
RENE ROBERT MUELLER, ARCHITECT, PLLC.

AIA / NCARB / HTL / LEED AP

MEMORANDUM TO ZONING BOARD OF APPEALS

DATE: DECEMBER 16, 2021

Dear Mr. Chairman and Board Members,

As per our conversation with the Building Department (Mr. Dennis Drohan)
from December 14, 2021, following area variances were reviewed and determined:

1. Application for an area variance for kitchen, landing and steps addition:
Zoning: Chapter 342, Article 27, Section 2

Maximum allowed lot coverage 35.00% = 1,500.45 sf.

Area of current condition 40.54% = 1,738.00 sf.

Area of current and proposed additions **42.80% = 1,835.00 sf.**

AN AREA VARIANCE IS REQUIRED

2. Application for an area variance for new proposed landing and steps with canopy
Zoning: Chapter 342, Article 64, Section B
Zoning: Chapter 342, Article 92, Section B

Minimum required Front Yard 25.00 ft.

Front Yard setback of proposed landing and steps with canopy **12.70 ft**

AN AREA VARIANCE OF 12.30 ft. IS REQUIRED

Minimum required Side Yard "B" 15.00 ft.

Side Yard "B" setback of proposed landing and steps with canopy **1.25 ft.**

AN AREA VARIANCE OF 13.75' IS REQUIRED

3. In addition, an approval is required by BAR
Zoning: Chapter 6, Section 6

Proposed cost of exterior work over \$10,000

END OF MEMORANDUM

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