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Variance Details for Bathroom Addition Project Proposal

Prepared for owner: Frank and Mary Corio
Prepared by contractor: Alex Schmalzle (PA 140243)
Site Location: 542 Ridge Ave Hawley PA 18428
Tax Id: 18-0-002200021

Project Description:

Existing Use: single family residential home
Proposed Use: Single family residential Home

The Current residence has one bathroom on the main level. The bathroom is very small 3'7" by 7'9". The current bathroom is difficult to move around in and is not handicap accessible. The property owners are getting older and would like to have a bathroom that is accessible for future use. To accommodate this desire the property owners wish to put addition on existing house. The Addition will extend the house width by 8'. The proposed addition dimensions are 8'x13'6". The purpose of this addition will be to expand the bathroom and make all door ways leading to and from kitchen, bathroom and master bedroom accessible. The septic system and tank are located in the front lawn. this makes the only viable location for the addition to be on the right side of the house. The house is at it's closest point to the property line 19'9". To accommodate the 8' increase in width to the house we are asking for a zoning variance. The addition will infringe on the 15' side set back by 3' in the front corner and 2' in the back corner due to the lot shape and the house orientation. The adjoining property that will be affected is owned by Robert & Jean Foell 536 Ridge Ave tax # 18-0-0022-0020. This Parcel is 3 acres and it's use is single family residential. There is approximately 120' between the Foell Residence and the adjoining property line.

Respectfully submitted,

Alex Schmalze
570-352-8645