

PROJECT NARRATIVE

The applicant proposes to revise plans previously approved at the September 14, 2023, Zoning Board of adjustments hearing. The proposed modification involves the addition of a dormer to the left side of the third floor of the approved plans. This dormer is intended to facilitate mechanical integration within the existing single-family residential dwelling.

The existing single-family residential dwelling consists of a basement, three bedrooms, a dining room, family room, office, and 1.5 bathrooms. The September 14, 2023, approved plans included various interior modifications, such as creating a recreation area in the basement, removing a bedroom on the first floor, and modifications to the second floor. These second-floor modifications involved creating three bedrooms, a new master bathroom, and expanding the attic to create an office and play area.

The total square footage of the proposed addition is 967 square feet total, which comprises a 299 square foot addition to the second floor and a 668 square foot (new 226) addition to the attic space. This addition will not only enhance the functionality and aesthetics of the dwelling but also provide much-needed space for mechanical integration.