

Letter of Intent

Project Address – 939 Dynes Avenue

Property Details

LOT 26, PLAN KAP929

FOLIO: 05516-000

PID: 002-556-201

Current Zoning: R2

Proposed Zoning: R2 (unchanged)

Current Usage: Single Family Dwelling

Proposed Development: Addition to rear (north) side of dwelling.

The project is intended to address a pre-existing addition which is not of sound construction as well as add much needed living space to the small existing dwelling which is currently only 785 square feet.

The existing dwelling and pre-existing addition do not conform to the side yard setbacks. It is desired to construct the new addition in line with the sides of the existing building, therefore a variance is required.

The pre-existing addition is not built to code and needs to be partially reconstructed. The existing shed roof is not structurally sound and slopes to a low point at the north wall that is less than 80" high. Thus, there are no proper headers in the north wall and an unsafe condition exists.

The plan involves removing the shed roof and north wall. Then upgrading the east and west walls and adding 8 feet of additional living space on the north side. The new addition will make the existing mudroom and tiny second bedroom more usable and allow room for a much need second bathroom.

The new design will incorporate a new continuous roof over the pre-existing addition and the new addition with an intersecting roofline tying into the existing original roof to give the impression it is all one structure. Consideration will be given to minimize roof overhangs on the sides and it is expected that the exterior side walls will be fire rated according to current code. This would include both the new addition walls and the upgraded pre-existing addition walls. Original building exterior side walls are expected to remain unchanged.

Impact on the neighboring properties to the east and west is assessed to be minimal since the addition extends only 8 feet from the pre-existing building. The upgrade to the pre-existing addition, with the small addition and new roof tie-in will be far more appealing than the existing low slope shed roof addition.

In summary, the completion of the project will alleviate the structural concern of the current situation and will add much needed space to the home. A variance to the side yard setbacks will allow the building to be extended straight out to the north. This means the entire north wall can be removed which is currently too low and not structurally sound. Additionally, it will be visually pleasing and makes for best use of space to give the most livable area to the small home.