2022-0176-A

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OFFICE OF
ADMINISTRATIVE HEARINGS

MOTION FOR RECONSIDERATION

To the Administrative Hearing Department,

My client and I would like the Judge to reconsider their decision to "deny" my client's variance request. The reason being, is that the Petitioner (my client) will experience a practical difficulty or hardship if the variance is denied. I'll elaborate:

The use for the proposed 1-story addition is an "in-law suite" which will have a bedroom and a bathroom. My client wants to build the addition for his aging parents, so they have a place to sleep when they visit for the holidays. It's important that the addition is on-grade so his parents can access the bedroom without walking up flights of stairs. This important factor eliminated the option for us to build the addition on top of the existing house.

Regarding the option of building the addition in the front or rear of the house, as seen in the below floor plan of the existing house, the left side of the house is a 2-story portion (split-level) so we can't add onto that side because the first floor doesn't extend to that side. We can't build the addition in the front or rear of the entry level because the addition will block the natural light into the living space.

If the addition were to be used as additional living space such as a new kitchen or family room, then the addition can go in the front or rear. However, being that the addition is to be used an "in-law suite" for the client's aging parents, the proposed location of the addition in the variance request is the only logical place for the addition to go.

Furthermore, I have received approval on similar variances in this neighborhood so what we're proposing is not unprecedented in my opinion. Examples of those other variances include:

1. Case Number: 2020-0258-A (6809 Chippewa Drive)
2. Case Number: 2013-0109-A (6803 Chippewa Drive)

In conclusion, I spoke with my client, and we are proposing to make the addition one foot narrower so the 4-foot side yard setback would increase to a 5-foot side yard setback. Hopefully, this additional side yard space will help alleviate the Judge's concern of the addition being too close to the property line, eventhough we don't have another viable option to place this addition.

Thank you in advance for your consideration.

Sincerely,
Donny Ankri | Principal, Donny Ankri Architects

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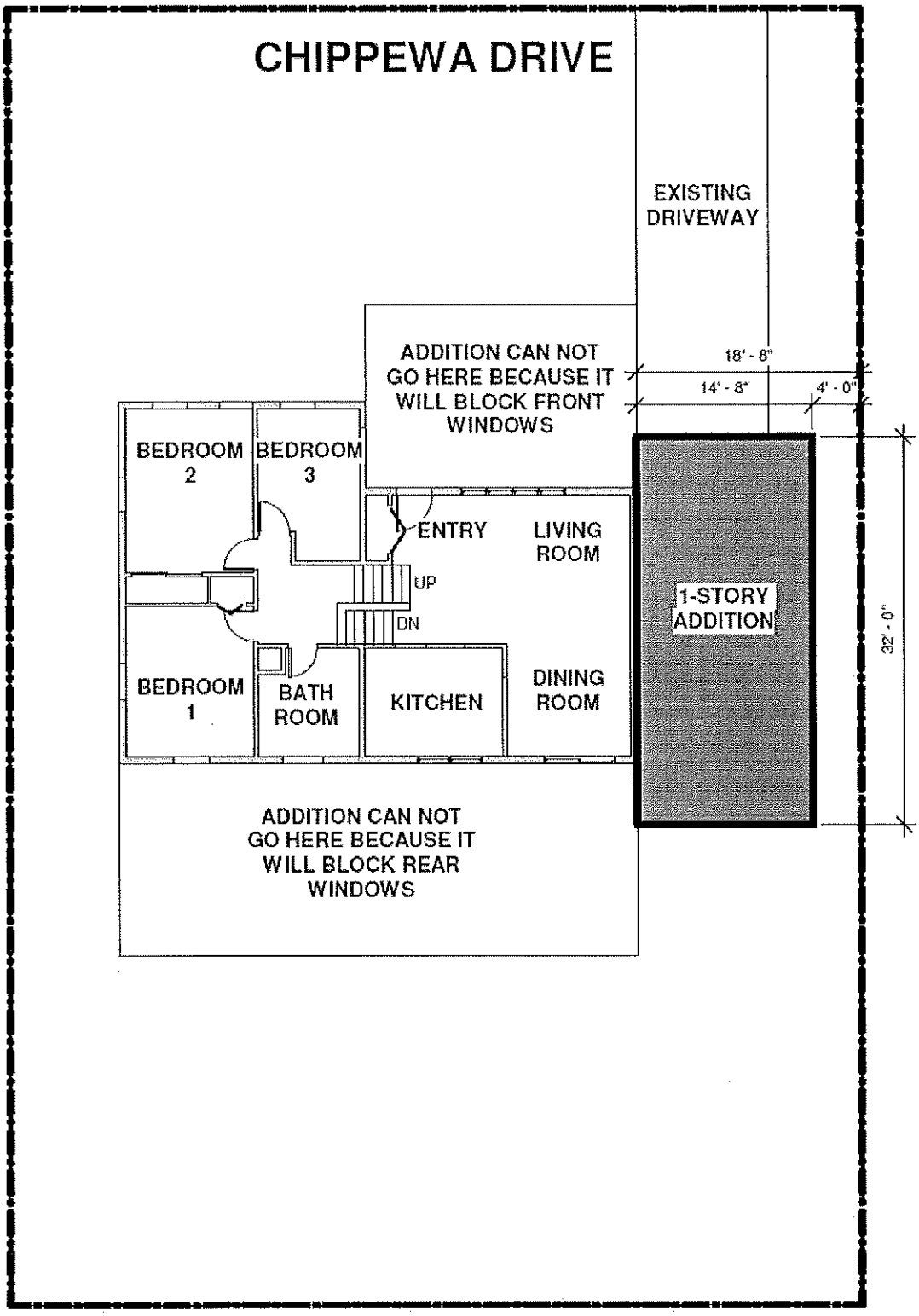
CHIPPEWA DRIVE
EXISTING DRIVEWAY
ADDITION CAN NOT GO HERE BECAUSE IT WILL BLOCK FRONT WINDOWS
18' - 8"
14' - 8"
4' - 0"
BEDROOM 2
BEDROOM 3
ENTRY
LIVING ROOM
UP
DN
1-STORY ADDITION
32' - 0"
BEDROOM 1
BATH ROOM
KITCHEN
DINING ROOM
ADDITION CAN NOT GO HERE BECAUSE IT WILL BLOCK REAR WINDOWS