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VILLAGE OF ELM GROVE

To whom it may concern,

The intent of this request is to correct some of the issues that exist with our home, lot and driveway at 1295 Longwood Ave. The house was built in 1954 with a small useless 1-car garage stall that is below the natural grade of the lot. The garage enters the house through the basement. There is a 2-season room built over the top of the garage. Between lawn and snow removal equipment we have yet to park a car inside of it for the 29 years we've lived in the house.

There is a diagonal driveway that runs northeast and enters/exits into the intersection of Longwood and Elmwood that is unusual for the area and a traffic hazard due to the grade of the lot and the slope of Longwood Ave. itself. When entering/exiting the driveway we are unable to see over the crest of the hill to the south up Longwood Ave. We are currently parking 2 vehicles on a parking pad that's on Longwood, off the road, but in the village's right of way.

We are looking to add a single-story garage addition up at grade (1st floor level), connected to the space occupied by the 2-season room. We'd convert the 2-season room into part of the new garage addition. This would eliminate the need for the parking pad and diagonal driveway. We'd add a new driveway entrance that would be moved south, up Longwood Ave, closer to the top of the hill eliminating the blind spot. The cars on the current parking pad would then be off the road and in the new garage.

We would appreciate the ability to expand the building at the two-seasons room 10' north, towards Elmwood, which would leave us 25' from the lot line and enable a standard 16' wide 2-car garage door to be installed and expand 7' east towards Longwood which would bring us 42' from the lot line and enable storage in the back of the garage. Currently our neighbor's house to the south sits 17' closer to Longwood than our home's footprint.

In closing, we believe that the scope of the project will not adversely affect the property, building nor the adjacent properties or homes, in fact, it would enhance the property, neighborhood and make the roadway safer for all.

Sincerely,

A handwritten signature in blue ink, appearing to be "Guy and Jill Lipovsek", written over a horizontal line.

Guy and Jill Lipovsek