin Evoe. The practical difficulty exists due to the non-conforming condition which existed before the owners purchased the house. Also, if they are forced to push the second floor back, it compromises the structure and mechanicals. That is the reason they want to stack the second floor right on top of the first. Removing the brick and replacing it with siding reduces their request by about 3 in. because they are further back behind the setback line.

The chairman asked for comments from the public at 8:15 p.m.

Mr. Heinz Wolfsbecker, 1472 Stanley, indicated he has no objections to the small variance request.

Mr. Bob Koenigsknecht, 1429 Stanley, said the construction needs to be monitored so they don't have any negative impact from water drainage. Presently they get ponding at the back of their property. Mr. Johnson responded that now the Engineering Dept. does a thorough review of the drainage prior to the issuance of a Building Permit. Mr. Koenigsknecht added that the new addition will certainly add to the community and to the street.

**Motion by Mr. Miller**

**Seconded by Mr. Jones with respect to 1421 Stanley, Appeal 14-12. He would support the requested variance. He believes the problem here is certainly not**

self-created. It is due to the fact that there was an existing house in the '40s and they are building right along the front face of that house. It is a very minor encroachment. This is a very reasonable request, he believes, and he believes that improvement to this house would do very substantial justice to the neighborhood. Certainly, conforming to the zoning would be quite burdensome to the owner. He would tie that to the plans as submitted.

**Motion carried, 6-0.**

**VOICE VOTE**

Yeas: Miller, Jones, Conlin, Hart, Hughes, Lillie

Nays: None

Absent: Judd, Lyon

**T# 03-18-14**

**CORRESPONDENCE** (none)

**T# 03-19-14**

**GENERAL BUSINESS** (none)

**T# 03-20-14**

**ADJOURNMENT**

No further business being evident, the board members passed a motion to adjourn at 8:23 p.m.

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Bruce R. Johnson, Building Official

# **CASE DESCRIPTION**

## **515 Westwood (14-13)**

**Hearing date: April 8, 2014**

The owners of the property known as **515 Westwood** request the following variances to allow the construction of a first and second floor addition:

- A. **Chapter 26, Article 4, Section 4.69** requires the distance between principal residential buildings be 24.69' for this lot; with 22.25' existing and 22.25' proposed. Therefore, a variance of 2.44' is requested.
- B. **Chapter 26, Article 2, Section 2.06** requires a front yard setback of 37.97' for this lot; with 33.31 existing and 34.37' proposed. Therefore, a variance of 3.60' is requested.

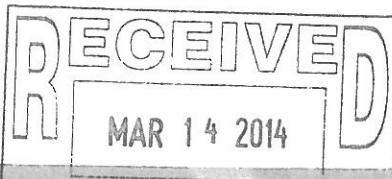
**Staff Notes:** This existing two story home with an attached garage was constructed in 1939. A portion of the existing front façade of this home has a partially non-conforming front setback. The owner is proposing to expand the first and second floor, add a porch, and enlarge the existing attached garage. The porch and garage additions comply with the zoning ordinance. The owner is proposing to stack a new second floor wall onto an existing non-conforming first floor wall. In addition, the owner is proposing to expand first floor living space into the front yard setback requirement, but less than the existing partially non-conforming front façade.

This property is zoned R-1 single family residential.

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Ken Cooper  
Assistant Building Official

3/17 - Deadline  
4/8 - BZA 7:30



Application Date: 3-14-14

Hearing Date: 4-8-14

Received By: BM

Appeal # 14-13

### Board of Zoning Appeals Application

Type of Variance: Interpretation \_\_\_\_\_ Dimensional ☒ Land use \_\_\_\_\_ Sign \_\_\_\_\_ Admin review \_\_\_\_\_

#### Property Information:

Street address: <u>515 Westwood</u>	Sidwell Number: <u>19-26-326-014</u>
Owners name: <u>Michael + Heather Dresden</u>	Phone #: <u>248-792-7655</u>
Owners address: <u>515 Westwood</u>	Email: <u>mdresden@dartappraisal.com</u>
City: State: <u>Birmingham, MI</u>	Zip code: <u>48009</u>
Contact person: <u>Ron Stern</u>	Phone #: <u>248-593-9191</u>

#### Petitioner Information:

Petitioner name: <u>Bob Stern Building Co.</u>	Phone #: <u>248-593-9191</u>
Petitioner address: <u>5745 W. Maple Rd #211</u>	Email: <u>RStarn@BobSternBuilding.com</u>
City: <u>West Bloomfield</u> State: <u>MI</u>	Zip Code: <u>48322</u>

#### Required Attachments:

- Original Certified Survey ☒ Original BZA application ☒ Letter of hardship or practical difficulty  
☒ 10 folded copies of the site plan and building plans (existing and proposed floor plans and elevations)  
Set of plans and survey mounted on foam board  
If appealing a board decision, a written transcript from the meeting is required along with 10 copies of minutes from any previous Planning, HDC or DRB board.

