



11135 Marlette Drive 111.4 ft x 198.8 ft 0.475 acres

This is to request a variance from the requirement for a structure to be 50 ft from the frontage line of a property. The property at 11135 Marlette has two frontages (Gideon Road and Marlette Drive).

Specific sections of the Zoning Resolution in question:

Location

Section 10-3.3 of Zoning Resolution

Table 4-6 of Zoning Resolution

Variance is sought to put structure within 50 ft of the frontage line along Gideon Road. Property has frontage on both Marlette Drive and Gideon. Driveway, access and mailing address of property is on Marlette Drive. Rear of property borders Gideon Road and then I-275. There are no building lots or current structures (other than highway sound wall) between property and I-275. Property currently has tree line, sound/view earthen mound and privacy fence along Gideon front blocking view of structures/residence from that vantage point. This variance request will not alter that tree line or sound/view mound in any way. Building of this structure should not impact the view from Gideon Road.

Current residence building sits 7 feet further back from Marlette than other residence buildings with frontage on both Marlette and Gideon. If current building were same distance from street as the adjacent structures, this variance would not be required. Because of this set back difference, the new structure will be approximately 7 ft within the 50 ft requirement from frontage line for the Gideon side of property. Any other property on this section of the subdivision would not be required to seek a variance to place this building on their property due to the location of their residential buildings.

The option of rotating the structure to avoid the variance request is unacceptable as this will cause the new structure to overlap the existing residence by approximately 8 feet. Not only would this be aesthetically unappealing, but would block windows on the current structure. Property owner believes that the value of the land and buildings will be greatly diminished if the two buildings overlapped. This overlap could be reduced but not eliminated by moving the structure closer to the property line. However, this would still not be as aesthetically pleasing as orienting the structure to fall within 50 ft of the frontage line while maintaining a greater distance from the side property line.

The granting of this variance will allow for the storage of cars both in the attached garage of the residence and in an unattached structure. The use of these two structures will provide for the easy accessibility of the vehicles while maintaining security for those vehicles by removing them from public view. This new structure will allow the property owners to safely and securely store their daily use vehicles.