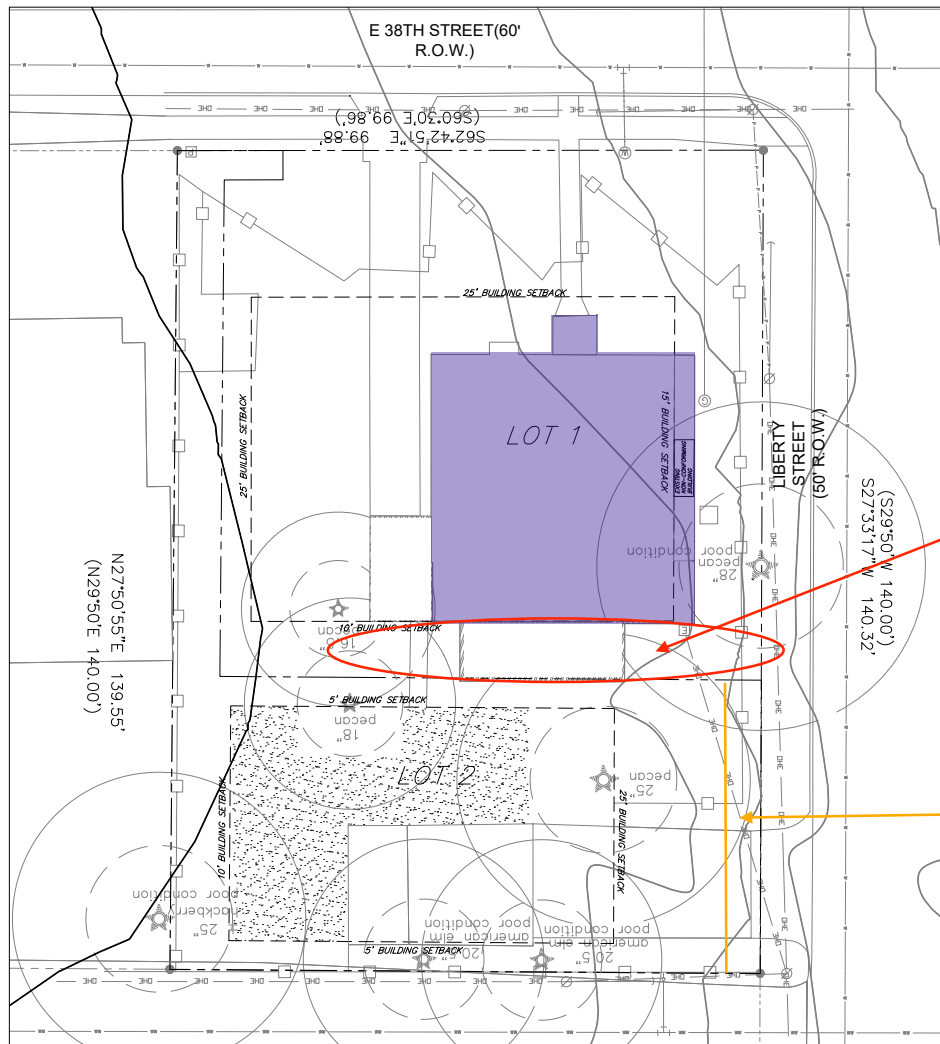


509 E 38th



Seeking variance to keep existing 1954 home that would encroach into the 10-FT rear setback required per building code.

For information purposes, this is the 50-FT frontage required for a lot subdivision, which creates the rear lot line for the existing house.

DEMO PLAN

LEGEND

- PROPOSED LOT LINE
- EXISTING CONTOURS
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR

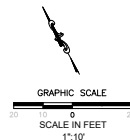


Exhibit A: 509 E 38th - Rear Encroachment from Subdivision

The blue shaded area is the re-subdivided Lot 1. This variance request is adjacent to and affecting Lot 2 of the subdivision (not another neighbor).

