

Christopher Spaulding, Architect



9-11-23

212 Thurston Street

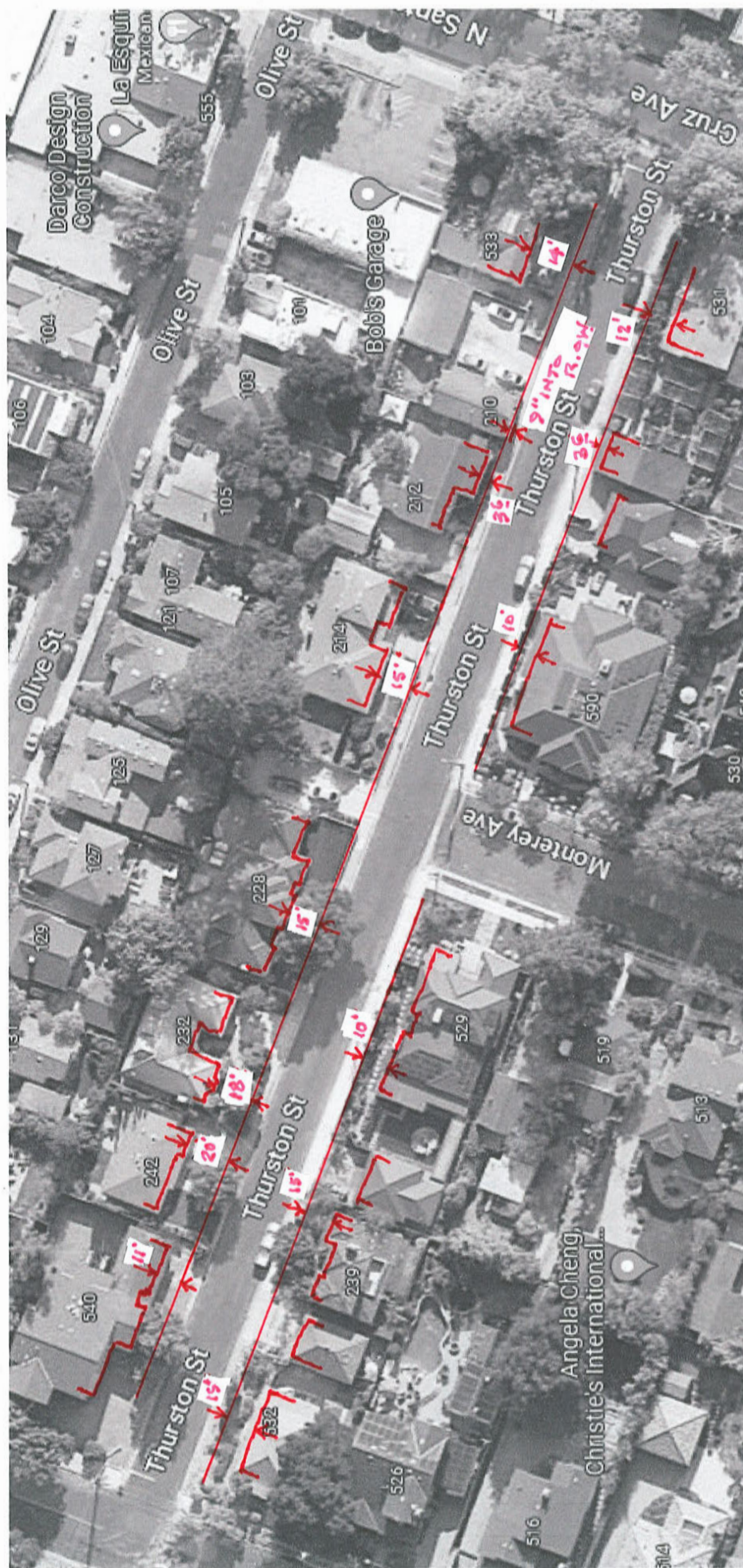
Reduced front setback justification

Due to the fact that the property at 212 Thurston Street is a substandard lot with a shallow depth of 62', the owners request that the Town relax the front yard setback by several feet (from 15' to 12') for the house, and a 7'-3" front setback for the open front porch.

