

Justification / Compatibility Statement

A. The irregular shape of the subject property imposes restrictions resulting in a parcel that is smaller than most of the adjacent and surrounding properties in the community. The configuration of the lot further inhibits the proposed garage to be attached to the existing home thereby allowing the required maneuverability required for access in and out of the existing driveway. Lastly, an attached garage addition would create tandem and/or stacked garage spaces; which does not render practical or prudent for accessibility.

B. The wide variation in lot sizes, resulting in the subject property being smaller than the average was not self-imposed.

C. Without the granting of this variance, the property owners are unable to create additional parking spaces for their children whom are now licensed drivers and will be forced to park in the street which is disallowed by the Homeowners Association.

D. The proposed detached garage addition will be in keeping with the architectural integrity of the home and with the high quality of architecture and landscaping in the community. Additionally, the proposed addition is located directly adjacent to the community tennis court and does not create a visual impact due to the reduced setback of 7'-0 in the north side yard. The owner has provided a letter of support from the Association, as well as signatures from homeowners within Avalon Grove.