

This application represents a request for a conditional use permit to construct a 756 square foot (28'x27') garage at 3637 Dawes Street. The garage will be designed to provide two parking stalls and accommodate our storage needs. 3637 Dawes has a 60'x127' (7,560 s.f.) lot and a post-war single story ranch home located within a TR-C1 Traditional Residential – Consistent District 1. Under this zoning classification, the maximum size of an accessory building, such as a garage, is 576 square feet. This size allows for a typical 24'x24' garage.

The current 24' by 24' garage sits only six feet from the rear of the house. This does not allow parking for two vehicles in the garage, because the garage overlaps the rear of the house. We plan to demolish this garage and build a larger 28' x 27' foot garage to replace it. The proposed garage will be four feet wider, three feet deeper, and only eight inches taller than the maximum permitted garage in our zoning district. The garage will have a side yard setback of four feet, and a rear setback of seven and a half feet. The larger rear setback is to accommodate the required setback from the MG&E lines that run along the rear property line. The maximum lot coverage for all accessory buildings in our zoning district is 10% of the lot area, or in our case 756 square feet. The new 28' by 27' garage will not exceed this standard.

We have owned this home since 2004. Over the last several years, to accommodate our growing family, we have made significant investments in the home. We have remodeled a bath, remodeled the kitchen, remodeled the basement including the addition of a bedroom and full bath, installed a new furnace and high efficiency a/c unit, installed a new roof, and insulated the attic. We remain committed to the home and neighborhood, because its location allows us to bike to work, walk to the supermarket, and it is close to schools, parks and other amenities.

There are two main reasons we are seeking the CUP: 1) The larger garage will accommodate parking for two vehicles (the current garage only offers one parking stall); 2) The larger garage will accommodate storage for items such as our kayaks, bicycles, stroller, children's toys, lawn mower etc. The alternative way for us meet these needs would be to construct a 576 square foot garage and a 180 square foot storage shed. The combined area of these two buildings would be 756 square feet. However, we believe that consolidating both parking and storage in a single structure will be more efficient, less costly, and ultimately be more attractive than having a garage and separate storage building.

We do have a maple tree in our back yard. As we began planning the project in 2014, we engaged Sean Gere, a professional arborist, to provide an evaluation of the tree and how we might pursue the project without damaging the tree. Unfortunately, his assessment of the tree was that it is diseased. The rear portion of the tree was showing signs of significant distress during the 2014 growing season. Leaves on that portion did not emerge in 2014. His estimate was that the tree will continue to deteriorate in the next several years and that it should be removed, regardless of the project plan. We will plant an appropriate replacement when the project is complete.

We have shared our plans with our neighbors on each side, behind us and across the street. Those that we were not able to talk to were provided a copy of the site plan and a narrative explaining the project. None of the neighbors has expressed any concerns. On February 10, 2015, we presented our plans to the Eastmorland Community Association. Members of the association were supportive of the project.