

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: October 30, 2023
RE: Planning/Zoning/Architectural Guidelines review – 0039 Lodestone-
Review 2

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:

Zoning Regulation analysis –

Proposal: A new single-family residence with an attached garage. The proposed 2 story, 4 bedroom, 3.5 bath home, includes 2,900 s.f. of living space and an attached 562 s.f., 2 vehicle garage for a combined 3495 square feet.

Zoning district: R-1

Lot Size: ~ 26,390 sq. ft.
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 133
100 ft. Required - Complies

Setbacks: Proposed residence is located on a difficult lot. The front setback was difficult to determine, but was defined as a circle, that then extends across the front of the lot.. The resubmittal show compliance with direction provided to the applicant.

Height: The building complies with the Town of Blue River height definition and limitation of 35'. The building steps down the slope at the rear.

Garage Stds: The proposed garage is ~562 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. **The exterior parking is within the setback.** 3 spaces are required total

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
DEVELOPMENT STANDARD		
Article 3: Utilites and Easements	A power line is indicated on the property, no powerline easement information could be located that would apply to the area. Guy wires are very close to the home. The access easement is indicated and verified.	Y
Article 4: Buildable Area/setbacks	The front setback shall be measured from nearest of the property line or right of way or road. Loadestone Trl is indicated to extend onto the property. The site plan correctly indicates the setbacks as provided to applicant.	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Building height is clearly indicated on the drawings. Elevations provide a height of 34'-0" when measured in accordance to the Town Definitions. (b)(1)	Y

Article 5-60 Foundation	Foundation appears to be in general conformance with stone veneer.	Y
Article 5-70 Roofs	Roof appears to be in general conformance with primarily a gable roof design. Additional lower sloped areas are provided.	Y
Article 5-80 Garages	The garage is predominating feature of the home as viewed from public areas. It does not show direct compliance with (a), however site conditions are limiting.	PC
Article 5-90 Window and Doors	Windows and door appear to be in general conformance	Y
Article 5-100 Balconies and railings	Railings consist of horizontal metal system and appears in general conformance.	Y
Article 5-110 Chimney and Roof Penetrations	Chimneys are indicated to be constructed of metal and extend above roof line.	Y
Article 6 Building Materials and Colors		
Article 6-10 Materials	Materials are indicated and appear to be in general conformance.	Y
Article 6-10 Colors	Colors consist of wood, to grey stone and black colors. Colors appear to be in general conformance.	Y
Article 7 Accessory Improvements		
Article 7-50 Driveways	Driveway is indicated 6% slope down towards the home. Width is indicated at 22' exceeding the maximum of 12'. Snow storage is indicated beyond the extents of the driveway. Site limitations exist.	PC
Article 7-60 Parking Areas	2 parking spaces are indicated on interior of garage. The third required space is not directly indicated but assumed exterior. The space exterior garage is within the setback in violation of (d)(3). The required 9x18 parking space is located in the setback.	PC

Article 7-100 Decks	Deck appears in general conformance	Y
Article 7-120 Hot Tubs	A hot tub is indicated at the rear of the home on the lower level.	Y
Article 7-140 Fences	No fencing is indicated.	Y
Article 7-150 Retaining walls	Retaining walls integral to the foundation system is proposed near the main entrance to the home. Retaining wall design appears to be in general conformance. Additional stone landscape walls are proposed around the septic system.	Y
Article 8 Signs		
Article 8 Signs	No signs are indicated	Y
Article 9 Lighting		
Article 9 Lighting	Exterior lighting is indicated as downcast, and show general conformance	Y
Article 13 Environmental Regulations		
Article 13-20 Wetlands	No wetlands are indicated	Y