

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: November 5, 2024
RE: Planning/Zoning/Architectural Guidelines review – 104 Creekside

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: To expand an existing shed to a partially enclosed garage.

Zoning district: R-1

Lot Size: Existing Non-Conforming

Lot Width: ~ 185'
100 ft. Required - Complies

Setbacks: Proposed principal residence complies with required setbacks based upon submitted docs. The building is situated about 32' from the easement line.

Height: Complies with required height limitations. Proposed structure is 12' tall

Garage Stds: The proposed garage is ~378 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.

Parking Stds: Non-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
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	Easements are indicated	Y
Article 4: Buildable Area/setbacks	Front setback is not clearly indicated, but easements are and 25' can be determined accurately	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is indicated at 12''	Y
Article 5-60 Foundation	Foundation is not exposed	Y
Article 5-70 Roofs	Roof is an extension of the existing roof design.	Y
Article 5-80 Garages	Garage door is not proposed	Y
Article 5-90 Window and doors	Non-Applicable	Y
Article 5-100 Balconies and railings	Non-Applicable	Y
Article 5-110	Non-Applicable	Y

Chimney and Roof Penetrations		
Article 6 Building Materials and Colors		
Article 6-20 Materials	Materials are an extension of the existing structure and show compliance.	Y
Article 6-30 Colors	Materials are an extension of the existing structure and show compliance.	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	Non-Applicable	Y
Article 7-50 Driveways	Non-Applicable	Y
Article 7-60 Parking Areas	Non-Applicable	Y
Article 7-100 Decks	Non-Applicable	Y
Article 7-120 Hot Tubs	Non-Applicable	Y
Article 7-140 Fences	Non-Applicable	Y
Article 7-150 Retaining walls	Non-Applicable	Y
Article 8 Signs		
Article 8 Signs	Non-Applicable	Y
Article 9 Lighting		

Article 9 Lighting	Non-Applicable	Y
Article 13 Environmental Regulations		
Article 13-20 Wetlands	Non-Applicable	Y