This reduction of the front setback is compatible with the existing neighborhood building setbacks. The immediate neighborhood of the site at 212 Thurston Street is unique in that 6 of the 12 properties on the street are fronted on the perpendicular streets, so that they have 'street-side' setbacks fronting Thurston. The required street side setback is 10' for these parcels – see attached 'Thurston Street Setback Diagram'. The existing street-side setbacks for the buildings on these properties range from 9' into the public right-of-way to 15', with an average of about 9'-6".

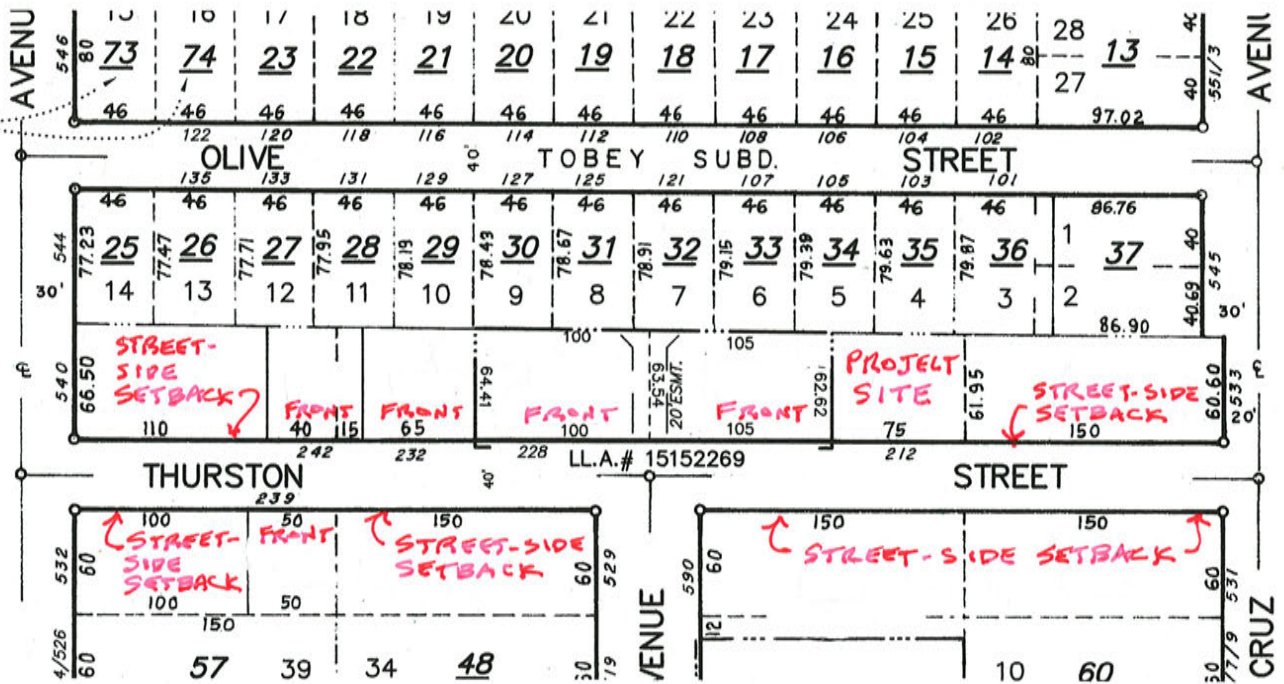
While most of the existing residences with front setbacks on Thurston meet the normal 15' setback, the existing residence on the property has a front setback of 3'-6". The proposed house will increase this to 12' for the house and to 7'-3" for the open front porch.

In the future, when the adjacent Accessory dwelling unit that currently extends 9" over the front property line into the public right-of-way is replaced, whatever building that replaces it will either have a 10' street-side setback, or a reduced street side setback of 4' (for a new ADU). The proposed residence at 212 Thurston will therefore provide a nice streetscape now and in the future, where the buildings at 210, 212 and 214 step back progressively further from the sidewalk as one moves west.



EXISTING BUILDING SETBACKS ON THURSTON ST.

VER'S REQUEST
1997-98



THURSTON STREET
SETBACK DIAGRAM

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