

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk  
FROM: Kyle Parag, Plan Reviewer - CAA  
DATE: February 25, 2024  
RE: Planning/Zoning/Architectural Guidelines review – 0537 Blue River Rd

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 Garage structure on a existing single family lot.

Zoning district: R-1

Lot Size: 20,359 Sqft

Lot Width: Unknown

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 18'

Garage Stds: The proposed garage is ~720 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	Easements are indicated and show compliance	Y
Article 4: Buildable Area/setbacks	Setbacks are indicated and show general compliance	Y
<b>Article 5 Building Design Standards</b>		
Article 5-20 Building Height	Building height is 18' and shows general compliance with accessory structures.	Y
Article 5-60 Foundation	Foundation is proposed as a monolithic slab. Visual elements show general compliance.	Y
Article 5-70 Roofs	Roofing material is indicated as metal roofing	Y
Article 5-80 Garages	Project is a proposed garage	Y
Article 5-90 Window and Door	Proposed structure includes a main garage door, man door, two side windows and transoms. Structure shows general compliance.	Y
Article 5-100 Balconies and railings	N/A	Y
Article 5-110	N/A	Y

Chimney and Roof Penetrations		
<b>Article 6 Building Materials and Colors</b>		
Article 6-20 Materials	Wall material is proposed as horizontal cement lap siding, and roof is proposed as metal. Unclear if roof is proposed as standing seam or not.	PC
Article 6-30 Colors	Color is indicated as Ghost Writer, and Knights Armor. Color samples are not provided. Indicated to be greys on tuff shed sheet 1. Unclear of garage door color.	PC
<b>Article 7 Accessory Improvements</b>		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	N/A	Y
Article 7-50 Driveways	N/A	Y
Article 7-60 Parking Areas	N/A	Y
Article 7-100 Decks	N/A	Y
Article 7-120 Hot Tubs	N/A	Y
Article 7-140 Fences	N/A	Y
Article 7-150 Retaining walls	N/A	Y
<b>Article 8 Signs</b>		
Article 8 Signs	N/A	Y

<b>Article 9 Lighting</b>		
Article 9 Lighting	No lighting is indicated	Y
<b>Article 13 Environmental Regulations</b>		
Article 13-20 Wetlands	N/A	Y