

PROJECT DESCRIPTION:

We are requesting to remodel the existing structure built in 1949. The rehabilitation process will leave 30% of the original home. The area of the original home retained is shown on diagram 39.200 (attached to narrative). The areas of the home that will not be retained, mainly add-ons to the original structure, will be removed. The 60 lineal' of original wall and 262 square' of roof will be assessed and repaired as needed. We will also re-sheathe the roof and exterior walls and install new roofing and siding to match the addition. We anticipate replacement of all electrical and plumbing in the existing structure, due to the age of the dwelling. The remodel project will bring the existing structure up to current building code. The current on-site septic system has been deemed un-repairable due to poor soil conditions. An easement will be obtained on the adjacent lot to the south of the subject lot to install a new septic system. A letter of intent by the adjacent property owners to create the easement has been included. Because of the current setbacks in the Pleasant Home Rural Center (PH-RC), the proposed remodel will require a Type III variance to reduce the allowable setbacks MCC 39.8215.

- i. The need for a reduction in the setbacks was caused when an easement for Dodge Park Avenue reduced the property size to a depth that makes any improvement impossible with current setbacks. This circumstance would apply to all adjacent residences south of Dodge Park Blvd. should they want to make any improvements that increased the footprint of the current homes. All residences affected were in place prior to the formation of the Pleasant Home Rural Center setbacks. Thus, the circumstance that applies to the subject property, that does not apply to the adjacent residences is the proposed improvement to make the home habitable which requires setback compliance or an approved variance. MCC 39.8215 (A)
- ii. The circumstance that caused the property size reduction and the need for a variance was not of the present property owners making. The current homeowner's deed was recorded 19DEC2017, after the formation of the Pleasant Home Rural Center and its development standards (MCC39.4525) which set minimum yard dimensions of 30' – front, 10' – side, and 30' rear. The property depth is 40' front to back. Although the property reduction from the Dodge Park Blvd. easement reduced the front yard of the property, the formation of the PH-RC created the need for the variance. MCC 39.8215. (B)
- iii. A practical difficulty to the property owner exists in that the current dimensional standards exceed the lot's depth. A hardship has been created on the homeowners because they are unable to reside in the home until the home has been rehabilitated. Rehabilitation requires a setback variance. MCC 39.8215 (C)
- iv. An authorization of the proposed setbacks will not be materially detrimental to the public welfare or injurious to property in the vicinity or the base zone in which the property is located because the adjoining properties are currently being used as single-family dwellings as well and maintain setbacks similar to those requested. MCC 39.8215 (D)

- v. The variance requested is the minimum necessary variation from code requirement to provide a habitable residence that meet the property owners needs. MCC 39.8215 (E)
- vi. No negative impacts are foreseen in the approval of the proposed variance. The proposed plan meets setback standards on both sides (East and West) where the closest residences are. The front (North) setback variance we are requesting faces Dodge Park Blvd. with 20' easement. We have mitigated the conflict of the rear setback with the proposed remodel plan. The current home footprint is 1.5' from the rear property line. The proposed plan expands that to 6.5' from the rear property line. Light and sound conflicts do not exist due to a dense row of 20' high arborvitae between subject property and the property to South. MCC 39.8215 (F)
- vii. The variance is in support of the lawfully established use of a single-family dwelling. MCC 39.8215 (G)

A Lot of Record Verification will accompany the project request. The deed of sale dated 4 February 1948 had been located and we have included the chain of titles for the subject lot. MCC 39.3005 and MCC 39.3120.

In closing, this project will rehabilitate a currently inhabitable residence. It will also greatly improve the appearance of the small neighborhood. It will provide housing for a single family on land that is currently unoccupied.

Thank you for your consideration,

Jeff Waldien
American Excavation & Construction