

## **Project Narrative**

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Montpellier Addition

4.14.23

We are proposing a small addition (236 sf), deck expansion and some existing roof area alteration to an existing home. The addition is an expansion of the area that connects the existing garage and house. The roof alteration is an effort to simplify an earlier addition to the home that used unnecessarily complicated roof shapes. We are also proposing some interior renovations to the existing basement area (turning one large bathroom into two smaller ones).

### **Gross Floor Area**

Even with the addition and not utilizing any basement area exclusion we are well below the site's limit.

### **Height Limit**

We are extending the roof line, but it is at/below the existing roof line. There is no impact to height limit with this addition. House at it's tallest point (downhill façade) is 26,15' tall from grade to roof ridge.

### **Lot Coverage**

The addition to the home adds to lot coverage, but we are below the limit.

### **Hardscape**

The deck expansion adds to the hardscape, but we are below the limit.

### **Trees**

We are proposing the removal of only one tree, which is within the area of proposed expansion. The tree in question is a three-trunked deciduous tree and is already impacted by its proximity to surrounding structures. We don't believe that replacement trees are warranted in this circumstance.

### **Civil**

We are below 500 SF in added lot coverage/hardscape combined area. We believe we are below the threshold that would require civil engineering. The new roof area drainage will tie into existing systems.

### **Critical Areas**

The site does not overlap with any critical areas shown on the city's mapping portal.

Thank you,



Matthew Mawer