

Request for Side Yard Set-back Variance - 403 Grandin Avenue

1. Explain why the granting of the variance is necessitated by conditions unique to the property:

It is the only suitable location for the proposed addition, and where the current addition is located. The current addition, which has existed for over 40 years, has a setback that is 4'8" from the property line. We are planning to remove this and replace it with a 2 story addition that runs the length of the house (35'). To do this we are asking for a variation of a 5' setback from the property line, which is less than the existing addition.

- The neighbor's house on the side of the proposed addition location (401 Grandin Ave) is 29 feet from the fence of the property and with a 5' setback, the 401 Grandin property would be 34' from the addition. This means that the addition would not impede the light, airflow or enjoyment of their property. The location would not obstruct the internal flow of my house and will be conducive to the location.
- On the opposite side of the house (405 Grandin), there would not be suitable space for an addition due to the same issue of distance from the property line. The 405 Grandin Ave neighbor's house is about 10 feet from the property line which may impede the light, air and enjoyment of his property. On this side of the house there is only one level in the rear of the house, so a 2 story addition is not possible. Placing an addition on this side would disrupt the flow of my house by putting a bathroom in the entrance way to the house.
- We cannot place the addition on the rear of the house because of a grading issue. The rear yard is at least 80% steep hill, with a small flat area next to the house. Putting an addition here would encompass the entire flat portion of the yard making the remainder of the yard unusable. The flow of my house would also be disrupted because use of the bathroom would require entry through the kitchen/dining area.

The main reason I would like to build an addition to my home is that we only have one bathroom and it is located on the 2nd level. It is difficult for me to go up and down the stairs so many times a day to get to the bathroom because I have arthritis in both knees. I just had one knee replaced and will have to have the other replaced in the near future. A bathroom large enough to accommodate a wheelchair is optimal. I grew up in this house and have lived here for 47 years, and my daughter has also grown up in this house. In the many years we have lived here we have forged many great relationships with our neighbors. I love Rockville and want to continue living in my house with my daughter.

2. Explain why the granting of the variance will not be contrary to the public interest or injurious to the neighborhood:

Granting the variance will improve the aesthetic perception of the house and neighborhood. Our plan is for the addition to have a slight setback from the front of the house, as to avoid the



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appearance of the house being a large box. With the assistance of an architect, the addition will be properly scaled and designed to enhance the aesthetic and visual character of the neighborhood.

We plan to replace the siding and roof on the entire house to make it visually pleasing to the neighborhood and preserve the integrity of the home.

Removal of the existing addition, which abuts from the house in an odd looking formation, and replacing it with the proposed addition, would make the home look uniform in shape and dimension, which would be a great improvement to the neighborhood.

The neighbor at 401 Grandin Ave (Bob Clark), the side for which we are asking for a variance, is aware of the proposed addition and welcomes it wholeheartedly. Mr. Clark wrote a letter, included with the variance application, attesting to the matter. A variance will not impede the light or air at the 401 Grandin Ave property. Located in the almost 34' separation between our houses, is a very large historic tree. This very large tree currently shades both residences, so the proposed addition would not obstruct the light of the 401 Grandin Ave house or property. This tree is historic and cannot be removed without partitioning the city, so separation will remain constant. This large separation (34') grants plenty of air space and does not obstruct the enjoyment of 401 Grandin Ave property.

3. Explain why not granting the variance would result in practical difficulty in use of the property:

Not granting the variance would result in extreme difficulty in our use of the property. Within the addition, we would like to place a bathroom on the first level of the house to facilitate easy access to a bathroom. I have arthritis in both knees and have a very difficult time going up and down stairs. Since the only bathroom is upstairs, this causes me severe pain to go up and down the stairs many times a day. A bathroom on the main level would benefit my health and the flow of our house greatly. Also, all of the current plumbing and access to water pipes is on the side of the house where the current addition is located. Placing an addition anyplace else would disrupt the internal layout of the house and cause major difficulties constructing new plumbing.

4. Explain why the approval of the variance is not inconsistent with the purposes of the zoning ordinance:

The approval of the variance will not impede the enjoyment, view, aesthetics or use of the properties involved. Approval of the variance will actually cause a greater set back from the existing addition. Approval of the variance will promote diversity in building design and enhance the aesthetic and visual character of the neighborhood. Our use of a talented and experienced local architect will ensure that the addition will be appropriately scaled and a uniquely designed residence.

