

We would like to formally request a variance for our permit (ZP #: 22-148 for 203 South Cove Road) which was denied on May 24th , 2022.

The property is in residential zoning district WRL (waterfront residential – low density). It is a one story ranch house with attached garage built in 1962. The goal of the permit request was to replace the existing garage with a new two story structure that includes the garage and increased living space above and alongside the garage, including mudroom, bedroom/bathroom and storage.

There are a couple of regulatory provisions cited in the denial:

1. Table 4.4.5-3 Residential District Dimensional Standards
2. Section 5.3.5: Non-conforming structures (a) Changes and modifications
3. Section 6.2.2 Review Standards (h) Building location and orientation

Our response to #1: There are unique physical circumstances based on our location on South Cove Road. The residential district dimensions note that front setback be the average of 2 adjacent lots on

both sides. However, two of our adjacent neighbors have the two largest setbacks on South Cove Road due to the shape of their lots at the curve of the road. One neighbor in particular has a driveway that extends to the lake, making their particular distance an outlier in the overall neighborhood. Finally, the last lot is not yet developed, so there is no additional 'normal' figure to amend the average setback.

Relief requested: To include multiple properties beyond our 4 neighbors, including those across the street, to arrive at a more fair setback figure for our street. (Just a few that are as close or closer to the road are the following: #140, 150, 170, 177, 169 and 228).

Our response to #2: We do not believe our proposed renovation would be a nonconforming structure as we are proposing to develop substantial living space above the garage, which would include bedroom/bathroom. Additionally, our current first floor footprint also includes non-garage space, including a mudroom and storage. We also feel that this modification would be compatible with the character and scale of surrounding homes in our neighborhood. In fact, a significant percentage of the properties on South Cove Road include garages that are in front of the principal structure.

Relief requested: To consider the proposed renovation a conforming structure as it is not principally a garage, but rather an expansion of primary living space.

Finally, this would not have an undue impact on our neighbors. We have spoken to all of our direct neighbors and many more in our neighborhood, who are in favor of our plans and are willing to give this approval in writing. A larger scale project which would lead to demolition to the back of the house and reconfiguring our current living space- should this more modest project be declined- would likely take much longer and be more disruptive to the neighborhood.

Thank you for your consideration,  
Stanley and Christine Weinberger