

Hi Nick,

Thank you for your guidance as we prepare the necessary application for the Zoning Board of Appeals (ZBA).

I am writing to provide additional context for our request for a variance regarding the street side setback, which we are proposing at approximately 20 feet.

As shown on the submitted plans, the proposed front covered porch includes support posts. The roof above this porch is essential for safety, particularly during winter, to help prevent ice buildup. The house will be approximately 6' behind the porch posts.

We believe our requested street side setback is consistent with the non-conforming lot conditions commonly observed on Pontiac Lake, and specifically along Hampton Street. Our plans already meet the 30-foot lakeside setback. For the side yard setbacks (north and south), we believe our proposal is consistent with other non-conforming lake lots in the area.

For your reference, the ZBA application includes a summary of the street side distances for other homes on Hampton Street. As this data demonstrates, our request is consistent with the existing character and development pattern of the neighborhood.

We greatly appreciate your consideration of our project.

Best regards,

Gregg Matthews

ce on our website for details.