

**Variance Request
1305 Singleton**

July 11, 2022

D-2/1-PRESENTATION



Summary



D-2/2-PRESENTATION

- **We are seeking two variances that will allow us to build a primary residence behind an existing 728 sf home.** The two variances have to do with the location of the secondary dwelling, and the rear yard setback.

25-2-744-C-2-A: “THE SECOND DWELLING UNIT MUST BE LOCATED AT LEAST 10 FEET TO THE REAR OR SIDE OF THE PRINCIPAL STRUCTURE.

25-2-492 “MINIMUM SETBACK: REAR YARD: SF3: 10 FEET”
- **This property includes an original house, refinished in 2012, that typifies the character of the area and is worth preserving per the chestnut neighborhood plan.** Providing us with this variance will allow us to preserve the existing cottage and have equitable land use as enjoyed by neighbors.
- **Remaining historic homes in the neighborhood are dwindling and few older homes are well maintained enough to save.** Furthermore, most older homes on the street are over 900 sf and so already have a front-of-property primary structure. Therefore, most owners are not burdened with the choice between preservation and demolition.
- **This variance to maintain the cottage while building a principal structure at the rear will help to maintain neighborhood character**

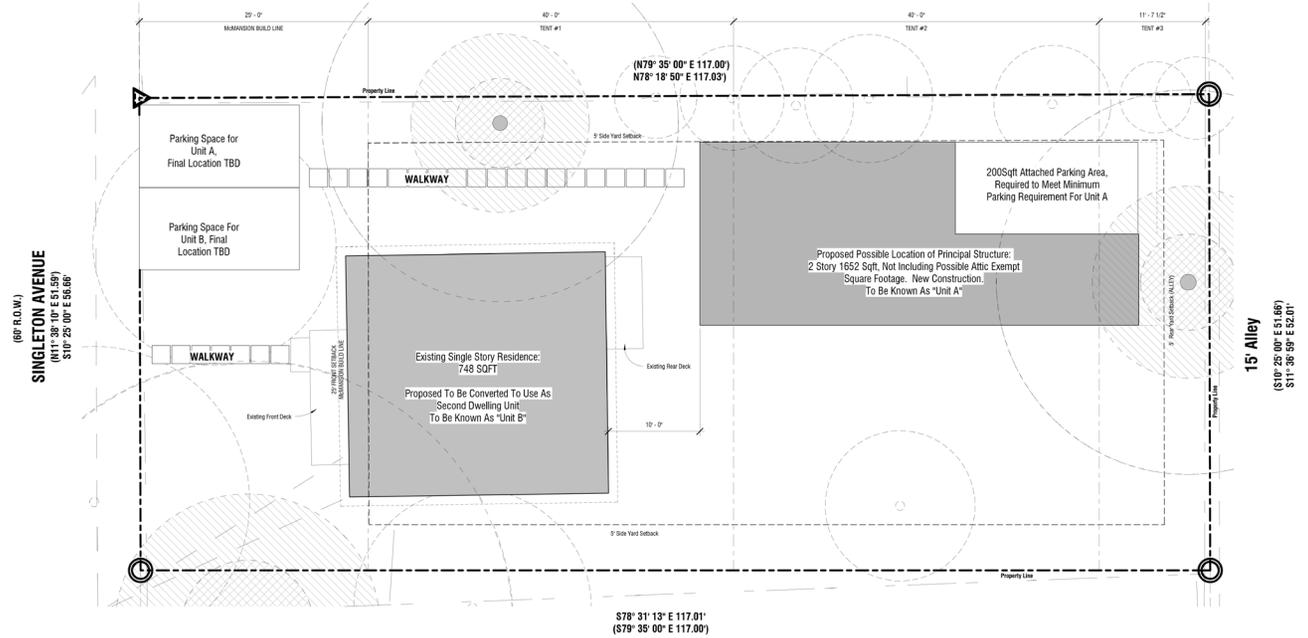
Variance Request: 1305 Singleton

Proposed Site Plan (Example Locations Only)

