

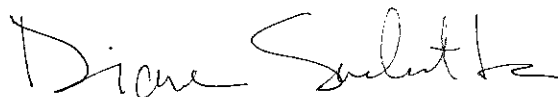
As you can see from the photos I've provided, my one-car garage is in bad shape. As a single homeowner, I have been saving to rebuild it and want to do that properly. But now that I've engaged a builder, I find I'm facing several practical difficulties.

- 1.) The first is that a two-car garage will require the removal of two trees. One of those is a beautiful cedar, 60 inches in circumference at its base and an estimated 55 feet high. Aesthetically, it adds to the property and the character of the neighborhood. Removing it would deter from both.
- 2.) To avoid cutting those down, a two-car garage would have to be moved at least 20 feet back (west) on the property, which means extending the driveway by 20 feet in addition to widening it. That would increase run-off and work against the community's efforts to stop pollution and preserve the environment.
- 3.) Even with cutting down the trees, the garage will have to be moved back as it is only 16 feet from the house now and will be difficult to get a car into the side of the garage closest to the house.
- 4.) Expanding the garage will also mean removing some if not all of the home's original stone patio and walkway, both of which I understand have been there since the home was built and add to the character of the property.
- 5.) Moving the garage back also would mean building very close to a concrete pad, which the previous owners' daughter tells me has been there since the home was built and was the centerpiece for a grape arbor. My hope is that, once the garage is built, I can replace the arbor and/or use the concrete pad to create an additional space for relaxation in keeping with the original character of the home.

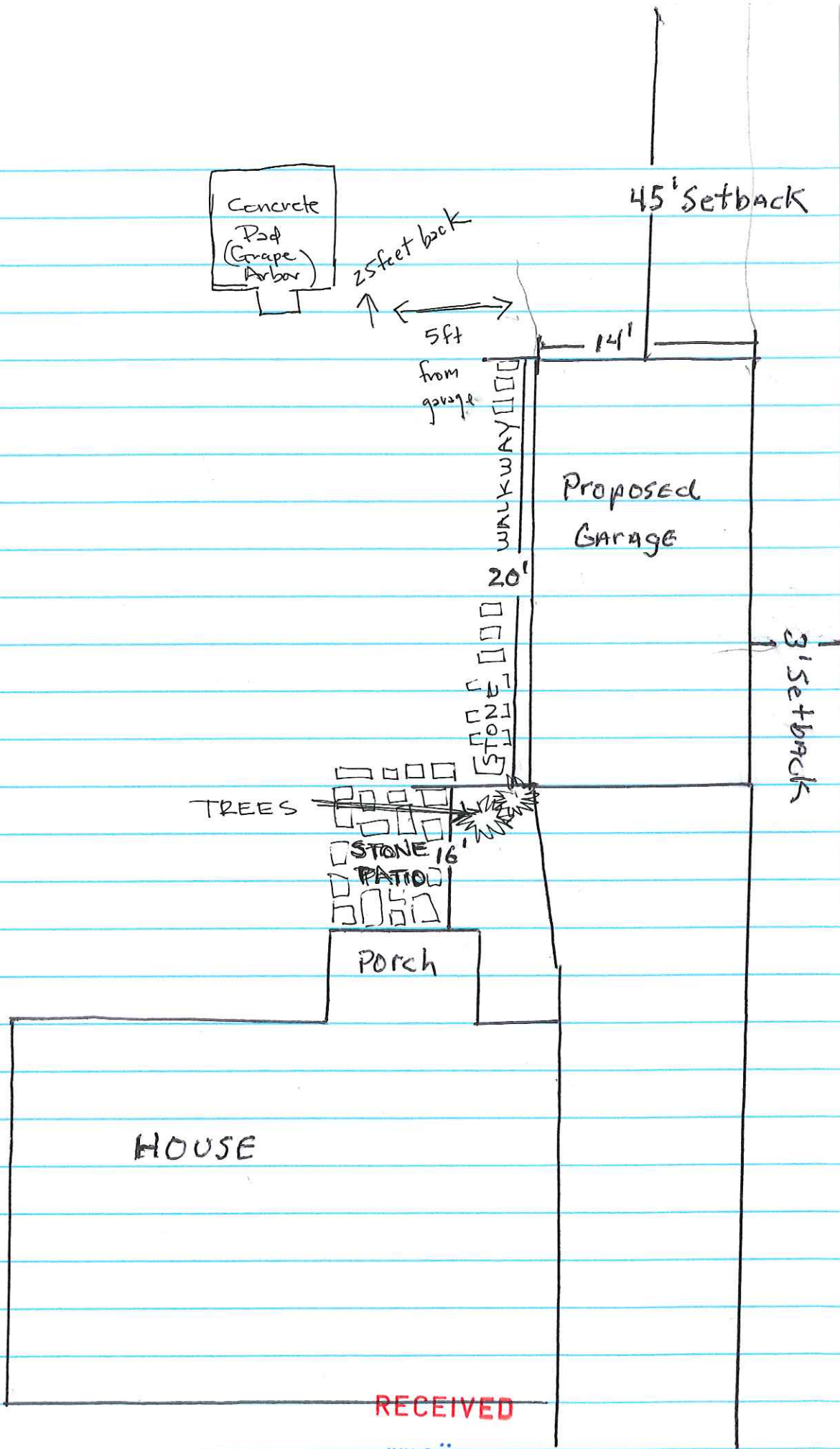
The last point I want to make is that the single-car garage I would build, if this variance is granted, would include a carriage door, decorative lighting and new landscaping along the south side. It is a design that I can assure you will improve the property.

