

December 21, 2020

To Zoning Board of Appeals,

We are writing to request a zoning variance of 10 ft of the right side property line adjacent to 420 Ripley Hill Rd.

We currently have 7-9 members of our family living in our home. We are married and have 4 minor children (1,2,5,7) and my mom lives with us. Several months out of the year, my parents from Florida come up and stay with us. Thus on any given day there are nine of us in a 3 bedroom home.

Our home at 436 Ripley Hill Rd is located right next door to my father in law. Remaining in this location is very important to us to ensure we can care for all of our parents, if/when that day comes.

To add on, we have considered all four sides of the home. On the left hand side, adding on, would not only interfere with patios, but would block the one and only egress from the basement where my mother resides. Maintaining her egress is vital. We considered adding on to the rear of our home, but had previously added on there. The pool, and deck would have to be moved. If we went up, the house shape is such the roof would need to be raised 13 ft over the current ceiling height to get proper slope to cover the second floor over the addition. Adding on in the front of the house pushes the additional bedrooms to the center of the home where there is no windows, thus no egress.

Our only option to add bedrooms is to build on to the right hand side toward Grandpa's house. With no addition the house is positioned very close to property line. We are proposing a moderate side addition extending the house 14ft, the entire width of the house and protruding 8 ft forward. This is the smallest width to fit a bathroom. The proposed addition ground clearance would be ~12ft from the property line.

We are considering the cost of making this addition 2 floors, if we were to proceed with the second floor, the second floor would be 18inches cantilevered over the first floor. Thus the aerial clearance to the property line would be ~10ft.

If we are able to afford to do first and second floor, the side egress from all bedrooms would be brought up to code, and help this mom to sleep a little better at night.

The first floor addition adds 1 bedroom, bathroom and office. The second floor addition would add an additional 1 bedroom. This would bring us up to a 5 bedroom home, giving space for all our children, parents and location to keep Grandpa in his home.

Thank you for your consideration in granting us a 10ft variance.

Ryan & Christina Williams

