

884 Derrydown Way Variance Application

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Jules Interior Concepts LLC
November 13, 2023

Intent – Major Renovation



2 br / 1 ba, 1 car garage



5 br / 5.5 ba, 2 car garage

Variances requested

- ✓ Reduce Side interior setback by 20"
 - ✓ Board indicated no concerns with variance at September ZBA meeting

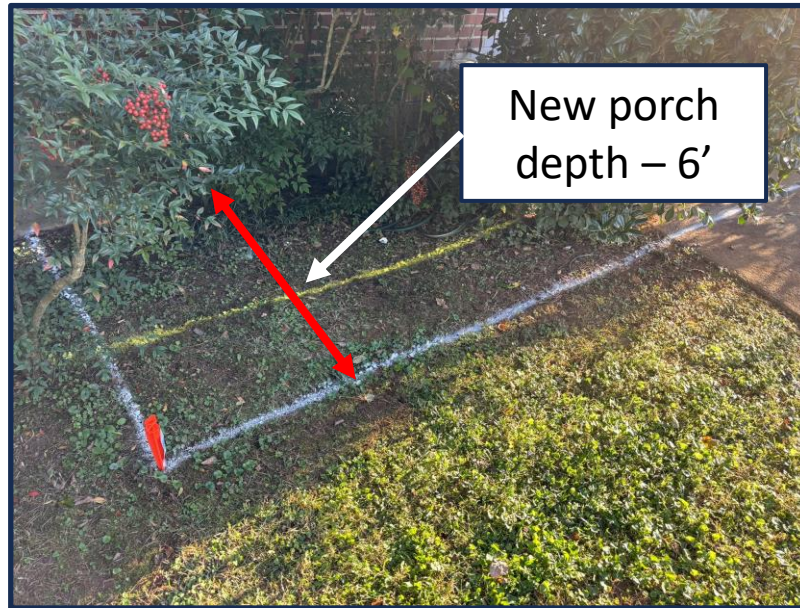
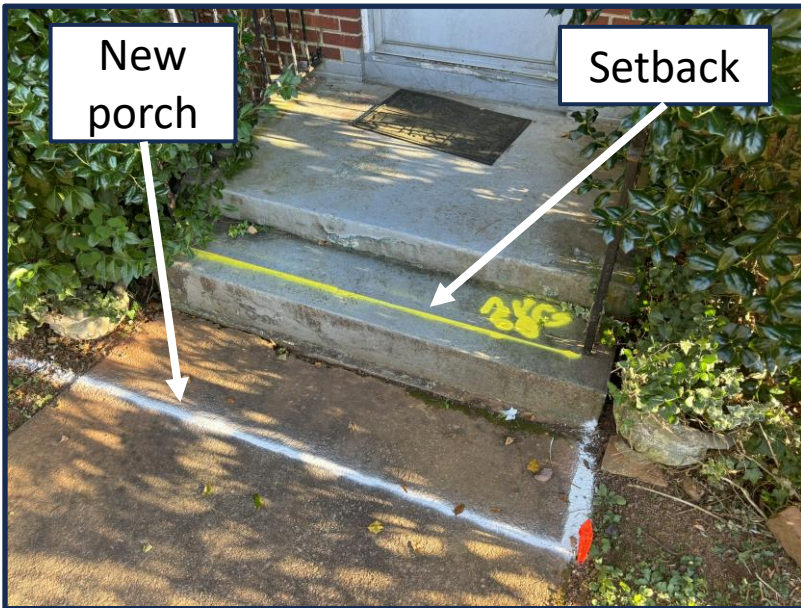
■ Reduce Avg front yard setback by 22"

- Existing Avg. front yard setback prevents the construction of a front porch that provides adequate space and covered protection from inclement weather, as people enter and exit through the front door.
- Front porches of similar styling, surface area, and functionality are present on at least nine (9) other recently new and renovated homes on the block.