I am happy to answer any questions you have and so is Jon Keeney who's here from Lally Garage, the builder I've hired.

Thank you for your consideration,



Diane Suchetka
1514 Rydalmount Road



Concrete Pad
(Grape Arbor)

25 feet back

45' Setback

5ft
from
garage

Proposed
Garage

WALKWAY

20'

STONE

TREES

STONE
PATIO

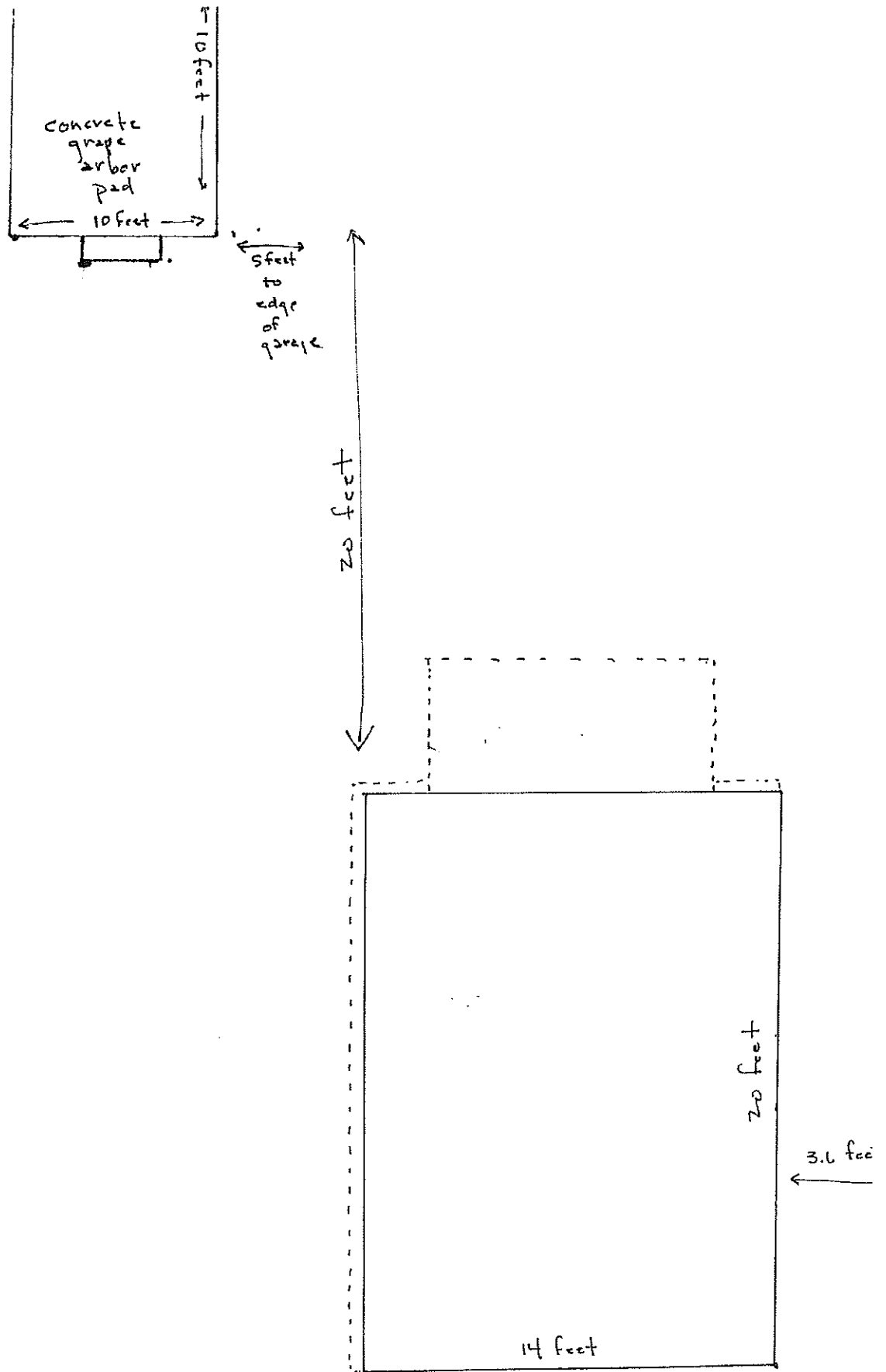
Porch

3' Setback

HOUSE

RECEIVED

JUN 9 2015



1514 Rydalmount Road
 — proposed garage

----- existing garage