

THE ADDITION HAS BEEN DESIGNED TO BLEND AMICABLY WITHIN THE MASS AND SCALE OF IT'S NEIGHBORHOOD, EMPLOYING THE TOWN DESIGN GUIDELINES AND CONSULTATION WITH THE HISTORIC PRESERVATION COMMITTEE.

AT THE MARCH 24th HPC MEETING, THE COMMITTEE CONSIDERED THE DESIGN OF THE ADDITION, IT'S MASS, SCALE, FLOOR AREA AND NEIGHBORHOOD COMPATIBILITY AND FOUND THE PROJECT WORTHY OF APPROVAL BY UNANIMOUS VOTE. IAN GEDDES, ARBORIST, HAS PREPARED A REPORT CONTAINING RECOMMENDATIONS FOR TREE PRESERVATION.

SETBACKS

THE FRONT SETBACK IS PROPOSED TO BE 12'-6", WHICH IS THE AVERAGE OF THE TWO HOMES ON EITHER SIDE. REDUCED FRONTYARD SETBACKS ARE CONSISTENT WITH THE STREET. OTHER EXAMPLES ARE:

26 BAYVIEW - 6'0"

12 BAYVIEW - 4'0"

FLOOR AREAS

THE PROPOSED FLOOR AREA IS PROPOSED TO BE 2,282sf. THERE ARE THREE HOMES IN THE IMMEDIATE NEIGHBORHOOD THAT ARE LARGER -

51 BAYVIEW 3,260sf (43% LARGER THAN PROJECT)

43 BAYVIEW 2,685sf (17.6% LARGER THAN PROJECT)

35 BAYVIEW 2,801 sf (22.5% LARGER THAN PROJECT)

FLOOR AREA RATIO'S

THE PROPOSED FLOOR AREA RATIO IS .398. THERE ARE TWO OTHER HOMES IN THE IMMEDIATE NEIGHBORHOOD WITH LARGER FAR'S -

51 BAYVIEW = .404

40 BAYVIEW = .468

56 BAYVIEW = .382 (COMPARABLE)

SUMMARY

THE PROJECT HAS BEEN THOUGHTFULLY DESIGNED, TAKING INTO CONSIDERATION TOWN DESIGN GUIDELINES, HISTORIC CONTEXT, NEIGHBORHOOD COMPATIBILITY WITH REGARDS TO STYLE, MASS, SCALE, AREA AND UNANIMOUSLY APPROVED BY THE HPC.