

Guillot Application- 120 Citizen St.

- The property is **approximately 2,000 sq. ft. below the minimum lot size** required to request a guest cottage; however, the **unique linear configuration of the lot and the 6 existing mature oak trees** significantly limits viable placement options for additional space or accessory structures.
- The proposed structure will **function primarily as a pool house.**
- **The neighboring lot was granted 2 accessory structures-** both a garage and a pool house so a request like this is in keeping with the development of the neighborhood.
- The structure is located **8 feet from the rear property line and 5 feet from the side property line.** If the guest cottage is not approved, the owners will still require **storage space**, and a **garage of the same approximate size will be constructed instead**, located **5 feet from both the rear and side property lines**, which would be **closer to property lines than the proposed cottage.** It seems that the adjacent neighbors are more in favor with these proposed setbacks.
- Approving the guest cottage allows the structures and site to **serve an overall more aesthetic and functional purpose.**