

Planning Commission/Matt Tucker

Letter of Intent

Garage replacement at 1901 West Lawn Ave.

This letter serves as notice that, I, Hans Hinke, the home owner at 1901 West Lawn Ave, intend to replace my 1920's era single car garage with a modern 2 car garage with loft above. I am acting as owner, designer, and builder of the proposed replacement.

Existing Conditions: Single family residence and detached one car garage, zoned TR-C2. The parcel is on a street corner with Monroe commons (zoned PD tiff district 33) across Harrison st, TSS parcels to the south, and TR-C2 single family residences to the west and TR-C3 single family residences to the north (across West Lawn Ave.)

Special Conditions: The existing garage was built with the house in the mid 1920s and is in need of repair. As the commercial spaces to the south have modernized over the years, the grade has increased to the south of my garage on the order of 3 ft, none of the soil from the grade raising on these commercial properties (notably 1904 Monroe) has been permitted with any grading easements onto my property or the property of 1905 W. Lawn. None of the soil from the grade raising has been retained by the party raising the grades with retaining walls either. As a result of these grade alterations over time, a couple of feet of soil has spill over the lot lines the south and western walls of my garage are partially underground, which has rotted the wood, and soil pours into my garage during rain events. At the time of garage construction, the slab on grade is believed to have had a reveal above grade of 6-inches.

I do not intend to sue or negotiate damages with the owner of the subject commercial property, as he is a neighbor and a friend, but I would like to take the opportunity to modernize and improve my garage if I have to replace it anyway.

Proposed Uses: replace 216 square foot single car single story garage with 576 square foot 2 car, single story garage with loft space.

Conditional use request: My parcel is in the new TR-C2 zoning, and the properties to the south are in the Monroe Street TSS district. In the TR-C2 zoning as I understand, accessory buildings are allowed to be up to 576 square feet, though an additional standard was added to relate the square footage of all accessory buildings on a property to the size of the parcel. My parcel is 5230 square feet based on city assessor's records which would limit the size of the accessory building to 523 square feet. This letter of intent is a request to exceed the 10% rule via conditional use permit to be allowed to construct the building up to the TR-C2 typical 576 square feet. The proposed structure would occupy 11.0% of the lot area. Based on precedence of previous and recent conditional use permits in the neighborhood (e.g. 2154 W Lawn Ave.), exceedance of the 10% have been allowed (in the case of 2154 W. Lawn, 11.5% was approved)

Lot coverage: current is 23.2%, proposed is 30.0%, max per code is 75%, as such usable open space remains adequate. The rear yard is over 50 ft wide and as such this 24 ft wide building will not cover more than half of the rear yard.

Setbacks: The lot is a corner lot, the proposed building will maintain 3 ft required from side and rear yard, and will be 18 ft off of the sidewalk on Harrison St, the adjacent TSS building (1902 Monroe, Harrison entrances) has walls abutting the sidewalk with zero setback.

Visually: The proposed building will be constructed with siding, roofing and trim to match the color and style of the existing residence. The larger garage will also help adjust the awkward mass and height step from the current 216 square ft single story garage to the neighboring TSS zoned 1902 Monroe building across the lot line at minimum setback which is 3 stories, has a footprint of 3,923 square feet and occupies 78% of the lot area.

Height: the Building height for accessory building of 15 ft above existing grade will be complied with, it is noted that the garage floor of the proposed building will be 2 ft lower than the existing, such that the steep driveway is flattened. There have been several cases of unoccupied cars parked on ice on the current steep driveway that slide into the sidewalk and/or street at night, this lowering is to mitigate this safety hazard to the public. The height of the proposed garage is significantly lower than the residence on the lot, and the adjacent 3 story mixed use development.

Schedule: We intend to start demolition and construction in April 2015, as soon as conditional use permit is granted and the weather is favorable for soil excavation and concrete placement. We intend to complete the construction and occupy the building by the end of summer of 2015.