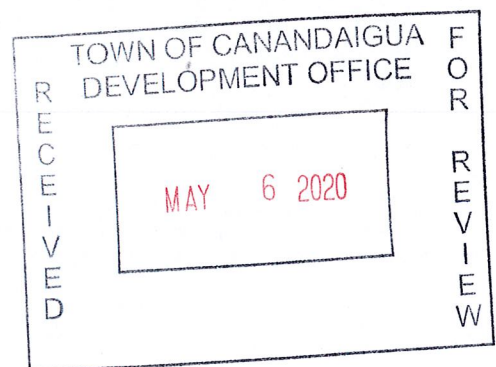
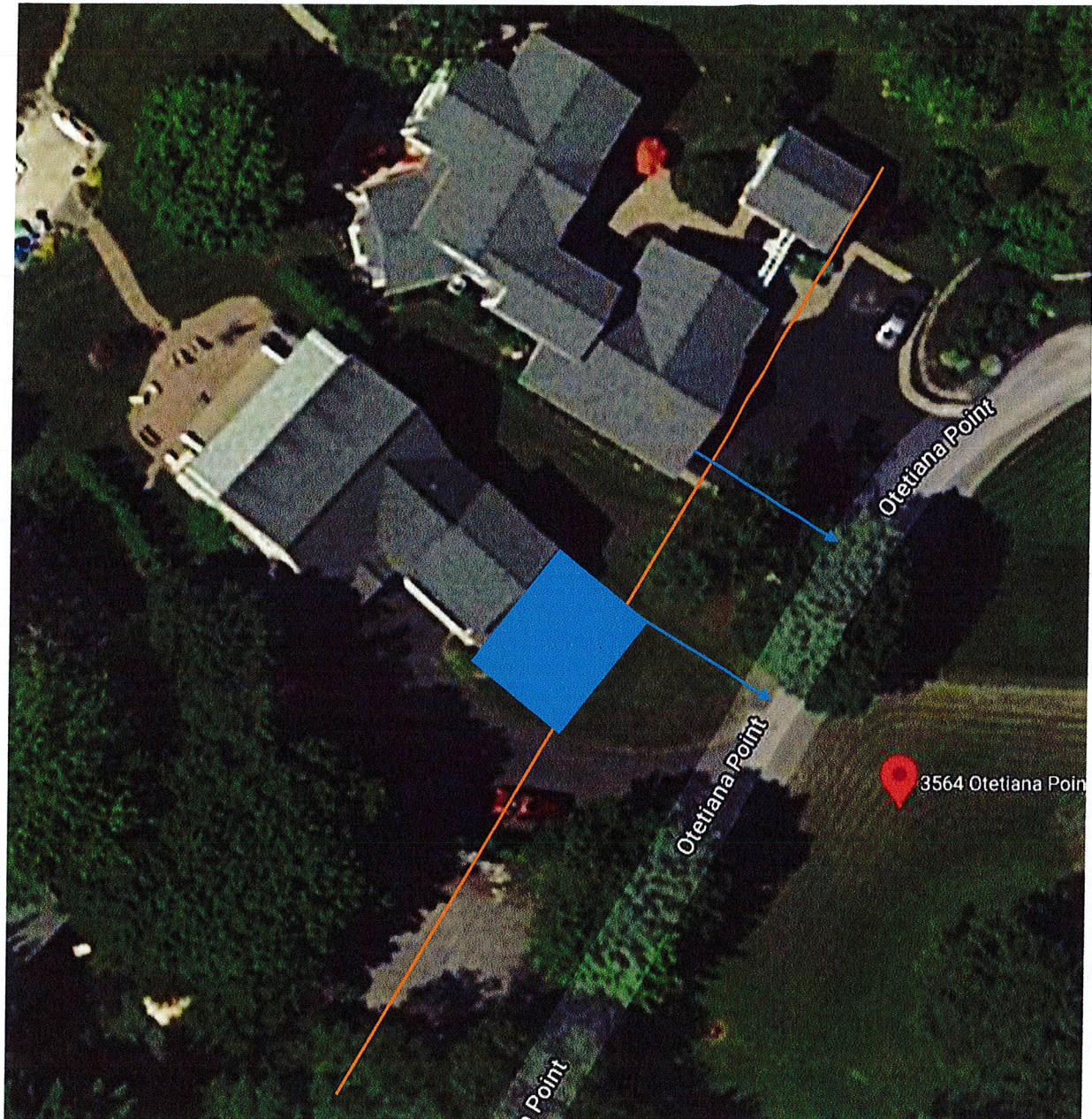


3564 Otetiana Point Garage addition



Considerations:

- Benefit to owner exceeds detriment to neighborhood
 - Parking for 3 additional vehicles, typical on lake properties to have need for extra garage spaces. Neighbor to north has 4 garages, neighbor to south has a number cars parked in drive, garage, lawns. Also, need for boat storage, lawn mowers, etc (vs outdoors)
 - Room above garage will be undeveloped / storage
- No detriment to neighborhood
 - Addition will blend with neighborhood architecture.
 - Addition will blend with architecture of existing house.
 - This addition will be first class in design. (Windows, Dormers, Roof lines, Etc)
 - Goal will be to look as if original.
 - Improved neighborhood look since vehicles, now outside, will be moved inside
- Addition needs existing variances for side / height plus new variance for set back to private road
 - Height variance on existing home of 30 feet, should need about 27 ft to allow existing roof line to continue for about 10 feet, then lower (35 feet allowed)
 - North Side variance same as now (6') where new addition attaches to existing and then reduces to code across a few feet of addition due to lot line turn.
 - Set back from private road variance
 - Required by nature of addition, only available location for this addition.
 - Lot is narrow thus need to build closer to private road.
 - "Front" yards are frequently occupied by garages in this neighborhood. Should be viewed as back yard since lake is really our front yard
 - Set-back similar to many properties on Otetiana Point including neighbors
 - Need data on this: List rough set backs of adjacent properties. Many only a few feet from private road
 - Attached garage is preferable to a garage building on other side of road
 - Neighbors prefer the connected structure on lake side
- Driveway Changes:
 - Road set back will result in a much smaller driveway.
 - Current drive is awkward in that it is paved to front door step, instead of a walkway.
 - Much of current pavement to be eliminated and porous landscaping will replace this for better runoff absorption.
- No views are impacted since no structures on other side of private road to be obstructed including neighbors' properties.
- Both neighboring properties are occupied by garages and driveways. This property will be improved by the landscaping of the former drive to present a much more appealing look from the private road or neighbors to the south.

