

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk  
FROM: Kyle Parag, Plan Reviewer - CAA  
DATE: August 29, 2024  
RE: Planning/Zoning/Architectural Guidelines review – 0043 Backland 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

**Zoning Regulation analysis –**

Proposal: A new single-family residence with an attached garage. The proposed 3 story, 3 bedroom, 2 bath home, includes 1811 s.f. of living space and an attached 598 s.f., 2 vehicle garage for a combined 2409 square feet.

Zoning district: R-1

Lot Size: ~ 17,923 sq. ft.  
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 145'  
100 ft. Required - Complies

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

Height: Complies with required height limitations. The height at the highest roof ridge is proposed at 28'

Garage Stds: The proposed garage is ~598 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. Exterior parking is not clearly indicated, but space is available

**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	Easements are indicated	Y
Article 4: Buildable Area/setbacks	Front setback is measured incorrectly, but still indicates a 29' front setback	Y
<b>Article 5 Building Design Standards</b>		
Article 5-20 Building Height	Height is indicated at 28'	Y
Article 5-60 Foundation	Foundation is not exposed	Y
Article 5-70 Roofs	Main roof design is a shed roof, with a gable roof on a small section. <b>Shed roof designs with 3:12 are not permitted per section 5-70.</b>	PC
Article 5-80 Garages	Garage door has a contemporary design but complements the home.	Y
Article 5-90 Window and doors	Windows are sized to complement the home, front door is substantial.	Y
Article 5-100	Horizontal metal is indicated	Y

Balconies and railings		
Article 5-110 Chimney and Roof Penetrations	None indicated, but a fireplace is indicated on the floor plan	Y
<b>Article 6 Building Materials and Colors</b>		
Article 6-20 Materials	Siding is natural wood, which shows general compliance	Y
Article 6-30 Colors	Colors are provided and show general compliance	Y
<b>Article 7 Accessory Improvements</b>		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated. Garage is indicated at 598 Sqft	Y
Article 7-50 Driveways	Width indicated at 14'. Slopes are 3 and 4%	Y
Article 7-60 Parking Areas	Required parking is provided.	Y
Article 7-100 Decks	Large covered deck is proposed, shows general conformance	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicate	Y
Article 7-150 Retaining walls	None indicated	Y
<b>Article 8 Signs</b>		

Article 8 Signs	None indicated	Y
<b>Article 9 Lighting</b>		
Article 9 Lighting	Downcast lights are indicated	Y
<b>Article 13 Environmental Regulations</b>		
Article 13-20 Wetlands	None indicated	Y