

7593 Riverside Dr. - Hallinan Residence
Property Owner: Bill Hallinan
Variance Request and Statement of Hardship

To Whom It May Concern,

Bill Hallinan, the property owner at 7593 Riverside Drive is working on the design of a new single family residence. Due to several imposing site constraints the homeowner and the design team are requesting several variances in order to make the best use of the complicated site and to design within the given constraints to the furthest extent possible.

The siting of the new house is difficult based on site constraints in each direction, we are asking for a variance to encroach on one of those directions, the one we feel has the least impact on the function of the house and the impact on adjacent neighbors.

- To the North there is a Stream Protection Zone, we are staying out of this completely, adjacent neighbors to north have construction within this zone.
- To the West (the river), is the floodplain, for the safety of this property we are staying out of the 100-year flood zone completely.
- To the South, standard side yard setback, we are staying out of this area completely.
- To the East, 150' Building Line, this line restricts the site the most and pushes development towards the floodplain, for this reason we are requesting to encroach on this boundary but to limit our encroachment as much as possible.

With those constraints in mind we are asking for the following variances:

1. To allow new construction to encroach on the 150' Building Line and to allow development to the east of that line approximately 20' to 25'
2. To allow a detached garage and guest suite to be forward of the primary dwelling
3. 153.190.E.(c) Foundations - variance to allow exposed concrete foundations walls. This variance is not requested as a means to cut corners rather as a way to accomplish an elevated contemporary architectural design.
4. 153.190.E.(i).2 Window Trim - variance to allow the design to not use conventional 3 ½ board trim. Similarly, this variance is not requested as a means to cut corners rather as a way to accomplish a clean minimal design that emphasizes the large windows.

Thank you for your consideration,
Bill Hallinan
and the design team
02.23.2024