

PROJECT STATEMENT 8-3-20

THE EXISTING ONE STORY HOME IS PROPOSED TO BE REMODELED, ADDED TO and REMAIN A ONE STORY STRUCTURE.

AREAS

THE NEIGHBORHOOD IS A MIX OF ONE AND TWO STORY HOMES, MOSTLY OVER THE FLOOR AREA RATIO and THREE OF WHICH ARE AS FOLLOWS.

108 OLIVE - 1,593 sf

121 OLIVE - 1,481 sf

127 OLIVE - 1,518 sf

THE AVERAGE OF THESE BEING 1,531 sf.

THE PROPOSED ADDITION WILL BRING THE TOTAL FLOOR AREA OF 112 TO 1,527 sf - JUST UNDER THE AVERAGE OF THE IMMEDIATE NEIGHBORHOOD.

SETBACKS

114 OLIVE FRONT 13'6"

110 OLIVE FRONT 4'0"

THE AVERAGE OF THESE BEING 8'9"

112 PROPOSED SETBACK 8'9"

SITE COVERAGE

PROPOSED LOT COVERAGE IS 47% DUE TO REMAINING A SINGLE STORY and IS COMPATIBLE WITH EXISTING NEIGHBORING CONDITIONS WHICH ARE VERY APPARENT LOOKING AT THE TOWN'S GIS SERVICE.

DESIGN STATEMENT

THE HOME WAS DESIGNED WITH CONSIDERATION OF THE TOWN'S DESIGN GUIDELINES AND RESPECT FOR THE EXISTING FABRIC OF THE NEIGHBORHOOD.