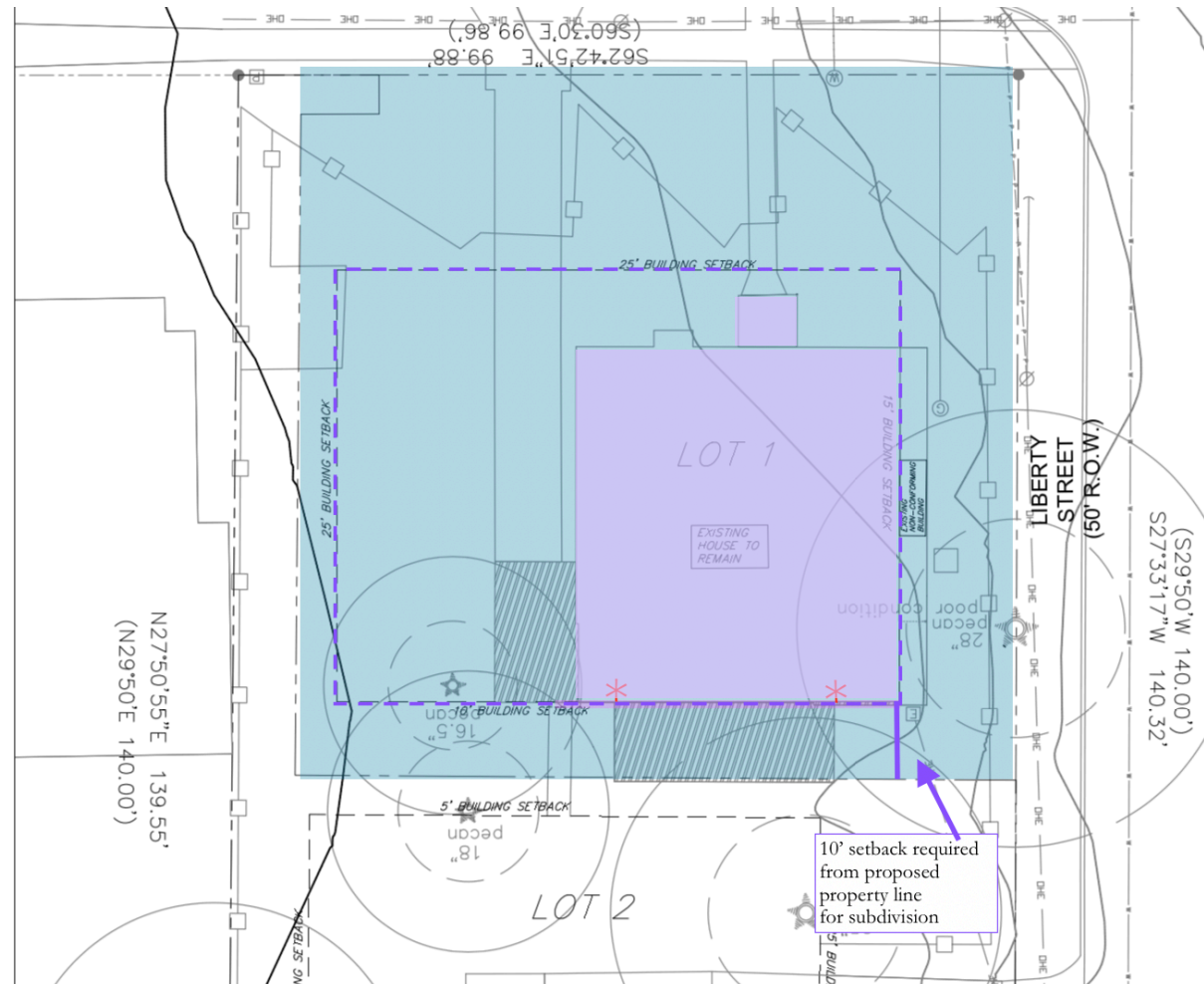