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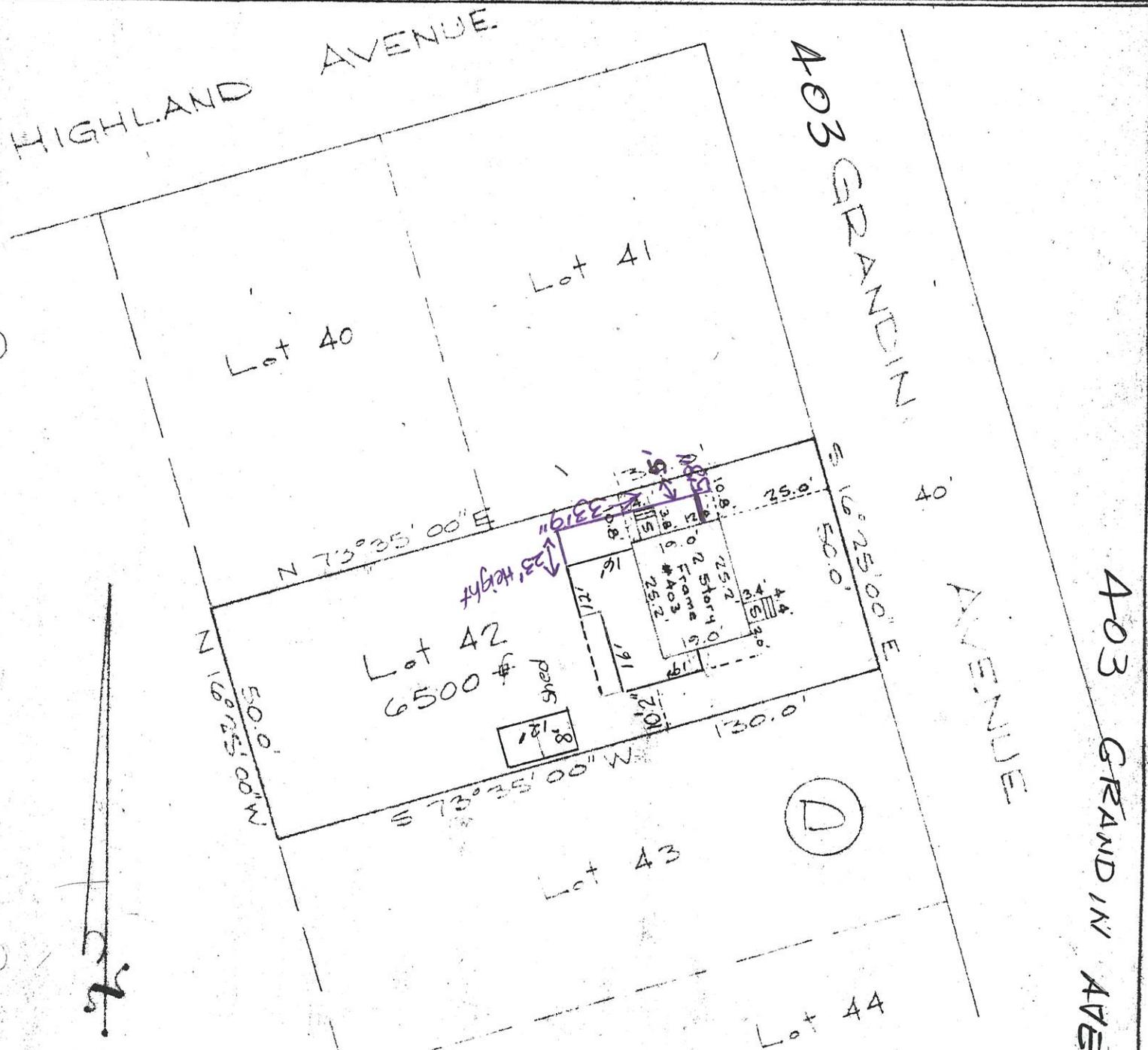
RECEIVED
JUL 15 2015
COMMUNITY PLANNING
AND DEVELOPMENT SERVICES