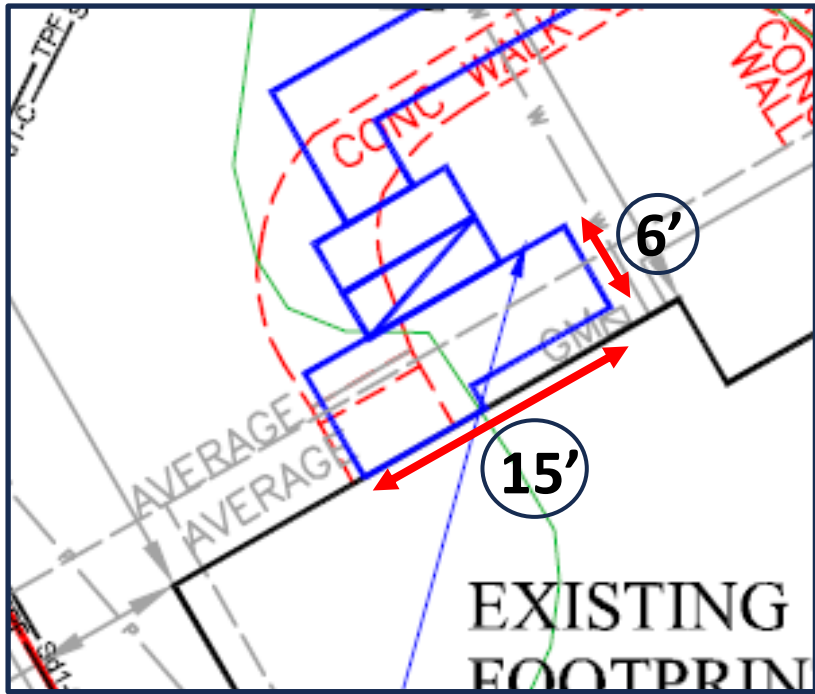


New front porch will be functional and unobtrusive

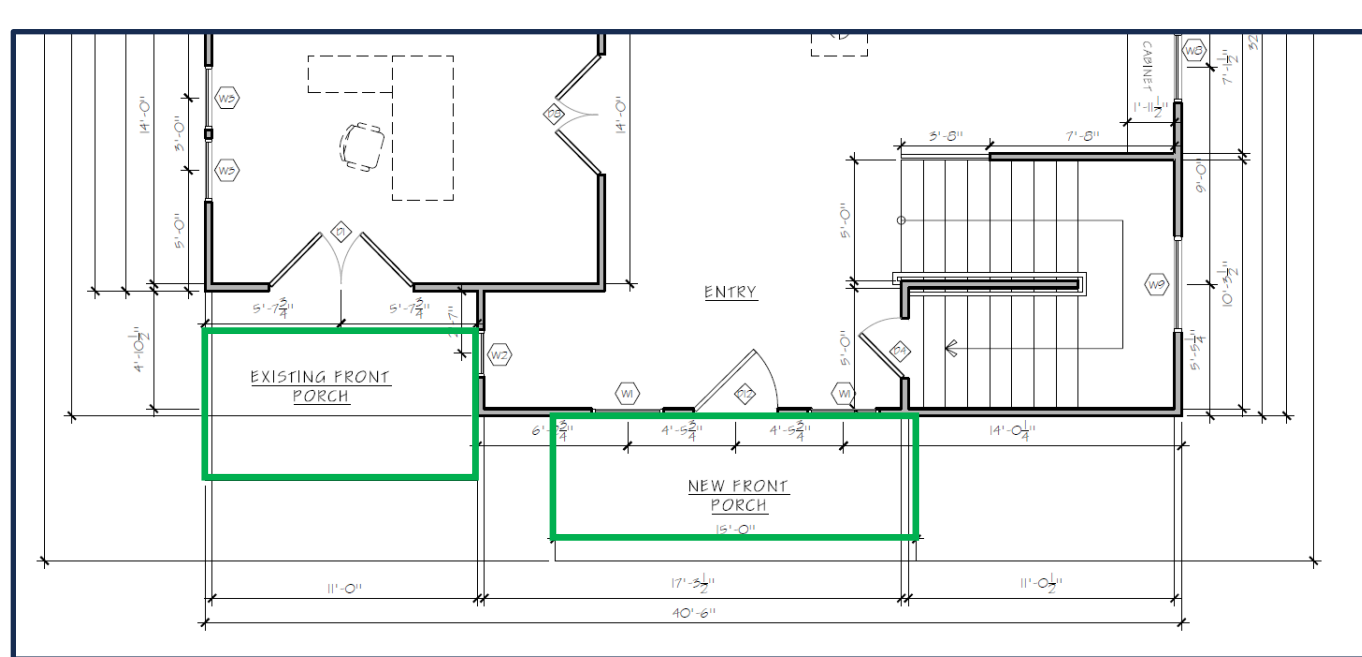


Porch outline (white) – 72” from house
Avg front yard setback (yellow) – 50” from house
New porch is 22” over current setback

