

Attachment E

31 October 2019

DESCRIPTION OF REQUEST – 3244 SANDEEN ROAD

The applicant is requesting a variance from the front yard setback and Floor Area Ratio requirements for the property located at 3244 Sandeen Road. 3244 Sandeen Road is located in the R-2 Single and Two Family Residential District (with Shoreland Overlay) on the southwest corner of Lake Johanna. At 9,400.25 square feet, 3244 is a non-conforming lot size given the R-2 District's 11,000 square foot minimum lot size requirement. The previous property owner removed the previous house on 3244 prior to selling the property to the current property owner. The original house was built with a 10' variance from the front yard setback, allowing it to be built 30' from the front yard property line.

This application requests reinstatement of a 30' front yard setback. This setback will allow the new home to be setback from the lake ten additional feet. Moving the house back 10' will preserve existing lake views for both neighboring homes. It will also decrease the size of the driveway required to get to the house, thus decreasing the amount of impervious cover required for the project.

This application also requests a variance from the F.A.R. The new property owners have some unique special needs programming requirements that require a house size unable to fit within the F.A.R. on this non-conforming lot. Initial square footage studies for the applicant suggest a required 3,400 square foot home (see attached plans) to meet their needs. Approximately, 534 of this total square footage will be below grade and not perceivable to the general public. So as it goes towards mass and scale, the house will actually feel closer to the 2,820 square feet that are above grade and allowed given the non-conforming lot square footage and F.A.R. requirement.

Also, given the immediate neighboring property to the northwest would be allowed to build a 6,272 square foot house on their 20,908 square foot lot, and the immediate neighboring property to the southeast would be allowed to build a 6,925 square foot house on their 23,086 square foot lot, we submit that our requested variance from the F.A.R. is a reasonable request and will result in a home that will fit well within the immediate neighborhood both now and into the future.