House Location
Lot 42, Block D
CROYDON PARK
City of Rockville
Montgomery County, Maryland

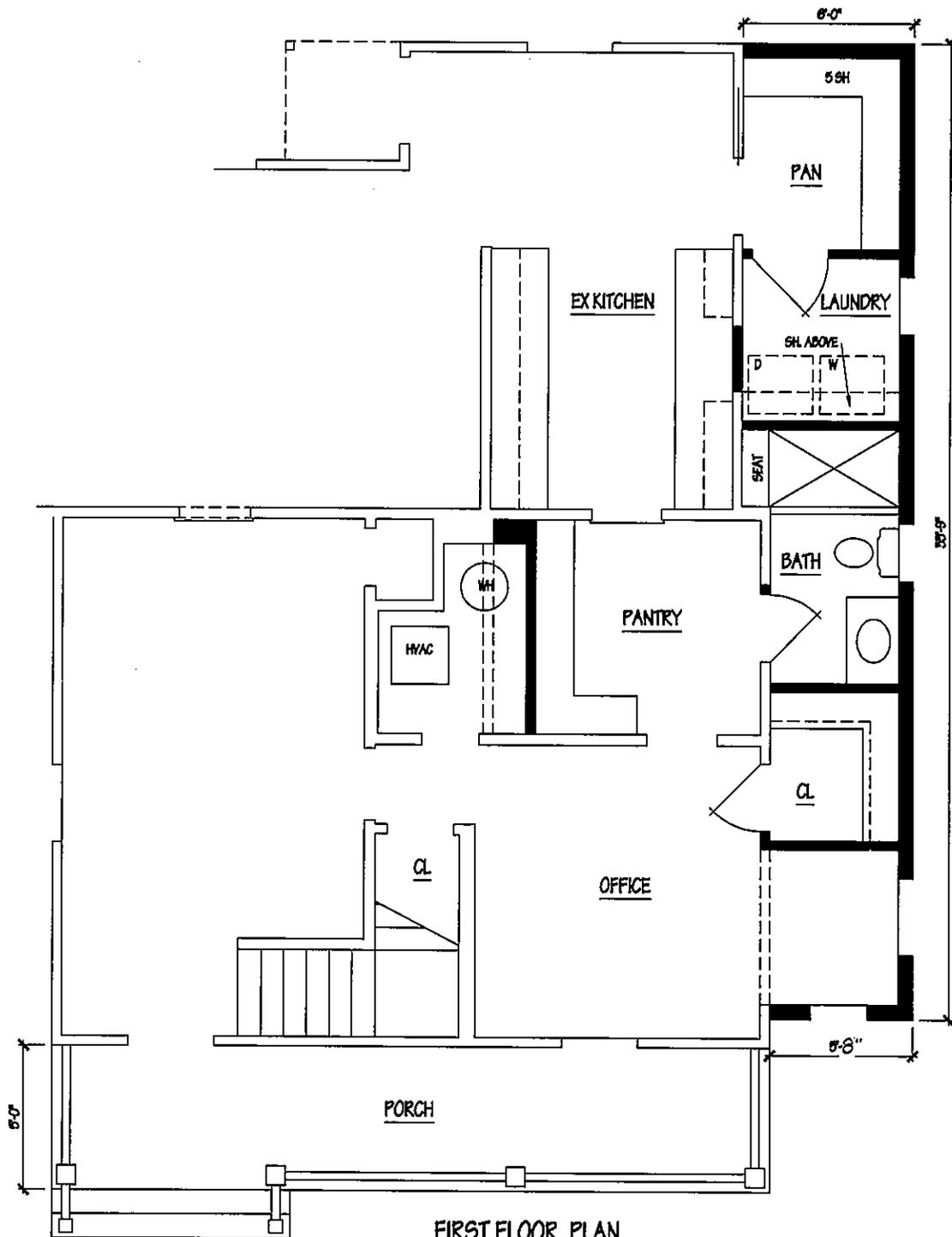
I hereby certify that the position of all the existing improvements on the above described property has been carefully determined by a transit-tape survey, and that, unless otherwise shown, there are no encroachments.

