

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: August 30, 2023
RE: Planning/Zoning/Architectural Guidelines review – 0294 Davis Ct

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

Staff Recommendation:

Staff recommendation is to approve. The addition is in general conformance and matches existing building designs.

Zoning Regulation analysis –

Proposal: A 282.6 sqft addition to a single family home. Addition will serve as the new master suite and is accessed off the kitchen. New deck is proposed to extend from the existing deck.

Zoning district: R1

Lot Size: Unknown/ not applicable

Lot Width: Unknown/ not applicable

Setbacks: Addition complies with setback requirements

Height: Addition does not increase the height of the structure, nor does the addition exceed limitations. Estimated height of 18'

Garage Stds: No garage is indicated on the structure.

Parking Stds:

Unknown/ not applicable

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
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	No easements indicated	Y
Article 4: Buildable Area/setbacks	Addition sits within the required setbacks	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Addition does not increase the height of the structure, nor does the addition exceed limitations. Estimated height of 18'	Y
Article 5-60 Foundation	Foundations system is different than existing structure. Addition is proposed to be designed with piers.	Y
Article 5-70 Roofs	Roof is gable, and matches existing roof lines well.	Y
Article 5-80 Garages	No garage is indicated	Y
Article 5-90 Easements and Utilities	No applicable easements	Y

Article 5-100 Balconies and railings	None indicated or applicable	Y
Article 5-110 Chimney and Roof Penetrations	None indicated or applicable	Y
Article 6 Building Materials and Colors		
Article 6-10 Materials	Materials to match existing and will comprise of wood	Y
Article 6-10 Colors	Colors are indicated in the elevation graphics, to match existing, appear to be in general conformance	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated or applicable	Y
Article 7-50 Driveways	None indicated or applicable	Y
Article 7-60 Parking Areas	None indicated or applicable	Y
Article 7-100 Decks	New deck is indicated and appears in general conformance	Y
Article 7-120 Hot Tubs	Existing hot tub is located near addition.	Y
Article 7-140 Fences	None indicated or applicable	Y
Article 7-150 Retaining walls	New retaining wall is indicated behind new addition. Height is indicated at 2' details of appearance are not located	
Article 8 Signs		

Article 8 Signs	None indicated or applicable	Y
Article 9 Lighting		
Article 9 Lighting	None indicated or applicable	Y
Article 13 Environmental Regulations		
Article 13-20 Wetlands	None indicated or applicable	