

RIDER TO VARIANCE APPLICATION
Ann Armahizer
411 Victoria Street, Block 47, Lot 13

Request for “C” Variance Information.

2. In what manner does the strict application of the foregoing present practical difficulties and/or hardship?

My home currently has three bedrooms and only one full bathroom, which is located on the second floor.

I have been diagnosed with Stage IV cancer and would like to modify my home to include a full bathroom on the first floor so that it can better accommodate my current and future needs, as the access the second-floor bathroom may become increasingly difficult and, eventually, impossible.

The proposed addition is intended to improve accessibility, safety, and functionality, allowing me to remain in my home for as long as possible.

My mother, children, and grandchildren live nearby and regularly provide support and assistance. The proposed expansion would create additional functional living space that would make it easier for my family to spend time together and help care for me as my needs increase. Remaining in my home, surrounded by family and familiar surroundings, is very important to me during my treatment and as I face future health challenges.

The proposed addition will allow me to continue living in my residence while maintaining the character of the neighborhood and respecting the intent of the zoning ordinance.

3. What exceptional circumstances or conditions affect the site which are in support of the request?

My property is an existing undersized corner lot containing 7,500 square feet, whereas the zoning ordinance requires a minimum lot area of 9,000 square feet. As a pre-existing undersized lot, the property has a reduced buildable area when compared to conforming lots within the zoning district.

In addition, because the property is a corner lot, it is subject to front yard setback requirements along two street frontages. The requirement to maintain two 25-foot front yard setbacks further reduces the available building envelope and significantly limits the location and size of any additions or improvements to the existing dwelling.

These conditions are unique to my property and are not generally applicable to interior lots in the neighborhood, which are subject to only one front yard setback and typically have larger, more usable building areas. The combination of the lot's undersized nature and its corner-lot configuration create exceptional circumstances that restrict the reasonable expansion and modernization of my home.

As a result, the requested variance relief is necessary to accommodate the proposed improvements while respecting the existing development pattern of the surrounding neighborhood.

ZONING INFORMATION		ORDINANCE	EXISTING	NOTES	PROPOSED	NOTES
Lot: 13 Block: 47 Zone: R-3			PRIMARY STRUCTURE			
LOT AREA - Corner Lot		9,000 S.F. MIN.	7,500 S.F.	EX. N.C. U.L.	7,500 S.F.	EX. N.C. U.L.
LOT WIDTH		85' MIN.	150.00'		150.00'	NO CHANGE
LOT FRONTAGE			150.00'		150.00'	NO CHANGE
LOT DEPTH			50.00'		50.00'	NO CHANGE
BUILDING HEIGHT		35'-0" MAX.	±25'-7"		±25'-7"	NO CHANGE
FRONT SETBACK		25' MIN.	19.2'	EX. N.C.	19.2'	NO CHANGE EX. N.C.
FRONT SETBACK (corner lot exterior side)		25' MIN.	21.6'	EX. N.C.	14.7'	VARIANCE REQUESTED
SIDE YARD SETBACK		8' MIN.	4'-0"	EX. N.C.	4.5'	VARIANCE REQUESTED
REAR SETBACK		35' MIN.	97'.6'		87.5'	
IMPERVIOUS COVERAGE - S.F.						
BUILDING COVERAGE			1,182		1,587	
GARAGE			663		663	NO CHANGE
CONCRETE SIDEWALKS			662		445	
GRAVEL STONE DRIVEWAY			352		352	NO CHANGE
TOTAL			2,859		3,047	
		30% MAX	38.1%	EX. N.C.	40.6%	VARIANCE REQUESTED

NOTE ABBREVIATIONS:

EX. - EXISTING

N.C. - NON-CONFORMING

U.L. - UNDERSIZED LOT