

19 Hawthorne Rd, East Hampton  
Request for Zoning Variance – for Garage  
Andrew W. Priest and Elisabeth Ahlberg Priest (Betsy)

**Project Description:**

This project is part of an original approved variance and plan. The original plan included a house and 2-car garage with approved setbacks. We finished the house in 2019. Now we are planning to build a smaller, 1-car garage. We are requesting the east-side setback variance to be 7.5' which is the same setback as we were granted for the house along that property side. The west side setback is now significantly greater. Street setback is identical. Lot coverage is smaller.

	Original Variance Approval	Requested Variance
Date of Variance Approval	3/9/2015 Original	Requested October 2020
Zoning Permit	Z-16-156 Original	
Building Permit	B-16-331 Original	
Front Yard Setback	15'	15' (same)
Side Yard Setback East	13'	7.5' (closer to #21 Hawthorne)
Building Dimensions and Sq Footage of the Garage	22'x23', 506 sq ft	16'x20', 320 Sq Ft (smaller)
Lot Coverage After Building including House AND Garage	25%	24.1% (smaller)

**Hardship:** The original hardship from our approved application was that this property did not have any garage. That hardship remains.

Regarding this request to shift the garage placement: We have made the garage considerably smaller than originally planned and have reduced the overall lot coverage to better accommodate the goals listed below. For context, the road along Hawthorne is significantly angled to the northeast. By reducing the already approved garage size and shifting the placement we are:

1. allowing for more room between the garage and street to enable parking in front of the garage and minimizing the potential impact on street traffic
2. It allows for an easier garage entrance from the primary direction (heading Northeast on Hawthorne from Mark Twain) into the garage
3. The previous approved plan indicated overflow parking on the east-side of the garage directly adjacent to the property line facing #21 as well as their driveway. With the requested change in placement (and size), overflow parking will be more easily available on the west side of the garage and further in from the street (facing #17).

We have received confirmation from the neighbors on the East property side (Thorton's, #21 Hawthorne) that they are ok with the new requested placement.

Kind Regards,

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