June 27, 1966
Scale: 1" = 30'
Plat Book 34, plat 2309
Liber, Folio

R. Humphrey Cissel
R. Humphrey Cissel, R.L.S. Md. #4687

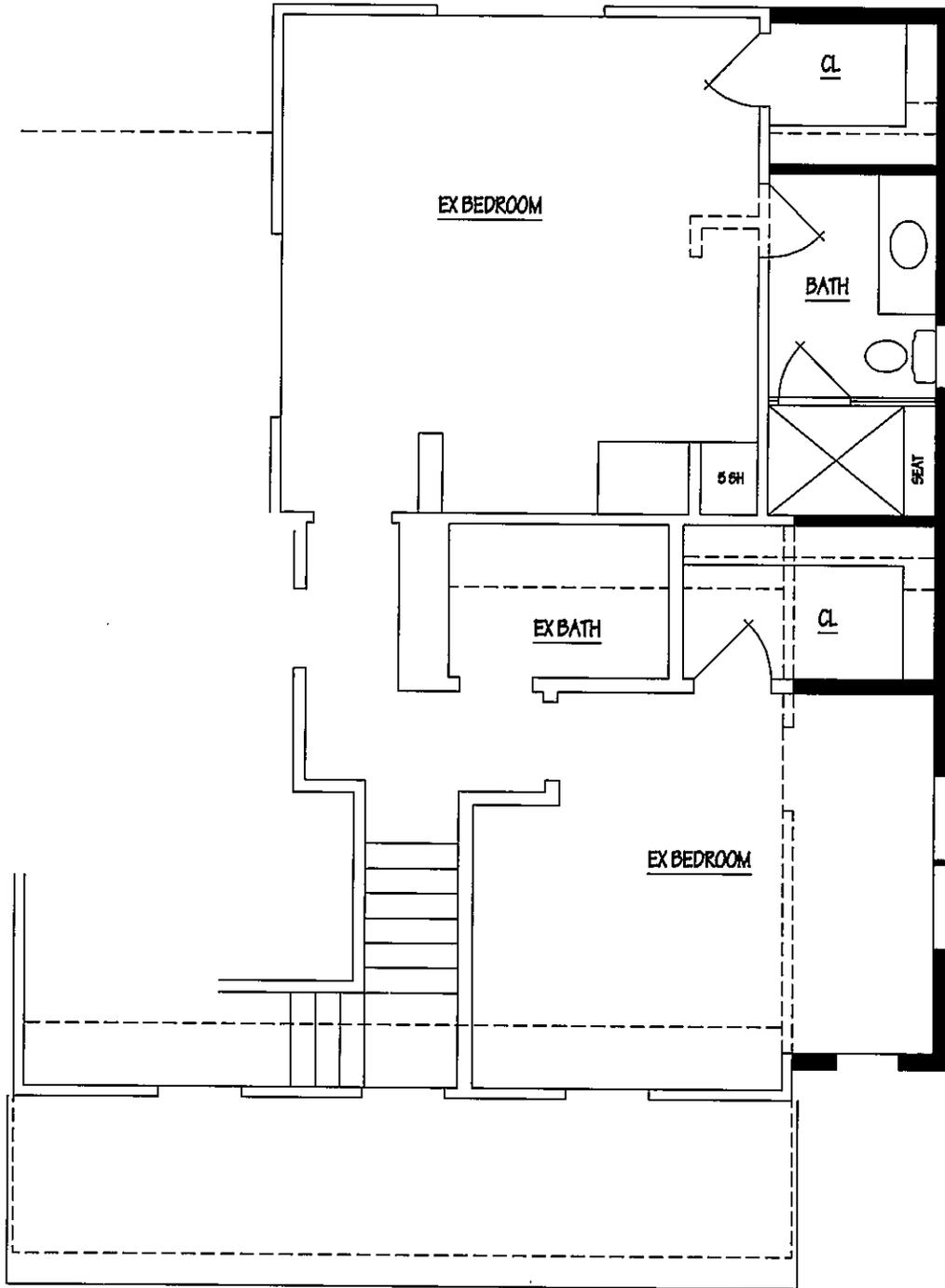


NOTE: Existence of property corner markers not guaranteed by this survey unless shown.