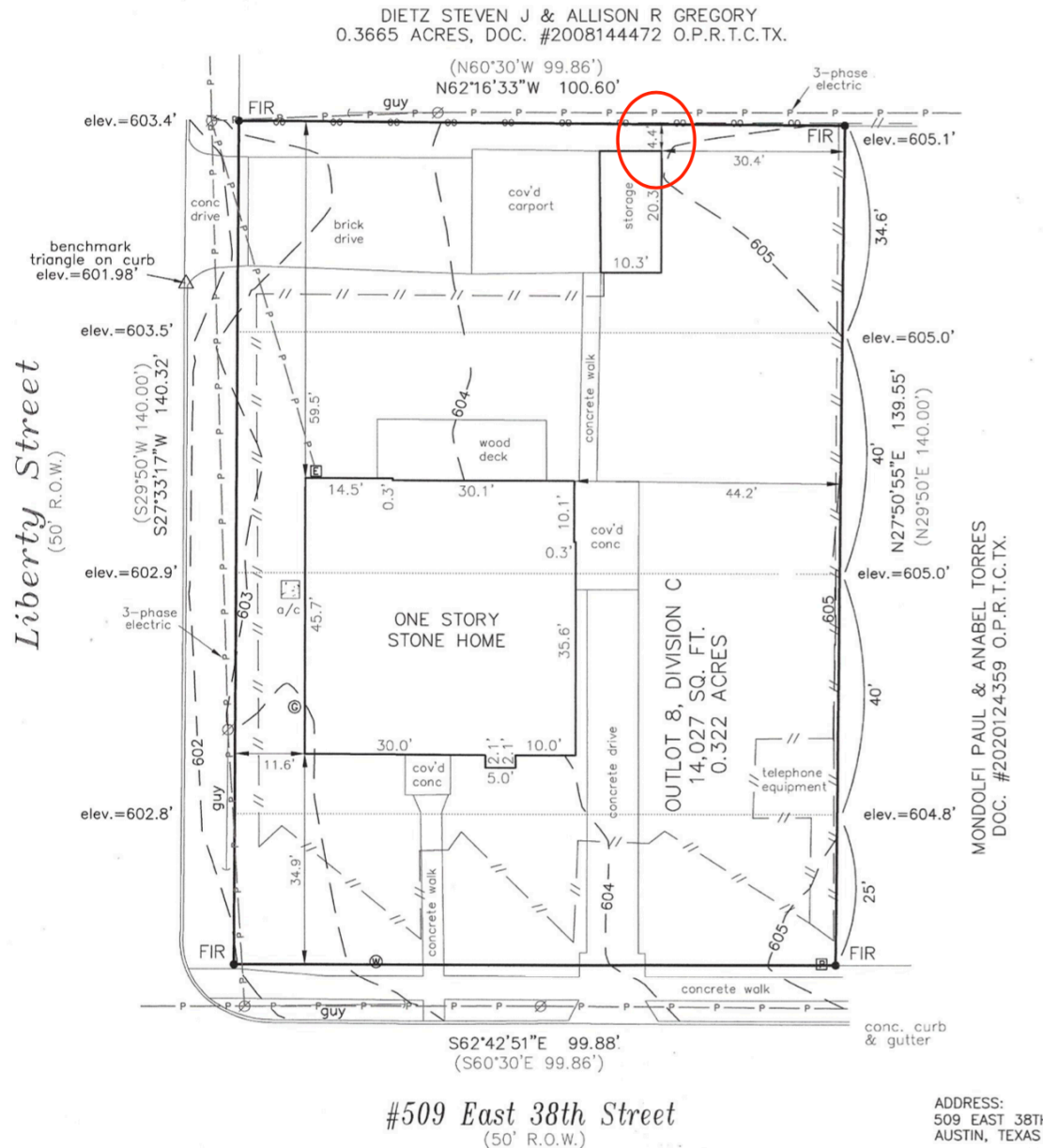


