JAY PLETT AIA ARCHITECT

56 Kimble Av

VARIANCE JUSTIFICATION

07.12.2021

The structure has been designed with sensitivity to its Site, Neighborhood Character and Town Design Guidelines.

The Garage structure is placed for least disturbance to natural vegetation and trees and within the sites LRDA. The driveway will 'float' over the nearest Oak tree's root zone utilizing a cantilever design. The Owners care for and maintain their Oak trees with regularity and direction from certified Arborists.

Ian Geddes, Arborist, has reviewed the driveway cantilever design and building placement - his report is in agreement with the design and his recommendations will be adhered to.

Driveway variance request

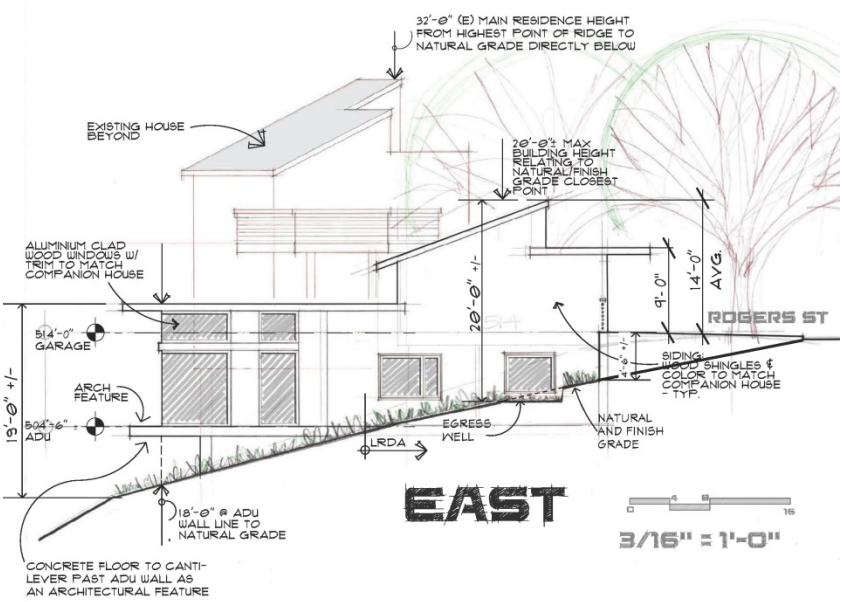
The reduced driveway length allows optimal placement of the Garage on the site, situates it within the Site's LRDA, eliminates the need for excessive grading, and keeps the garage height to a minimum.

The proposed Garage setbacks are in conformity with other neighboring properties.

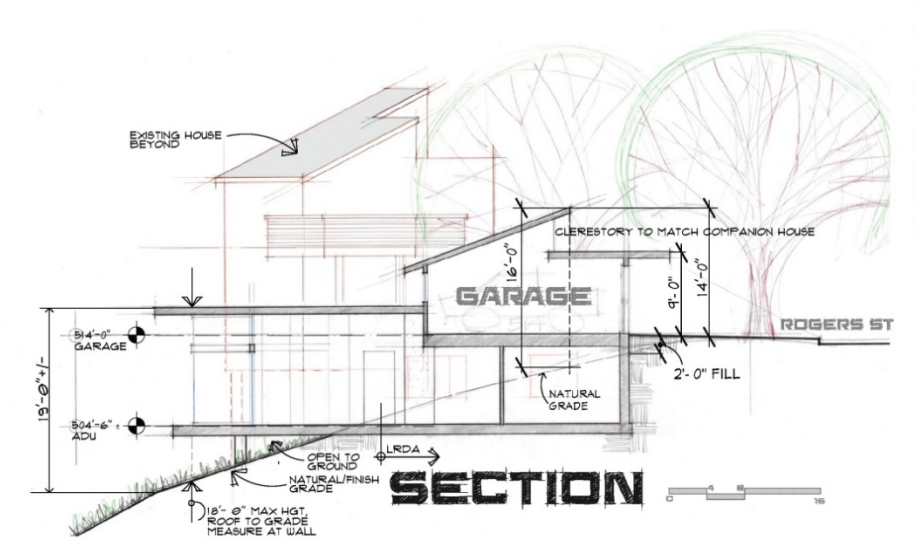
The proposed back up space is in conformity or better than numerous neighboring conditions and will not result in undue favor. See photos Sheet A-1. 1 of the plan set.

Height variance request

The above conditions have resulted in an Accessory Garage with a maximum height of 20'-0"+- relative to the natural grade below the ridge line.



The building form follows the natural grade and its companion house harmoniously. From the street - Rogers St - the structure's average height measures 14'-0".



The ADU is integral with the garage, is being considered as part of this application, it's height of 19'-0"+- should be considered with the maximum height of the garage.

Similar structure at 38 Kimble. Well in excess of the 15' required height. (Photo view is from Kimble Av., the structure fronts on Rogers St.) - see sheet A-1.1, Photos C.

SUMMARY

The neighborhood would be benefited by the project as it will provide much needed parking relief to the already congested and narrow Rogers St.

The Proposal is a well thought out design that respects its environment - the structure has been optimally designed and placed on the site so that it respects Town Design Guidelines, blends amicably with its neighborhood

and companion house, resulting in substantial compatibility worthy of a variance.

The approval of this variance will not grant special favor or privilege as many such conditions currently exist in the neighborhood.