

Mindlin and Levine Area Variance Request

The benefits to us from the variance are many but we cannot construct a garage or carport without the variance.

We cannot move our house nor our garage nor our driveway. They have existed since 1940 and there is no affordable nor sensible way to do anything other than create coverage for our cars and thereby for ourselves adjacent to the (too small) garage and over the existing concrete pad at the top of our driveway.

It is no longer feasible to successfully deal with heavy rains, significant icing, and heavy snowfalls because we cannot handle the physical exertion required and because the risk of falling has become a serious problem. We pay people to plow the driveway with varying success and failure but none are willing to shovel out the cars and in any event, the cost would be prohibitive.

Our health, safety and well being are the benefits we seek and need. Additionally, we need to utilize the existing garage space which means that we need a place to put the items regularly stored there. The existing shed law prevents sensible use of our property.

There are no detriments of any kind to the health, safety, and welfare of neighbors or the community. The only neighbors impacted by a possible structure are our immediate neighbors to the west, Esther and Martha Linke, who support our request.

Garages and carports are prevalent in our village and variances to allow them are also quite common. The structure will be appropriate in scale and style. Its cost will determine whether we create a carport or can afford a garage. We will not determine the cost unless we receive a variance because there is no reason to expend thousands of dollars on a plan unless we can build the building.

The other three corner houses, adjacent to ours, have garages. The Linkes have a garage. Many property owners on The Parkway have carports. Our carport or garage will therefore not affect the character of our neighborhood.

As stated above, there is no other way to achieve the necessary shelter for our cars and belongings and prevent the multiple falls which I took last winter.

Our combined footprint (house and garage) will only be 7.1% , well within the 12% allowed. We need to be able to utilize all of the area inside of our existing, legal fence which also provides camouflage for any structures.

There will be no negative environmental impacts from construction of this building and no impact at all upon the physical conditions of the village. We do not intend to remove any trees.

The location of the house, garage and driveway were not created nor altered by us in any way and are the reason we cannot build without a variance. Therefore, the problem was not self created. Our driveway, like many in the village, is very close to the property line so as not to waste the valuable lawn space and allow for the positioning of the house within the setback requirements.