

45 BARTLETT HILL ROAD - ZBA Meeting 2022-07-14

Date: 5/31/22

Project Narrative

Description of Existing Conditions:

The existing single family house is a single level structure with an attached two-car garage. There are currently three bedrooms, two of which are small. There are also two existing bathrooms, which because of their inefficient layouts, are planned to be renovated.

Proposed Changes:

The existing basement and first floor level will be reused and added to, while the existing roof structure will need to be rebuilt due to clearances needed for new living area headroom and new structurally adequate framing. The proposal also includes relocating the garage entry from the front of the house to the side to improve the architectural character of the house and to improve the functional use of the garage interior.

The main aspects of the first floor renovation and addition include adding a screened porch along with an expanded kitchen in the rear and enclosing the front porch for an adequately sized new living room. At the roof level, the proposed changes include rebuilding the roof structure along with a cross roof gable across the center of the house and flanking gabled dormers to accommodate two new bedrooms, a bathroom and a family room. The new roof overhang over the living room at the front of the house is proposed to be built back to its existing non-conforming front yard setback location at 19.4-FT. This integral overhang will provide best practice water management over the proposed living room windows, along with solar shading in the summertime. In addition, the new roof overhang at the east side will be built to 12.0-FT using the side setback allowance in the Bylaws. This overhang, too, will provide best practice water management for the house.

The lot area, which is required to be 20,000 SF, has an existing non-conforming area of 18,872 SF. The existing house area is 3,075 SF. The additional area allowed for the proposed addition is 1,537.5 SF, for a total area of 4,612.5 SF. The house area with the proposed addition is 4,644 SF, which exceeds the allowable area by 31.5 SF.