

Project Description

Construct a 12' wide driveway off of North State Street that meets the required setbacks to an adjacent driveway and a road intersection, and construct a two car garage, with the dimensions of 24' by 24', attached to the single family home located at 92 North State Street. Because I currently have a driveway to this property off of Pearl Street and I do not meet the required frontage for two driveways, I am seeking a Conditional Use Permit, Article 28-7-8(b) Additional Driveway for the construction of an additional driveway.

Required Information

We own a single family home at 92 North State Street which is the corner property to the north between Pearl and North State Streets. There is currently a driveway off of Pearl St.. The original structure on this lot was built in 1865. Over the years, owners have added on to the original home. More than 50 years ago, I believe a porch was added to the east side of the house and a garage built beneath it. The dimensions of the garage were adequate for cars built fifty years ago, but cars built today just don't fit. Since my wife and I intend on living in this house for as long as we can, we would like the ability to garage our cars during the winter months and not have to contend with having to either de-ice or clear several inches of snow off of our vehicles.

This project has two distinct phases. The first phase is to construct a driveway in a position along my 124 feet of frontage on North State Street that will allow for a 12 foot wide driveway entrance while maintaining a 40 foot setback to an adjacent driveway north of my property and a 30 foot setback from the intersection of Pearl and North State Streets. The driveway will serve a one story two car garage that will be 24' X 24', which is the second phase of the project. The grassy area of my property to the north of my house is approximately 55' X 60' which provides ample space to sight my 24'X24'while maintaining the required front and side setbacks for construction in a Residential Downtown zoning district.

This request is specifically authorized in the City Code of Ordinances, Article 27-7-8 (b) Additional Driveway. As we have described the two phases of this project, specifically construction of the driveway, the location will comply with all requirements of the Article. The location of the driveway will not endanger public health or safety, in fact, the construction of the proposed driveway will most likely improve the sight line to the north for vehicles stopped at the intersection of Pearl St. and North State St.. The use will be compatible with the neighborhood and with the abutting uses. There are already three existing driveways on the east side of North State Street between Pearl and Franklin Street. This use will not have an adverse effect on highway or pedestrian safety. This proposed project will not have an adverse effect on the City's natural, environmental or historic resources. The only utility related aspect of the project is electricity to the garage which will be connected to the existing electrical panel in the basement of the house.