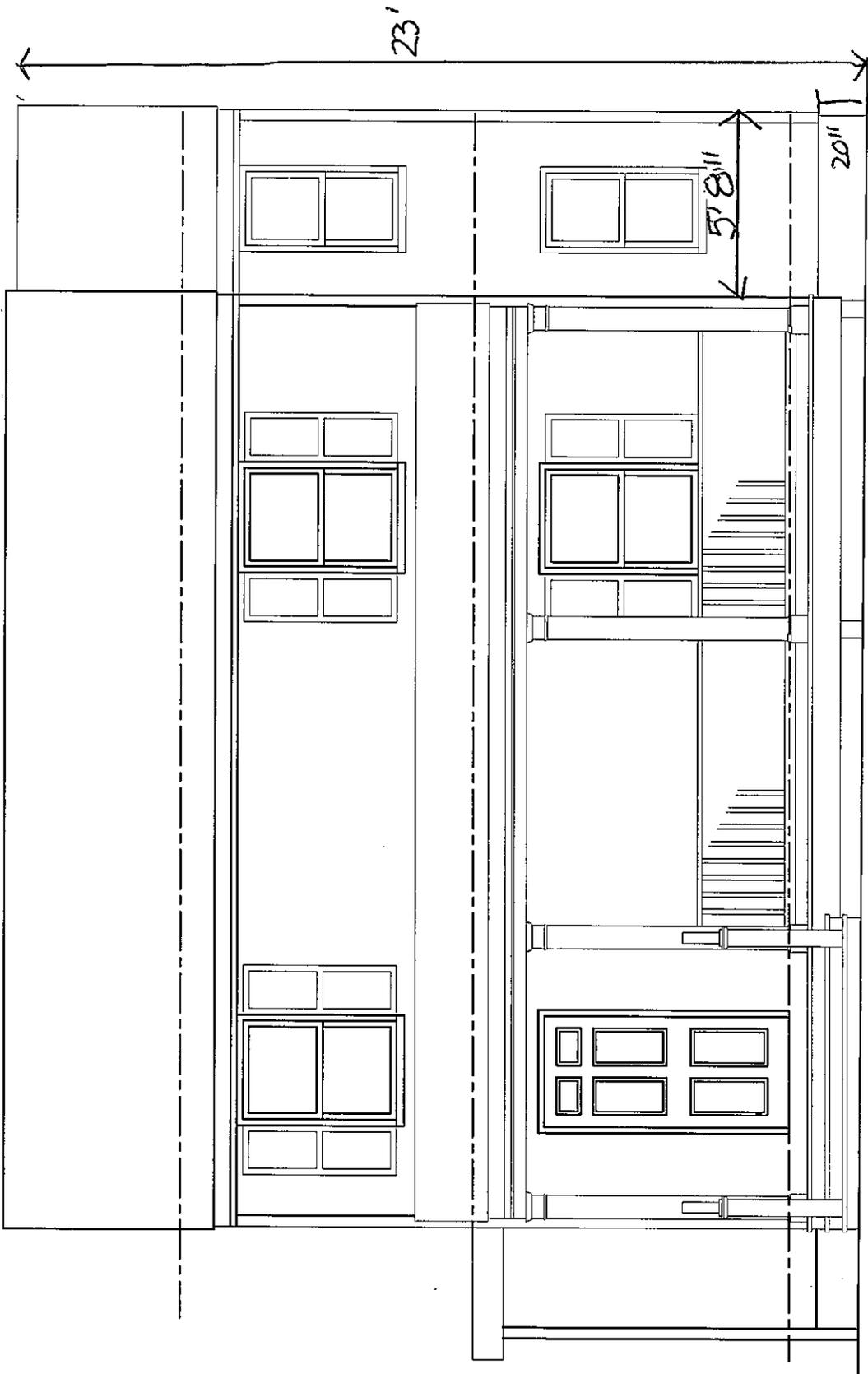
FIRST FLOOR PLAN

105 SQ. FT. NEW MAIN
 15 SQ. FT. NEW PORCH



SECOND FLOOR PLAN

126 SQ. FT. NEW MAN



FRONT ELEVATION

1/4"=1'-0"