



**atmosphere**

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## **4040 W McLellan Rd Lot #18**

We request a variance for construction permit PMT22-17870 to allow an addition to be built.

The irregularly shaped lot is thinnest on the north, and per §11-2-3K 1 the front of a lot is the narrowest dimension of the lot with street frontage. This lot has two street facing sides, a very thin side and a long side. The house was built with the primary facade facing the long side on the east.

The orientation of the house makes the west side of the lot effectively the backyard. Due to the irregular shape of the streets in this division, backyards of one house often abut side yards of other houses.

The site is zoned RS-35.

§11-5-3B(2)iii(6) allows that, in RS districts only, enclosed livable rooms may encroach up to ten (10) feet into a required rear yard for up to one-half ( $\frac{1}{2}$ ) the width of the building, provided a minimum of ten (10) feet remains between the building face and the rear property line.

Because this irregularly shaped lot is so narrow in the front, creating an addition that is  $\frac{1}{2}$  the width of the building is challenging. If this were a standard square lot a similar encroachment would be allowed by code.

We request a variance to allow this addition to encroach into the rear yard 15'-6". It is still 14'-7" from the rear fence. Other homes in the neighborhood, on lots 11 and 19, have buildings about 15' from their rear walls. Lot 4, which has a similar long side and short side but building facade is along the long side, an accessory structure only 6' from its rear wall.

The HOA has approved the design of the addition, see the attached email.

Letters will be sent to all homeowners within 150' to ensure the neighborhood is fine with the variance.