

Project Narrative

Kolbe Addition

9.10.21

We are proposing to construct a new 1,443 SF addition to the northern side of the existing home, as well as install two new dormers on the existing home. The addition will be a two-level structure built adjacent/connecting to the existing home.

Gross Floor Area

The addition results in a total GFA of 4,864 sf, which is below the allowable of 5,074 sf even without utilizing the basement area exclusion.

Hardscape and Lot Coverage

New addition results in 30.5% Lot Coverage, which is below the 40% limit. There are no proposed additions to Hardscape.

Height Limit

A.B.E. has been adjusted to account for revised building footprint. Resulting height limit is still well above the existing ridge line and proposed addition.

Trees

There are no significant trees being removed/affected for this project.

Drainage

See provided civil engineering.

Survey

A full survey has been included.

Thank you,

A handwritten signature in black ink, appearing to read "Matthew Mawer". The signature is stylized with a large initial "M" and a long, sweeping underline.

Matthew Mawer