#### General Information:

Prior to submitting for a Board of Zoning Appeals review, you must schedule an appointment with the Building Official or a City Planner for a preliminary discussion on your submittal. The deadline is the 15th of the previous month.

The BZA review fee is \$310.00 for single family residential; \$510.00 for all others; and \$50.00 for the public notice sign.

Location of all requested variances must be highlighted on plans and survey. All dimensions to be taken in feet to the first decimal point.

Variance chart example:	Required	Existing	Proposed	Amount of Variance
	25'	24'	24'	1'

By signing this application I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.

Signature of Owner: \_\_\_\_\_

Date: 3/11/14

VC gone sign to Bob.  
BM

106165

# BOB STERN BUILDING CO.

## Remodeling • Design Studio

March 11, 2014

Birmingham Board of Zoning Appeals

Re: 515 Westwood, Birmingham, MI 48009

I, Ron Stern from Bob Stern Building Company on behalf of Michael and Heather Dresden of 515 Westwood, Birmingham, Mi 48009 submit the following hardship and practical difficulty for the proposed renovation to their residence:

### Variance #1

- a. The current 4 seasons room on the northwest corner of the house is a existing non conforming structure due to the rule that the distance between houses must be a minimum of 14' or 25% of the front lot line. Currently, the distance is 22.25', and the allowable distance is 24.69'.
- b. We seek to have a variance of 2.44' in order to rebuild this existing room in order to make it into a private office for Heather, who works full time, and most of the time at home.
- c. We propose to add a walk in closet the same size as the 1<sup>st</sup> floor office attached to the current master suite.
- d. The Dresden's have 4 children aging in range from 2 months to 6 years old. Heather currently does not have a private space in order to conduct her work, and this reworked space will give her the privacy that she is needing. Also, Michael will now be able to utilize this space for an at home office and be able to spend more time at home with his wife and kids.
- e. The walk in closet is needed because currently the master bath is a jack and jill bath connected to their daughter's room. We will be closing this off and taking the current walk in closet and adding that space to the master bathroom. This will give Michael and Heather a true master bath that many of their neighbors have, and give them privacy from their daughter. Their daughter will now use the hall hall bathroom with her brothers and new sister.

# BOB STERN BUILDING CO.

## Remodeling • Design Studio

### Variance #2

- a. The current kitchen is not large enough for this family of 6 plus their nanny. In fact there is no place for a table where the family can sit together for a meal. Both Michael and Heather are from Illinois and have parents and other family members that stay with them, and the current kitchen situation is beyond bad when this occurs.
- b. We propose to expand the kitchen and add a large island and space for a large breakfast room table that can accommodate this large family.
- c. Currently, the laundry room is in the basement, and with 4 kids the amount of laundry is a full time job by itself. We will be moving the laundry room to a mud/laundry room adjacent to the kitchen so that Heather does not have to continue to climb two sets of stairs in order to do the laundry.
- d. This new addition will be built on the southeast corner of the house, which is a corner lot at the intersection of Westwood and Pine. By taking the average setback from houses 200' on either side of 515 Westwood, the average setback is 37.97'. The current closest non conforming area of the front of the house is 33.31'. Our proposed addition will be 34.37'. We are seeking a variance of 3.60' in order to square off the house and stay behind the current non conforming area.
- e. The way the current house sits on the lot is on an angle, as well as an angle at the corner of Westwood and Pine. If this area was a perfect right angle, the setback would be permissible.
- f. There are no other houses that are affected by this addition.
- g. The addition is designed to keep the architectural integrity of the house and fit in with the neighborhood.

If you have any questions, please call me at 248-593-9191.

Thank you,

Ron Stern

# **CASE DESCRIPTION**

## **2123 Windemere (14-14)**

**Hearing date: April 8, 2014**

The owners of the property known as **2123 Windemere** request the following three variances to allow for the construction of a second level addition and install a basement egress window well:

- A. **Chapter 26, Article 2, Section 2.08** requires a front yard setback of 35.40' for this lot; with 34.80' existing and 34.80' proposed. Therefore, a variance of 0.60' is requested.
- B. **Chapter 26, Article 2, Section 2.08** requires a side yard setback of 5.00' for west side of this lot; with 4.80' existing and 4.80' proposed. Therefore, a variance of 0.20' is requested.
- C. **Chapter 26, Article 4, Section 4.30 (C. 4.)** allows window wells to project into the required side yard setback a maximum of 3.00' measured to the inside of the well opening. This lot's westerly side yard setback is required to be 5.00'; with 4.80' existing. Therefore, a variance of 0.20' is requested.

