



### **Village Council**

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### **NOTICE OF VARIANCE PUBLIC HEARING**

**To: Residents Abutting & Confronting 3507 Turner Lane**  
**From: Victoria Hall, Village Manager**  
**Doug Lohmeyer, Building Administrator**  
**Date: October 9, 2015**  
**Re: Variance Request**

A public hearing will be held by the Village Council at the Village Office on **Thursday, November 5, 2015 at 7:30 pm** to consider the variance request of MaryEllen and Ahmed Metwalli of 3507 Turner Lane. The applicants are proposing the following changes to the exterior of their home:

- (1) A new second floor over the existing foundation where the garage currently stands,
- (2) A new covered porch attached to that two-story addition,
- (3) A bay window (already installed) on the front of the house, and
- (4) A new covered front porch adjoining the main entrance.

Their building permit was denied because the proposed changes do not meet Village building requirements as described below. Therefore, they have applied for a variance for each of these elements of the proposed construction.

Item #1: The applicants propose to add a second-story addition to the west side of the house. The Village Code requires a side setback of 18 feet for the sum of both side setbacks. The house's existing east side setback is 4.3 feet, thus, the required west side setback is 13.7 feet. The existing one-story structure is non-conforming; it encroaches into the required west side setback by 3.9 feet. The addition would be built upon the foundation of the existing first floor. Therefore, a variance of 3.9 feet is requested.

Item #2: The applicants propose to add a covered porch and stoop to the west side of the house. The Village Code provides that porches and stoops may project no more than 3 feet into a required side setback. The proposed porch and stoop would project 3.9 feet into the required 13.7 foot west-side setback. Therefore, a variance of 0.9 feet is requested.

Item #3: The applicants have added a bay window to the front of the house. The Village Code provides that bay windows may project no more than 2.5 feet into a required front setback. The required established building line (EBL) front setback for the subject property is 30.9 feet. The existing house is non-conforming; it currently encroaches into the required front setback. The installed bay window projects 7.4 feet into the required front setback. Therefore, a variance of 4.9 feet is requested.

Item #4: The applicants propose to add a covered porch to the front of the house. The Village Code provides that porches may project no more than 9 feet into a required front setback. The proposed porch would project 9.5 feet into the required 30.9-foot established building line front setback. Therefore, a variance of 0.5 feet is requested.

At this hearing, Village residents will have an opportunity to express their views regarding the variance request. If you are unable to attend this hearing but would like additional information or would like to voice support of or objection to the application, please contact the Village Office at 301-656-4112 before the meeting. The complete record concerning the variance request may be reviewed at the Village Office.

Thank you.

Attachments: Site Plan, Elevations

Sent to: Turner Lane: 3504, 3505, 3506, 3509; Taylor Street: 3504, 3506, 3508

CC: Village Council  
Ronald Bolt, Counsel