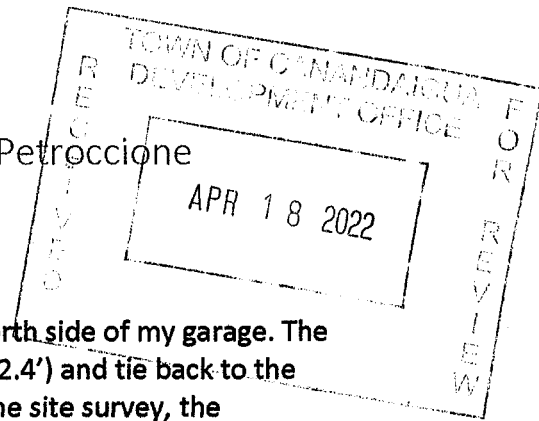


3354 County Road 16, Variance Request from Tony Petroccione

Variance Description and Unique Qualifications



Project Request:

I'd like to hire A.M.S. Enterprises to install a gravel path along the north side of my garage. The path would be 11' wide and would be the full depth of the garage (22.4') and tie back to the asphalt driveway over a tapering 23' (picture provided). As seen in the site survey, the narrowest part of my yard (the back corner of the garage) has 12' 6" inches to the property line. This gravel drive would therefore require a variance for the 10' setback required.

Electric Vehicle Charging Requirements:

I own two vehicles, one electric vehicle which is my daily driver and a truck which I use less often for the purpose of construction projects in rental units I own and work on my own home. My significant other also owns her own vehicle, making 3 total vehicles. Due to requirements for keeping the electric vehicle charged, the car must always be located directly in front of the garage where the charging station is. This means that, because I only have two parking spots currently, I must either rearrange vehicles every time I take the car (which is most of the time), or drive on the grass to the north of the driveway, of which can become messy with mud and ruts.

Back Yard Access:

I require access with my truck to the back yard. Due to the grade of the property, access is only possible on the north side of the property as the south is permanently too soft for vehicular access. This access is required for several reasons:

1. Storage of a boat in the back of the property, as storage is not permitted by town code in the front.
2. Access to large gardens
3. Forestry cleanup with a very large number of trees in the back of the property felled, along with a future treehouse project (not yet scoped and permitted)
4. General maintenance and yard work
5. A future ground based solar installment in the back of the property with an accompanying utility shed (yet to be finalized and permitted by the town). An extension of the proposed gravel drive would be considered at that time for direct access to this solar installment and utility shed

Access attempts without gravel around the garage consistently result in large ruts and mud that greatly detracts from the aesthetics of the property and in turn neighboring properties. It has already resulted in numerous occasions where my truck (a 4x4 vehicle) becomes completely stuck, requiring either a winch or a tractor for removal (making further mess).

Current Precedent:

On my side of the road (West side of West Lake Road), counting from my neighbor 3350 and going south, of the 40 homes I reviewed, 83% of those homes (33 homes) have a driveway well within the 10 foot side yard setback, in fact over 50% of those homes have their driveway touching the property line, and that includes my adjacent neighbor to the south, where his

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driveway actually extends into my property by a few inches (which I'm of course perfectly fine with).

Alternative Options Less Attractive for the property and neighborhood at large:

There are two alternatives available, neither solve the problem. The turnaround parking space in the front of the yard could be doubled in size and serve as parking for two vehicles. This would result in an incredibly unsightly conglomeration of large vehicles directly in front of the property and the space between my garage and the neighbor to the north would still be riddled with mud and access issues to the backyard. The other alternative is to keep things the way they are, which would not only continue to present challenges with access to the backyard but also add to the mud problem with trying to get around vehicles in the driveway.

