

To whom it may concern,

We are a family of four that is quickly outgrowing our small free-standing condo. Our condo stands at < 1100 sq.ft. and our two children of opposite genders, ages 8 and 10, currently share a room. In addition, one parent permanently works from home and requires a home-office space. Currently, our condo has two standard-sized bedrooms and one small bedroom (78 sq.ft.) that is being used as the home-office. We would like to expand our current living space by transforming our unattached garage (215 sq.ft.) into a den area and home-office area that is connected to the main living area. This will allow us to utilize this currently under-utilized space as a play space and office space. We are seeking a **Hardship Variance for the modification of a nonconforming building type and the creation of a new nonconforming building type.**

We would like relief based on the following review criteria:

Special circumstances exist relating to the soil conditions, shape, or topography of a parcel of land or the unusual character of an existing structure but not affecting generally the zoning district in which the land or structure is located.

Our condo is the original 1870s house on a long plot of land. In 2000, a developer placed two units behind our non-conforming house and formed a condo association. The other two units were created with direct access to their garages while, for reasons unknown, the developer left our unit disconnected from its garage by 5.5 ft. We would like to create a connection between our condo and the garage to rectify this. Since the converted garage will be a mixed-use den/play-space for children and office space, it is a safety issue to have it remain unconnected from the main living area. The conversion of our garage to a den should have no effect on parking in the neighborhood because we only have one car and our unit has a deeded outdoor spot.

Literal enforcement of the provision of this Ordinance for the district where the subject land or structure is located would involve substantial hardship, financial or otherwise, to the petitioner or appellant due to said special circumstances.

Our condo sits on its original fieldstone foundation. The only way we would be able to replicate the cohesion that our neighbors have with their garage would be to lift the house off its foundation and move it backward. This would be unfeasible and cost-prohibitive.

Desirable relief could be granted without causing substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of a specific district in this Ordinance or the Ordinance in general.

The alterations we are suggesting are not visible from the street. Therefore, the character of our 1870s house will not be altered from the street view. The connection will have no effect on our neighbors because we'll be utilizing space that is already deemed our unit's exclusive use area. We have secured all of the necessary permissions from our neighbors, and we have amended

our condo documents in advance of this proposal such that each of our units wholly controls their garage spaces. These changes to our documents were approved by Land Court. In addition, this change will match the three-unit condo directly next to us: 8-12 Clyde St, which was redeveloped in 2017. It was also an 1870s non-conforming house that had two units attached behind it. However, that developer did ensure all the units were connected to their garage spaces.

Thank you very much for considering our proposal,

Rajiv and Anupama Raman
14 Clyde St.