

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: September 27th, 2023
RE: Planning/Zoning/Architectural Guidelines review – 0034 Rustic Terrace addition

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: An existing 1 bedroom single family 2,107 Sqft home is proposed to have a 777 Sqft addition to increase the total Sqft to 4,085.
The drawings have limited elevation information.

Zoning district: R

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

Lot Width: ~ 107'
100 ft. Required - Complies

Setbacks: Existing home and proposed addition do not comply with front setbacks. See Variance approval.

Height: Complies with required height limitations. The height at the highest roof ridge is proposed at 31' 10"

Garage Stds: The proposed garage is ~774 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

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: Easements	Road access easement is indicated, no other easements are indicated	Y
Article 4: Buildable Area/setbacks	Property ha received a Variance for the front setback encroachment	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is measured at 33' 10" and shows general compliance	Y
Article 5-60 Foundation	Exposed Foundation is unclear, and appears to be exposed concrete which is prohibited Materials sheet not provided.	PC
Article 5-70 Roofs	Roof shows general conformance	Y
Article 5-80 Garages	Garage is scaled to 1120 sqft, which shows general conformance with requirements for homes under 5000 sqft and under. 1200 sqft is permitted for this home of a habitable size of 2,884	Y
Article 5-90 Easements and	Indicated easements and utilities show general conformance	Y

Utilities		
Article 5-100 Balconies and railings	Railing is indicated on the upper level, steel horizontal railing is indicated, but unable to be confirmed due to lack of materials sheet.	PC
Article 5-110 Chimney and Roof Penetrations	None indicated	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Materials sheets location is indicated as TBD , but elevations show consistency with existing structure.	PC
Article 6-30 Colors	Materials sheets is indicated as TBD, but elevations show consistency with existing structure. Colors are not indicated	N
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated	Y
Article 7-50 Driveways	Driveway is indicated at 42' wide, which does not comply with the maximum allowed of 12'. Unique conditions exist.	PC
Article 7-60 Parking Areas	Parking is provided with attached garage	Y
Article 7-100 Decks	Shows general conformance	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicated	Y
Article 7-150 Retaining walls	None indicated	Y

Article 8 Signs		
Article 8 Signs	None indicated	Y
Article 9 Lighting		
Article 9 Lighting	Drawings indicate compliance	Y
Article 13 Environmental Regulations		
Article 13-20 Wetlands	Study provided, project does not encroach on designated areas.	Y