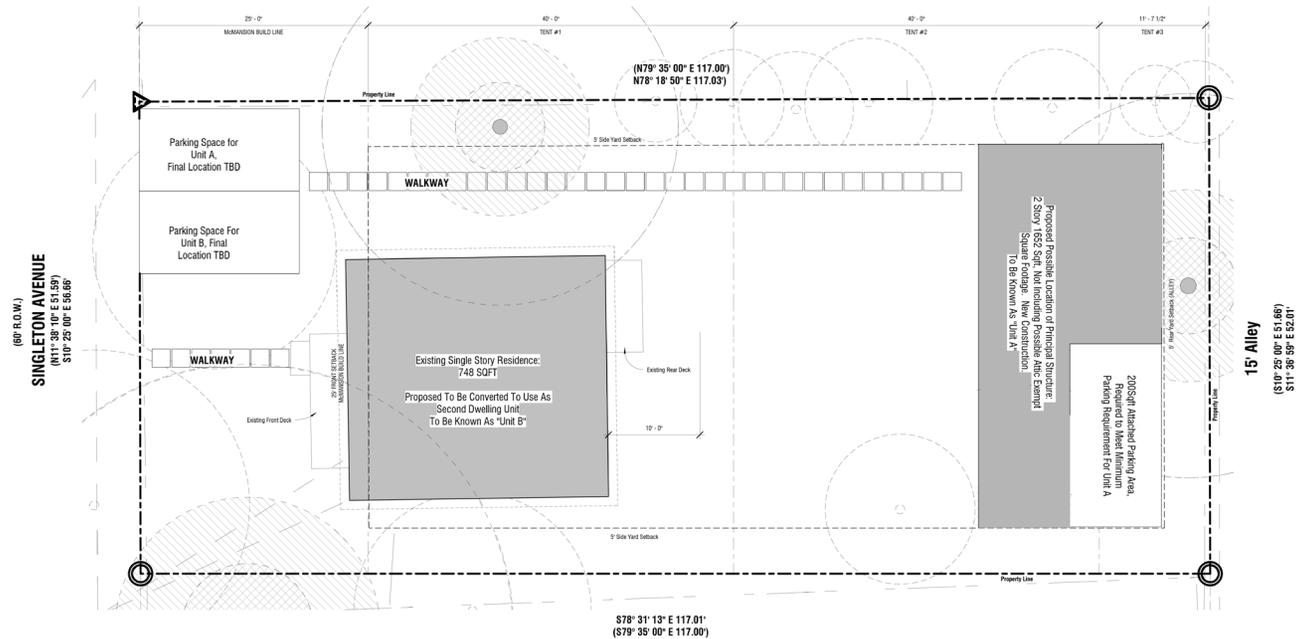
IMPORTANT NOTE: Unfortunately, the tree at the back of the property is in poor health. It has been checked by a 3rd party arborist who determined that it will fall down in 2 years. As a result, we have obtained a permit to remove the tree.

Example Location A

D-2/3-PRESENTATION



Example Location B



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Photographs

The structure at 1305 Singleton was always a beautiful and redemable structure. It has solid construction and design features that are hard to find like large windows and high ceilings. The 2012 rennovation gave this structure a new life. The refinished materials and new systems mean this home should easily last another 50 years. It is a unique building and a building worth saving.



D-2/4-PRESENTATION



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Photographs

D-2/5-PRESENTATION



Variance Request: 1305 Singleton
Photographs

D-2/6-PRESENTATION



Variance Request: 1305 Singleton
Photographs

D-2/7-PRESENTATION



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Conceptual Massing

This proposal would leave the existing house as-is, maintaining the neighborhoods character and urban fabric.

This conceptual massing shows the new construction from street front.

The homes on this portion of Singleton include 7 single-story older homes and 5 two-story newer homes. 5/7 older homes are over 900 sqft and so are not burdened with this choice between demolition and preservation.



Variance Request: 1305 Singleton
**Neighborhood Context:
Street-Front Homes**

D-2/9-PRESENTATION
1302 Singleton (1,730 sf / 470 sf)

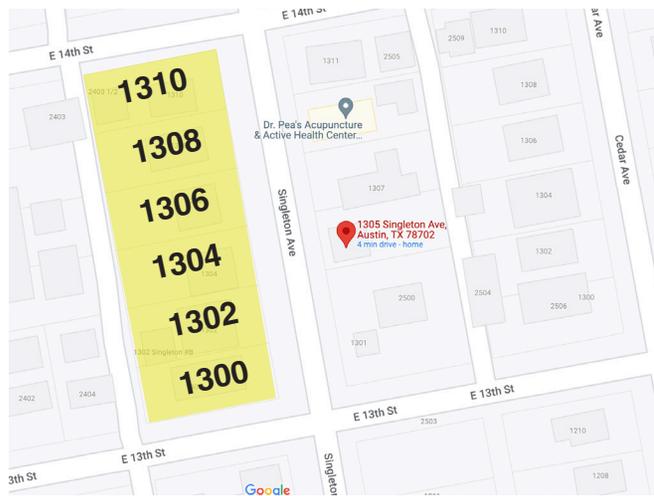
1300 Singleton ((1,408 sf)



1304 Singleton (1,276 sf)



1306 Singleton (720 sf)



1308 Singleton (1,152 sf)



1310 Singleton (1,870 sf / 396 sf)