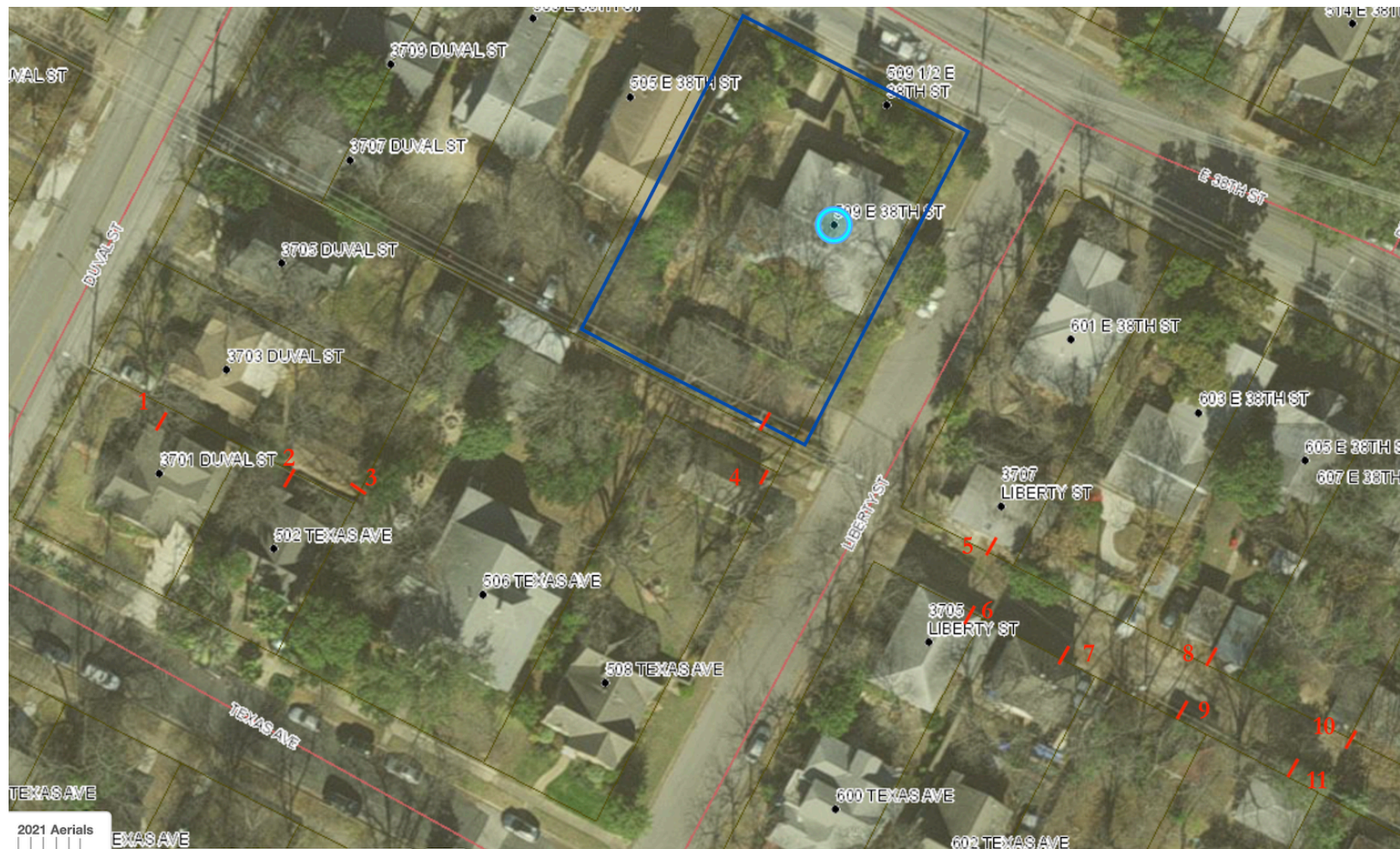
Exhibit B: 509 E 38th - Existing Rear Setback Encroachment



The existing rear garage is 4.4' (aka 4'-5") from the rear property line. This is more of an encroachment into the 10FT rear setback than the variance request of 9' to the rear setback.

Exhibit C: 509 E 38th - Neighboring Setback Encroachments

Shown below with the the red lines are properties with rear setbacks in the area that are less than 10'. Within a couple blocks of the subject property, there at least 10 properties that encroach into the 10-FT rear setback:



509 E 38th - Summary

In summary:

We are asking for a variance in order to keep the existing home. Our subdivision meets all requirements so to be clear, we are not asking for a variance in order to do the subdivision.

- A. The rear lot line encroachment is adjoining with Lot 2 from the subdivision, so this will not affect any adjoining neighbor but ourselves.
- B. We have more of an encroachment at the **existing** rear property line than the requested variance, so it seems a reasonable request.
- C. Rear lot line encroachments seem to be common in the area, so it will not be out of character for the neighborhood.