

Megan & Steve,

Thanks for getting this site plan to me. I've looked it and the additional documents now available on the city website that include the application for the variance and attachments, plans and elevations.

Based on this information and our previous conversations, I will not be attending this evening's ZBA meeting and will not contest your request for a 7' 2" variance into the required R1D rear setback. However, I would like, at some time, discuss with you erecting a new fence along our side lot line.

Marita

On Thu, Jan 17, 2019 at 5:11 PM Megan Christ <> wrote:

Hi Marita,

Here is diagram of the lot, house, and setbacks. The area of the garage with the diagonal lines is the part that the variance is for. Let me know if you have any questions!

Megan

On Mon, Jan 14, 2019 at 3:49 PM Marita Servais <> wrote:

I did get the notice from the city about the request for a variance. Would it be possible for you to get me a copy of the site plan of the proposed construction?

Thanks,  
Marita

On Fri, Dec 28, 2018 at 10:46 AM Megan Christ <> wrote:

Dear Marita,

You'll be receiving a notice from the city that we are applying for a zoning variance for the new house. This is due to a recent change in the zoning code.

In March 2017, we hired Dawn Zuber from Studio Z Architecture to design a wheelchair accessible house. It was designed to adhere to all of the city zoning rules on setbacks, which are the distance the house must be from the front, side, and rear property lines. The code allows accessory buildings (ie garages) to occupy up to 35% of the rear setback. Our house is designed with a rear facing attached garage which occupies 22% of the rear setback.

We recently learned that in July 2018, the zoning code was amended so that only detached accessory buildings can extend into the rear setback. Since our garage is attached, it no longer conforms to the updated code. We are applying for a variance to allow the garage to extend 7'2" into the rear setback. We'll be going in front of the zoning board in late January.

Feel free to ask us any questions about the plans or variance request. We'll be sending this info to the Princeton/Hutchins email list as well.

Sincerely,

Steve and Megan Christ