



on this message. Thank you, again, for your patience and for helping us work through the various elements of this case.

L. Atherton

The conditions forwarded to Mr. Jacobs in 2019, 2020, and 2021 are:

The ZNA zoning committee will not oppose a variance at 2003 Arpdale to decrease the minimum lot size to 5,514 sf if the following conditions are met:

The owner (Scott Jacobs) must incorporate the corrected dimensions listed below into the variance application or submit a new sealed survey, include a diagram showing where decking and impervious cover will be removed to comply with current building and impervious cover limits, and resolve the specific discrepancies listed below.

### Dimensions of 2003 Arpdale

1. The area of the property is currently 5,514.14 square feet, which does not meet the minimum lot size of 5,750 square feet required in LDC Article 7, 25-2-943 (2), for lots recorded after March 14, 1946.
  - (a) Maximum building coverage allowed is 2,205.7 sf (40% of total area).
  - (b) Maximum impervious cover allowed is 2,481.4 sf (45% of total area).
2. On March 1, 1984, the accessory structure was a garage with an area of 180 sf and the area of the primary structure was 1,049 sf. Today, the area of the accessory structure, including the covered decks, is at least 648 sf and the area of the primary structure, excluding porches, is 1,420 sf. Building permits were not issued for the additional 839 sf constructed on this property after 1984, and the additions did not comply with applicable regulations at the time of construction.
3. The property does not comply with current building and impervious cover limits.
  - (a) Existing building coverage is 2,307 sf, which exceeds the maximum allowed by 101.3 sf.
  - (b) Existing impervious cover is 3,357 sf, which exceeds the maximum allowed by 875.6 sf.

### Discrepancies to be resolved and conditions to be included in variance application

- **Reduce the size of the covered deck.** The structure should be limited to the dimensions seen in the 2006 photos provided by Mr. Jacobs. The photos confirm that the covered deck was smaller in 2006 than the current deck. As a condition of the variance, the deck should be reduced at least to the width in the 2006 photo, and the deck should not be allowed to encroach on the rear setback or in the 10-foot space required between the two structures.
- **Specify impervious cover to be removed.** Much of the impervious cover was not shown on the previous surveys (the concrete skirt, the AC pad, the back porch, the trash bin pad between the house and the driveway, the walkways behind the house, the side stoop, the steps to the back deck, the 24sf extension on the deck). All impervious cover must be accounted for and reduced to 2,481 sf or less. The circular driveway must be replaced with pervious landscaping (not gravel) and the curb cut closed. *[Board: Please see photo of circular drive at the end of this letter.]* The portable shed hidden behind the accessory structure must be removed.
- **Provide two off street parking spaces.**
- **Specify use conditions.** The variance should include conditions that will prevent two-family uses, such as: the second mailbox must be removed, and the property may be occupied or leased only as a single dwelling (not with A and B units).

