

# RICHARD TAYLOR

## ARCHITECTS

August 2021

Project: 181 S. High Street New Home (revisions)  
Owners: Tim and Debbi Bergwall

### Applicant's Statement

We're proposing several minor changes to this previously-approved project:

- Move the north wall of the kitchen to the north 38". This makes the main body of the house symmetrical from the east and west.
- Move the new house 24" to the south. This allows room for proper drainage along the north side of the garage (see attached site plan).
- Remove the section of driveway that connects the main driveway to the existing detached shed.
- Renovate the existing shed as shown on the attached drawings.

With these changes the house footprint is slightly larger but remains entirely within the existing setbacks and will require no variances to building lines. Total lot coverage is reduced by the amount of the removed driveway area. Below is the revised project's relationship to lot coverage requirements:

### Proposed:

Lot Area: 20,745 sf (@ 45% = 9,335.25 sf)

House/Porches/Garage Footprint Area: 3,589.4 sf (17.3% vs 25% allowed)

Additional Development Cover Area: 2,364 sf

Total Development Cover Area: 5,953.4 sf (28.6% vs 45% allowed)

### Previously Approved

Lot Area: 20,745 sf (@ 45% = 9,335.25 sf)

House/Porches/Garage Footprint Area: 3,498.9 sf (17% vs 25% allowed)

Additional Development Cover Area: 2,537.5 sf

Total Development Cover Area: 6,036.4 sf (29% vs 45% allowed)

### Zoning District

Historic District-Historic Residential

### Setbacks

High Street

Waterford Drive: 20'

West property line: 15'

North property line: 4'

### Site Grading

No substantial changes are proposed to overall site grading except as required for the removal of the existing house, and general grading in the immediate area of the new house.