Survey and Concept



Floor plan and Elevation



Existing Side Porch and New Front Porch layout

Similar Porches on Derrydown



945



937



933



928



923



917



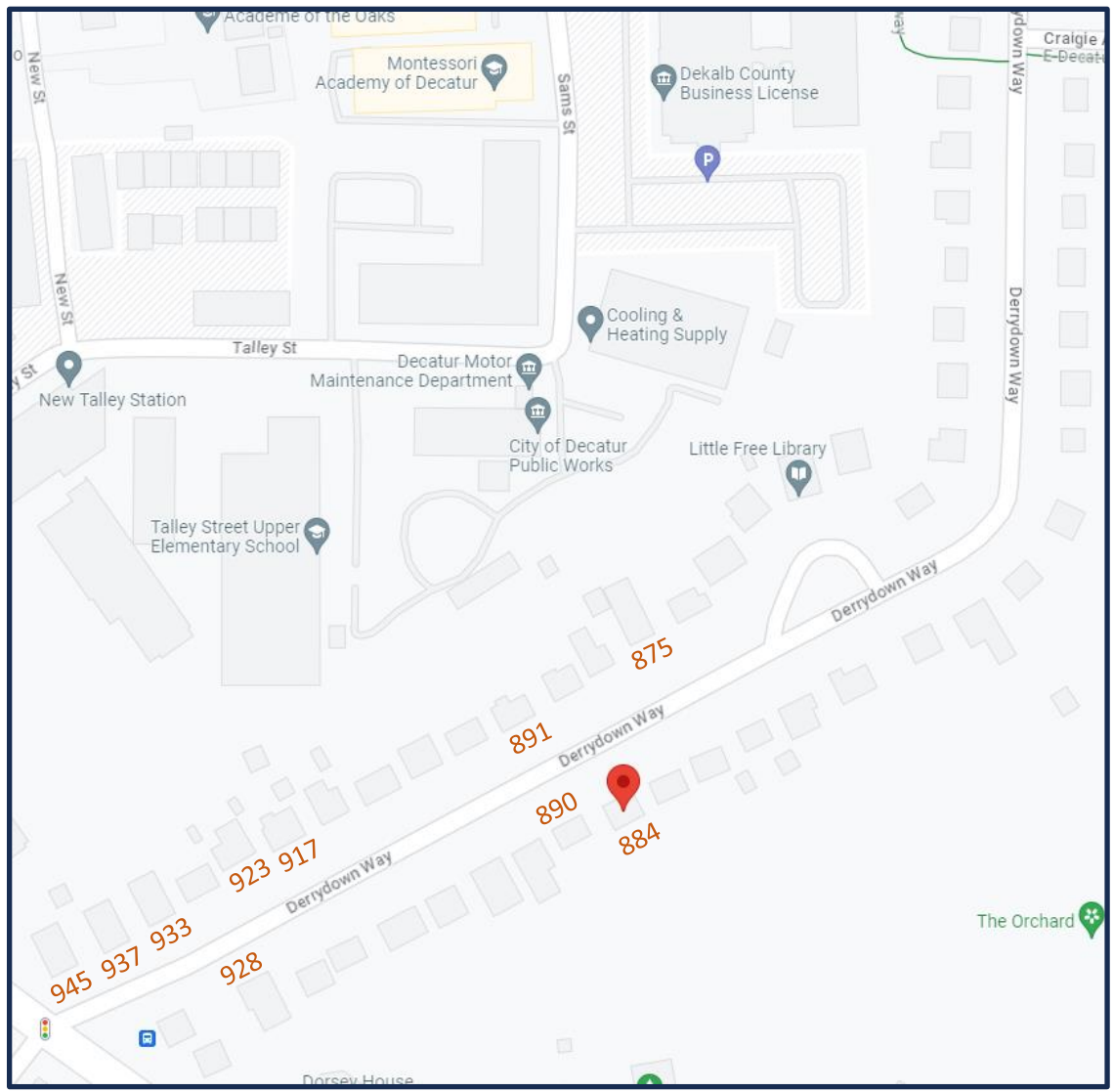
917



890



875



Summary

- The ZBA has previously indicated no concerns with Side interior setback variance request
 - Thank you!
- Existing Avg. front yard setback prevents the construction of a front porch that provides adequate space and covered protection from inclement weather, as people enter and exit through the front door
- Front porches of similar styling, surface area, and functionality are present on at least nine (9) other recently new and renovated homes on the block
- Therefore, we are requesting a variance to reduce the Average front yard setback by 22", to accommodate a 15' x 6' front porch
- Questions? Thank You!