

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk  
FROM: Thomas Marshall, Plan Reviewer - CAA  
DATE: April 29, 2024  
RE: Planning/Zoning/Architectural Guidelines review –

Below please find staff's analysis that outlines the review with the Town's Zoning regulations and adopted Architectural Design Guidelines for the structure proposed

**Zoning Regulation analysis –**

Proposal: A new single-family residence with an attached garage. The proposed 3 story, 5 bedroom, 4.5 bath home, includes 3,518 s.f. of living space and an attached 558 s.f., 2 vehicle garage for a combined 4,468 square feet.

Zoning district: R

Lot Size: ~ 38,048 sq. ft.  
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 122.88'  
100 ft. Required - Complies

Setbacks: Proposed principal residence complies with required setbacks based upon submitted docs.

Height: Building height is estimated at 35' which complies with the maximum of 35'

Garage Stds: The proposed garage is ~558 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.

Parking Stds: Parking requirements will be met through the proposed garage and exterior parking.

**Architectural Design Guideline analysis -**

Please note the following key to the interpretation of the analysis table:

Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
PC	Subject to Planning Commission Specific approval
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
<b>DEVELOPMENT STANDARD</b>		
Article 3: Easements	No easements are indicated. Survey is provided and does not indicate any conflicting easements	Y
Article 4: Buildable Area/setbacks	Building proposal appears to be in general conformance. Setbacks are indicated and no concerns are noted.	Y
<b>Article 5 Building Design Standards</b>		
Article 5-20 Building Height	Roof height appears in general conformance per the table provided on the Site Plan.	Y
Article 5-60 Foundation	In numerous locations the foundation is a significant design element of the house, with anticipated exposed concrete as a finish element. The concrete is indicated to be sealed.	PC
Article 5-70 Roofs	The design uses multiple shed roofs with low slope of estimated at less than 1:12. This roof design is prohibited under (b)(1)	N
Article 5-80 Garages	The garage is proposed at attached but accessory to the main structure and the garage is not a dominate feature of the home. The garage is proposed at 2 cars.	Y

Article 5-90 Window and Door Design	Proposed structure includes large panes with a significant percentage of the façade. Door appears to be in general conformance.	PC
Article 5-100 Balconies and railings	Railings consist of horizontal metal finished in powdercoat black. Appears in general conformance.	Y
Article 5-110 Chimney and Roof Penetrations	Chimneys are substantial in size and the chimney is proposed to be finished with hot rolled steel panels, consistent with the other materials used on the structure	PC
<b>Article 6 Building Materials and Colors</b>		
Article 6-20 Materials	Siding materials consist of poured in place V-Groove concrete and hot rolled steel panels. These materials are inconsistent with the approved materials.	N
Article 6-30 Colors	Colors proposed are wood and stone colors, which are consistent with the design standards.	Y
<b>Article 7 Accessory Improvements</b>		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	Appears in general conformance	Y
Article 7-50 Driveways	Driveway is indicated at a 8% slope and the width is scaled at 12'. A culvert is indicated.	Y
Article 7-60 Parking Areas	Parking will be met with the attached garage and exterior parking areas.	Y
Article 7-100 Decks	Decks are integrated into the design of the home and appear in general conformance	Y
Article 7-120 Hot Tubs	A hot tub is indicated on the rear of the home, appears in general conformance	Y
Article 7-140 Fences	No fencing is indicated	Y

Article 7-150 Retaining walls	Several retaining walls are proposed with heights indicated at 4' maximum. The remote walls are proposed as drystack boulder. Concrete retaining walls closer to the structure are proposed as part of the foundation and to remain exposed concrete	PC
<b>Article 8 Signs</b>		
Article 8 Signs	No signs are indicated	N/A
<b>Article 9 Lighting</b>		
Article 9 Lighting	No information can be located on the exterior lighting to show compliance with Article 9	
<b>Article 13 Environmental Regulations</b>		
Article 13-20 Wetlands	None indicated	N/A