

## Variance for 28 Liberty Street

### Written Memo:

- i. We are proposing to install a second level deck, 14 x 16 feet, off of an end unit condo. This deck will extend over the existing driveway. In order to allow for the parking to stay, the deck will need to extend across the driveway and allow egress from the end unit.
- ii. This is the applicant's driveway. We need the variance so that the deck can extend, to allow for parking and to provide for proper egress for all units.
- iii. Without this variance approval the applicant cannot make reasonable use of the space when adding a deck like the other units have been permitted to have. This is because it infringed on his parking space. To make reasonable use of the space we need to extend the deck across the driveway, leaving space for parking and egress.
- iv. These conditions would fall in line with all existing outdoor second level decks that are on the same outline of the property. The applicant is the only unit that does not have an outdoor deck.
- v. The applicant is not asking for special privilege because he is following the outline of the other units current outdoor space.