



Tuesday, January 10, 2023

**Ref: ZBA22-0139 3757 Sheridan Avenue, Rear Yard Setback Variance Request**

Dear Members of the Board of Adjustments:

Thank you for your consideration of this request for a rear yard setback variance on this property in order to facilitate the one bedroom/bathroom addition of approximately 203 SF to the existing single family home (1,414 SF) located at 3757 Sheridan Avenue on a lot of 5,580 SF with RS-4 zoning.

The owners/fulltime residents of the property Alex Strassman and Shayna Sandhaus are planning this addition in order to accommodate their growing family and facilitate a long term residence at this location and in this community.

The addition will be a one story CBS structure that does not exceed the allowable 30% building foot print on site. It will also make it possible to maintain the original architectural character of this 1938 home as viewed from the street by not having to add a 2<sup>nd</sup> floor addition. The addition will not be visible from Sheridan Ave.

The design of the addition will take into account resiliency issues by raising the homes existing and new mechanical equipment on stands to the appropriate height as well as building on a structure without a crawlspaces or include any openings i.e., windows, doors or penetrations to the exterior that are below the prescribed BFE and Freeboard elevations. Water intrusion from flooding will also be mitigated through the water proofing of the exterior wall enclosure of this addition. In short, the proposed addition will be resilient and not place additional exposure to the existing structure.

The location of the addition on this irregularly shaped lot enhances both the interior layout of the existing home as well as the site design of the property. The placement of the addition on southern portion of the rear yard collects the quiet bedroom spaces together inside of the home providing a clear organization of the interior spaces. In the yard space outside the placement of the addition further articulates the outdoor spaces already defined for the families use and existing connections to the indoor spaces.

In conclusion, it is our feeling that the request for this rear yard setback variance is the best strategy for the expansion of this home, beautifying exterior spaces and maintaining the character of the neighborhood.

Please feel free to contact me if you have any questions or comments that you wish to discuss: 786-556-4569 or [pchevalier@chevllc.com](mailto:pchevalier@chevllc.com)

Kindest Regards,



Peter A. Chevalier