**Staff Notes:** This existing one story home with a detached garage was constructed in 1951. The owner is proposing to construct a rear addition, second floor addition over the existing first floor, a covered front porch, and a basement emergency escape egress window well. The rear addition and the covered front porch comply with the zoning ordinance. The owner is proposing to stack the new second floor front wall onto the existing non-conforming front first floor wall; stack the new second floor west wall onto the existing non-conforming west first floor wall; and is proposing to install a basement emergency egress window well to accommodate a planned basement renovation.

This property is zoned R-2 single family residential.

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Ken Cooper  
Assistant Building Official

Application Date: 3/17/14



Hearing Date: 4-8-14

Received By: BM

Appeal # 14-14

### Board of Zoning Appeals Application

Type of Variance: Interpretation \_\_\_\_\_ Dimensional ☒ Land use \_\_\_\_\_ Sign \_\_\_\_\_ Admin review \_\_\_\_\_

#### Property Information:

Street address: <u>2123 WINDERMERE</u>	Sidwell Number: <u>20-30-404-023</u>
Owners name: <u>BLUE-CHIP BUILDERS, INC</u>	Phone #: <u>248/894-8088</u>
Owners address: <u>3810 BURNING TREE DR.</u>	Email: <u>BLUECHIP13@COMCAST.NET</u>
City: State: <u>Bloomfield Hills MI</u>	Zip code: <u>48302</u>
Contact person: <u>BRAD MARTIN</u>	Phone #: <u>248/894-8088</u>

#### Petitioner Information:

Petitioner name: <u>BRAD MARTIN</u>	Phone #: <u>248/894-8088</u>
Petitioner address: <u>3810 BURNING TREE</u>	Email: <u>BLUECHIP13@COMCAST.NET</u>
City: <u>Bloomfield Hills</u> State: <u>MI</u>	Zip Code: <u>48302</u>

#### Required Attachments:

- Original Certified Survey ☐ Original BZA application ☐ Letter of hardship or practical difficulty ☐
- ☐ 10 folded copies of the site plan and building plans (existing and proposed floor plans and elevations)
  - ☐ Set of plans and survey mounted on foam board
  - ☐ If appealing a board decision, a written transcript from the meeting is required along with 10 copies of minutes from any previous Planning, HDC or DRB board.

#### General Information:

Prior to submitting for a Board of Zoning Appeals review, you must schedule an appointment with the Building Official or a City Planner for a preliminary discussion on your submittal. The deadline is the **15th** of the previous month.

The BZA review fee is **\$310.00** for single family residential; **\$510.00** for all others; and **\$50.00** for the public notice sign.

Location of all requested variances must be highlighted on plans and survey. All dimensions to be taken in feet to the first decimal point.

Variance chart example:	Required 25'	Existing 24'	Proposed 24'	Amount of Variance 1'
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By signing this application I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.

Signature of Owner: [Signature] Date: 3/15/14

106172  
Sign given to owner  
BM

March 17, 2014

Re: 2123 Windemere  
Birmingham, MI 48009

Dear Zoning Board Members,

***The proposed residential addition/renovation is contrary to the aforementioned Ordinance Code and requires Zoning Board of Appeals action for the following reasons:***

The variances we request are the following:

1. Egress window on the west side of the existing basement
2. Side yard setback on west side of existing house
3. Front yard setback.

We require a variance for an egress window and side yard setback due to the pre-existing non-conforming placement of the existing house. Our plan is to simply add a second story to the existing house and an addition to the rear. In doing so, we are not making the non-conforming any worse than it is currently on the first level. We propose our addition to the rear and the front porch meets all zoning setbacks. The egress window in the basement is a safety concern and not allowed in the front or on driveway side of house.

We require a variance for the front yard setback due to the fact that we are slightly below the average front yard setback within 8 house (4 houses west and 4 houses east). To make the home structurally sound, extend heat runs up through the existing first floor walls into the new second floor walls and for aesthetics, we ask that we receive a variance to simply stack the new second floor wall above the existing stud wall.

Thank you for your consideration,



Bradley J. Martin