

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 the site plan. 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, 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 make any improvement impossible with current setbacks. MCC 39.8215 (A)
- ii. The circumstance that caused the property size reduction was not of the present property owners making. MCC 39.8215. (B)
- iii. A practical difficulty to the property owner exists in that the current dimensional standards exceed to lot's depth. 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. 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