

Statement of Practical Difficulty

To Members of the Zoning Board:

I am requesting a variance on behalf of the Owner to allow construction of a three-car garage.

Non-conforming properties permit up to 40% rear yard for pavement with a maximum of 700 sq. ft. We exceed this by 70 sq. ft., which is 49% pavement coverage. We, therefore, are requesting a variance of 70 sq. ft. of pavement coverage.

The reason to construct a three-car garage is to accommodate the tenants of the multi-family home. The tenants are better served with more cars in an enclosed garage than being left in the open. The granting of this request will not change the character of the neighborhood, nor will it suffer a substantial detriment because of the variance. This also will not have any negative effect on the delivery of governmental delivery systems.

To construct this garage, a variance is needed. The garage meets the City Zoning Requirements but cannot be constructed unless we are granted the variance.

It is our hope that the Members of the Zoning Board will vote favorably for our request. Thank you.

Respectfully submitted,  
Eli Mahler  
Registered Architect 3938