

PROJECT DESCRIPTION and JUSTIFICATION

THE NEIGHBORHOOD IS IN A TRANSITION OF RENEWAL AND COMPRISED OF VARYING STYLES. THE PROJECT CONSISTS OF A SECOND STORY ADDITION OF TRADITIONAL AMERICAN FORMS AND SHOULD BE CONSIDERED APPROPRIATE FOR THE NEIGHBORHOOD. THE ADDITION IS DESIGNED TO BLEND AMICABLY INTO THIS ECLECTIC NEIGHBORHOOD, IN MANY WAYS ITS FORM RESEMBLING THE 2 STORY NEXT TO IT AT 120 OLIVE.

FLOOR AREA and F.A.R. COMPARISONS

THE PROJECT FLOOR AREA = 1,661 SF / FAR .451

THERE ARE 3 HOMES WITHIN ITS IMMEDIATE SPHERE THAT ARE OVER THE ALLOWED FLOOR AREA

135 OLIVE = 1,699 SF / FAR = .480

127 OLIVE = 1,518 SF / FAR = .423

546 SAN BENITO = 1,767 SF / FAR = .480

THE AVERAGE OF THESE 3 BEING 1,661 SF WITH AN AVERAGE FAR OF .461.

SETBACK COMPARISONS

Fronts

PROJECT 10'-0"

133 OLIVE 7'-0"

131 OLIVE 8'-0"

127 OLIVE 7'-0"

125 OLIVE 5'-0"

112 OLIVE 8'-9"

110 OLIVE 4'-0"

THE PROPOSED PROJECT'S FRONT SETBACK IS WELL WITHIN THE NEIGHBORHOOD PATTERNS AS MANY HOMES POSSESS MUCH SMALLER FRONT SETBACKS.

SETBACK COMPARISONS (continued)

Sideyards

PROJECT 3'-0"

120 OLIVE 3'-0" +-

135 OLIVE 0'-0"

131 OLIVE 2'-0" +-

129 OLIVE 2'-0" +-

127 OLIVE 1'-6" +-

110 OLIVE 0'-0"

112 OLIVE 3'-0"

THE PROPOSED PROJECTS SIDEYARD SETBACK IS WELL WITHIN THE NEIGHBORHOOD PATTERNS AS MANY HOMES POSSESS MUCH SMALLER SIDEYARD SETBACKS.

PARKING

THE SITE IS NONCONFORMING WITH INADEQUATE AREA AND DIMENSIONS TO PROVIDE ADDITIONAL PARKING. THE PATTERN OF THE NEIGHBORHOOD IS ONE-CAR GARAGES. THE PROJECT HOME'S GARAGE IS NON-CONFORMING WITH AN EXISTING 10'-0" INSIDE WIDTH. THE PROPOSED GARAGE WILL BE IMPROVED TO 12'-0" INSIDE CLEAR WIDTH, THUS PROVIDING A CONFORMING ONE-CAR GARAGE.

SUMMARY

THE PROJECT'S FLOOR AREA IS EQUAL TO THE AVERAGE OF THREE NEIGHBORS; ITS F.A.R. IS LESS THAN THE AVERAGE OF THOSE THREE NEIGHBORS. THE HOME/ADDITION HAS BEEN DESIGNED WITH THOROUGH CONSIDERATION OF THE TOWN'S DESIGN GUIDELINES, TO FIT AND BLEND AMICABLY WITHIN IT'S NEIGHBORHOOD BY MATCHING THE MASS, AREA AND SCALE OF ADJACENT NEIGHBORS.