

Variance Application – 506 Jackson Street

I recently purchased a small (**640 sq. ft**) and somewhat older (**1900**) house that needed fairly extensive repairs.... in order to make it livable. I purchased this house with the intent to improve and occupy it.

The improvements I hoped for require:

1. Demolishing the current kitchen and replacing it.
2. Replacing the foundation under the kitchen
3. Adding an additional bedroom over the kitchen.

Given the size limitations, **I hope to slightly alter the original footprint of the house which would require a variance.** The variance would allow me to:

1. Add an additional **9-12 Sq foot** to an already existing “bump-out” on the home.
(*This would be added to both floors of the house)
2. Streamline the foundation and framing process of the house (less corners)
3. Reduce the cost of building

Why Variance Needed:

1. The lot is very narrow – Approx. 20 ft – with almost no side-yard on either side.
2. The current footprint doesn't meet modern zoning requirements - **but this would increase the distance to the property line by approx. - 5 inches**
3. **This would add more living space to a very tiny house and improve the neighborhood**

De Minimis Zoning – I was told this situation would fall under – minor dimensional – which commonwealth allows