

Zoning Variance Application for Driveway Replacement at 2350 Ardleigh
Statement of Practical Difficulty

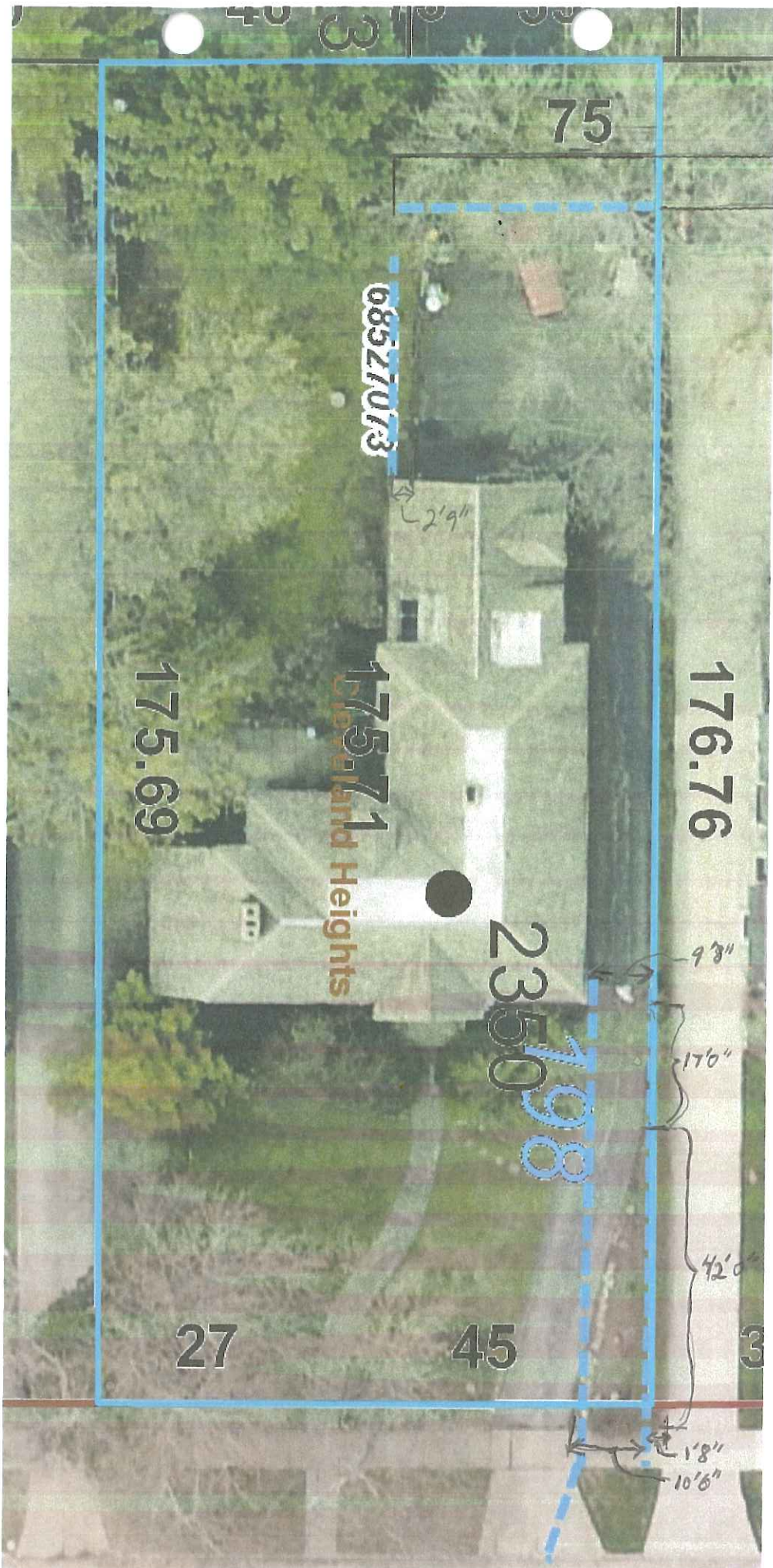
I wish to replace my current asphalt driveway, which is in considerable disrepair, with concrete. In so doing, I wish to make several changes to the driveway's footprint. The current north driveway edge, from the east edge (front) of the house to the west driveway edge, coincides directly with the north property line. I do not intend to change this. Beginning about 17' from the east edge of the house, and extending about 42' along the north property line to the sidewalk, the current drive angles south, crossing the sidewalk about 10'-6" south of the property line. I would like to straighten this section, so that it would also coincide with the north property line, making the driveway's north edge straight along its entire length. The apron would then merge with the apron of the neighbor to the north at 2344 Ardleigh.

The current angled section has proven problematic for guests and contractors needing to back out, and they frequently run over the grass or over the small landscaped triangle between the driveway, sidewalk, and north property line.

Where the driveway currently touches the north property line, there is effectively no choice for it to do otherwise. From the north wall of the house to the property line is only 9'-8", and the base of a drainpipe protrudes into the driveway, making the usable width only 9'-0".

There is an existing hedge just north of the property line separating the two driveways at the front of the properties, and a fence providing separation in the rear. The proposed configuration would be identical to that of the following pairs of Ardleigh addresses: 2349 / 2359 (just across the street), 2307 / 2299, 2300 / 2290, and 2286 / 2276. Based on the County GIS boundaries, which are accurate for my property, there also appears to be property line coincidence or even encroachment in all these cases. Based on the results of my recent survey, I can say with certainty that the north edge of the driveway of my neighbor to the south at 2358 coincides with my property line where it crosses the sidewalk.

I also wish to change the driveway configuration in the back. I wish to remove a 7'-6" section from the west driveway edge. There is a large tree whose roots are coming up in that section, and cracking the asphalt. And I wish to add a section to the south edge of the driveway west of the garage, extending the driveway about 2'-9" south. The new south driveway edge would coincide with a line extending the south edge of the garage. This will make it easier for cars, and especially snowplows, to maneuver.



North

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