

FREIBERGER GARAGE ADDITION

Variance Proposal

6816 135th St W.

Apple Valley, MN

We are proposing a variance to the 20' setback rule for corner lots, to 17' on the side yard of Fordham Ave (at 135th st.). This will allow for the building of an attached garage addition with a FULL garage width capable of fitting an average sized vehicle, as opposed to the existing 8'6" we are currently allowed to build out to, which will not allow for a vehicle to park inside of. A few reasons for this request are listed below.

- Per **155.002** RULES AND LANGUAGE CONSTRUCTION. -
 - The language set forth in the text of this chapter shall be interpreted in accordance with the following: (F) All measured distances expressed in feet shall be rounded to the nearest foot.
- Due to the stated above rule, the existing 8' 6" of room can be rounded up to 9', so the proposed variance request is only 2' extra.
- A wider garage opening will allow for vehicle access opposed to just extra garage storage.
- Multiple other similar properties in Apple Valley have 3d stall additions that encroach on the easement even further than the current proposed measurement.
- (personal reason for variance – homeowner is aware this is not a valid hardship) Due to being on the A.V. Fire dept, garage parking is a must in the winter times to be able to respond to night calls and not have a frosted windshield. With this in mind, parking one car inside and the need to garage store a 70+ year old restored vehicle, a 3rd FULL width stall ((the proposed 11' out)) would be VERY helpful to the current homeowner.
- This 3rd stall request would be keeping consistent with the cities comprehensive goals and policies that encourage residents to make improvements to their homes as a way to help update and enhance the cities existing houses and livability.
- The stated above would allow for easier future home sale due to a full garage width allowing a 3rd vehicle. A 3 car garage house will sell better than a 2 or 2.5 stall. This will also increase the properties prospective value.
- The 2' would allow for the perfect blend of full vehicle parking while keeping the existing garage/house size ratio consistent and aesthetically pleasing.
- The setback of 66" from the existing garage will allow for minimal if ANY corner visibility loss from the street.