

Question #9

Narrative project description:

We are seeking to construct an overhang to provide protection and year-round access to our garage, which is currently obstructed by snow during fall and winter months (refer to the attached image). Removing this snow is exceptionally difficult due to melting and refreezing, forming an impassable ice block that cannot be cleared with a snow blower or shovel. Consequently, the garage becomes unusable until the snow melts in spring and summer. Our aim is to build a non-enclosed overhang to ensure year-round access to the garage, as the existing small overhang fails to prevent blockages. Given that we are now full-time residents, maintaining year-round garage access is essential for various reasons.

During the construction of our home, the road variance was 15 feet, and we complied with a cement wall and overhang meeting this requirement. However, with the updated 25-foot variance, the cement wall and small overhang now encroach into the variance area – the cement wall by approximately 11 feet and the overhang by 5 feet (please refer to the attached images and diagrams).

Our proposal involves constructing a new overhang (removing the old) and allowing approximately $\frac{1}{4}$ of it to be excluded from the 25-foot variance. If the variance had not changed, we would not be seeking approval for this project.

Attached:

Images illustrating the snow blockage issue, the existing cement wall, and small overhang.

Diagrams detailing measurements.

Diagram illustrating variances, existing cement wall, and the proposed project.