

May 10, 2016

Variance Request

I am proposing a variance request in order to construct a basketball court (77 x 37 feet) in my back yard. I live at 1955 Coventry Road, on the Southeast corner of Coventry Road and Edgehill Road, essentially a "corner lot". The proposed space I would build the court is my "backyard", however, based on code it would also involve part of my "side yard" and part of my "back yard". I am requesting an exemption because the area I am considering is completely enclosed by a metal fence and is actually located in the rear of my property (see attached site plan), hence, my "back yard". Furthermore, the metal fence enclosure is completely lined by over fifty seven foot arborvitaes and the court would not be visible from the road or from the sidewalk. This plan has been reviewed with the City Planner and I believe the remainder of the specifications are up to code. I have also discussed the above project with all of my surrounding neighbors and there are no objections. Furthermore, my neighbor at 1995 Coventry has a basketball hoop which is situated approximately twenty feet from my proposed court. Additionally, in review of my immediate area, a similar variance was approved for a basketball court at the intersection of Fairfax Road and Fairmount Blvd (approximately 1.1 miles from my property) at a comparable "corner lot" only just a few years ago.

Lastly, I truly value and respect my city and my community. I believe I have demonstrated this in my tireless effort to improve my property since I moved here six years ago. My work was eventually acknowledged after winning the "2013 Community Improvement Award" recognizing my efforts for the improvements made to my property (see attached certificate). Therefore, I firmly believe the above proposal would not obstruct, hinder, or adversely affect my property, my neighbors, or my community.

Sincerely,

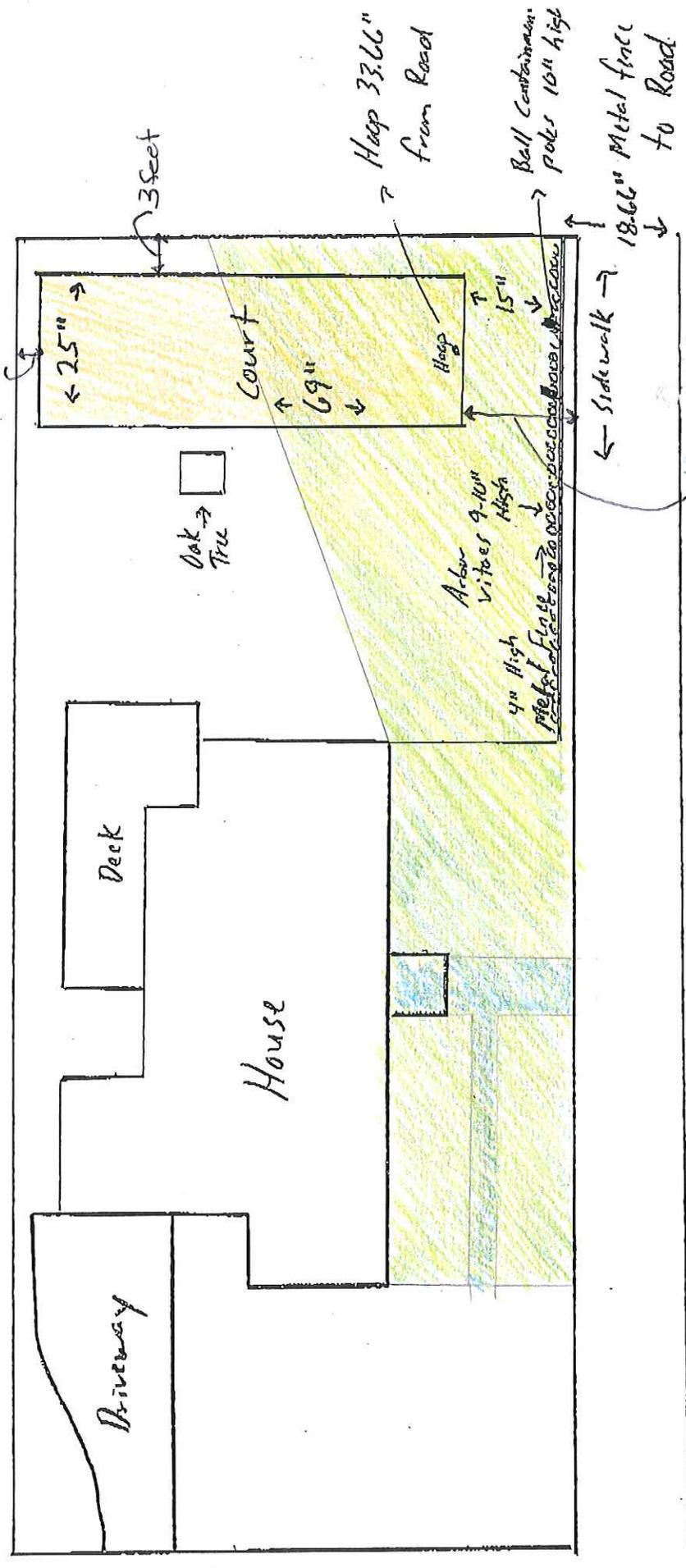


Augustus Beck

CAL. No. 3400

Beck Variance 1955 Coventry

dgchill
Road



DISTANCE OF COURT TO PUBLIC Rightofway is 18.66 Feet
 BALL CONTAINMENT IS 6.66 FEET FROM PUBLIC RIGHT OF WAY

CORNER SIDE YARD IS SHADED GREEN

Coventry Rd

← NORTH