

Statement of Hardship

- 3312.25: Every parking and loading space shall have sufficient access and maneuvering area. The maneuvering area for a parking space may occur anywhere on a lot except in the area between the street right-of-way line and the parking setback line.

We are requesting to allow a 16 foot maneuvering clearance for the northernmost parking space instead of the required 20 foot maneuvering clearance. The two parking spaces to the south have adequate maneuvering clearance from the perpendicular alley.

- 3312.49 Minimum numbers of parking spaces required; requires two parking spaces per dwelling unit, or four spaces total for the two single-unit dwellings, while the application requires two additional parking spaces for the construction of a carriage house.

After receiving comments from Planning, Traffic and Maintenance, and neighbors during the Merion Village Association meeting who all support the reduction of the required parking spaces, we are requesting a variance to eliminate three parking spaces in order to reduce congestion and shift the building west towards Blackberry Alley. This would create one covered and secure parking space per unit.

- 3332.037A2: In an R-2F residential district the following uses are permitted: one, two-family dwelling.

We are requesting to construct a new carriage house on a lot with an existing two-unit dwelling. The purpose of this project is to provide one secured and one semi-covered parking space per dwelling unit. In order to recover costs from the construction of a garage, an additional dwelling unit would be built on the second floor above the garage. This carriage house would be located in the same space as the existing parking spaces for the existing two-unit dwelling.

- 3332.05A4: No building shall be erected or altered except in accordance with this Code; and on a lot with a width measured at the front lot line of no less than 50 feet in an R-2F area district.

We are requesting to construct a new carriage house on a lot that is 41 feet wide, which is narrower than the required 50 feet. As proven by the existing two-unit dwelling, this lot width is more than adequate to build a habitable structure.

- 3332.14: In an R-2F area district a single-family dwelling or other principal building shall be situated on a lot of no less than 6,000 square feet in area; a one-story, two-family dwelling shall be situated on a lot of no less than 3,600 square feet in area per dwelling unit; and a two-story, two-family dwelling shall be situated on a lot of no less than 3,000 square feet per dwelling unit.

We are requesting to construct a new carriage house (one-unit dwelling) on a lot with an existing two-unit dwelling on a lot that is less than 6,000sf. The lot is 5,494sf, but according to 3332.18C, only 5,043sf count towards the lot area requirement. The proposed carriage house would preserve a generous backyard for the existing two-unit dwelling.

- 3332.19: Each dwelling or principal building shall front upon a public street.

We are requesting to construct a new carriage house which would front Blackberry Alley. Fronting Thurman Avenue is not possible due to the existing two-unit dwelling; the only available frontage is on Blackberry Alley.

- 3332.26C2: The minimum side yard shall be the least dimension between any part of the building or structure and the side lot line, which least dimension shall be as follows: For a single-family dwelling on a lot more than 40 feet wide, no less than - five feet.

We are requesting to allow a 4' side yard instead of the required 5'. This is due to the parking dimension requirement and the thickness of the walls. These dimensions add up to 37 feet on a 41 foot lot, leaving only 4 feet for the side yard.

- 3332.27: Each dwelling, residence or principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area.

We are requesting to construct a carriage house with a 0% rear yard. The proposed carriage house must be positioned in this manner due to an existing power pole, which would be located directly between two of the exterior parking space.