



*Land Use Planning
Development Coordination
Regulatory Process Management*

Barr Associates LLC

Planning and Development Consultant

July 15, 2020

MEMORANDUM

To: Laurie Montagna
From: Melvin H. Barr, Jr., Planning Consultant
Re: ZBA Response
4 Danbury Avenue

Laurie:

See below responses to your 7/13/20 email.

1. Fin. Fl. EL.: The Proposed Finished Floor Elevation is 14.5 feet MSL, as shown on the Proposed Building Elevations, which also note the “Old 1st Fl. El. 10.5”.

The Existing Plot Plan shows the existing Finished Floor Elevation at 10.5 feet +/-.

The Proposed Plot Plan shows the proposed building changes superimposed over the existing building footprint, which still shows the existing Finished Floor Elevations. The proposed Finished Floor Elevation of 14.5 feet MSL is simply “not noted” on this plan. I will add “Proposed Fin. Fl. El. 14.5” to the plan and resubmit same, so there is no question about FEMA compliance with this “lift”.

2. Coverage Numbers: Thank you for correcting the coverage numbers on Pg 2 of the application.
3. Rear Deck: Correct, the rear deck has no separate staircase down to the ground.
4. Demo Calculations: The exterior walls are being modified as follows:

<u>Location</u>	<u>Existing</u>	<u>Removed</u>
a) Front Elevation	667 SF	23 SF
b) Right Elevation	952 SF	116 SF
c) Rear Elevation	673 SF	56 SF
d) Left Elevation	<u>952 SF</u>	<u>163 SF</u>
e) Totals	3,244 SF	358 SF



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Therefore, only $358/3244 = 11.0\%$ of the building walls are being demolished. This does not constitute “new construction”.

5. Non-Conversion Agreement: Agreed, we will need a Non-Conversion Agreement for the lower level space.
6. Cupola Issue: We have decided to remove/eliminate the proposed cupola from the proposed building plan. I will submit revised Building Elevation drawings.
7. Setback Section: I don't think Sec. 13-4, Setbacks, applies since this is a non-conforming lot governed by the Non-Conforming Setbacks in Sec. 6-3.1, which I cited. However, you can add Sec. 13-4 to the application form, if you think it is necessary.
8. CAM: Based on the GIS Maps, this lot is about 240 feet from the MHWL and the house is about 255 feet from the MHWL. Therefore, this project is exempt from CAM.

Please review and let me know if all is okay.

As stated, a revised Proposed Plot Plan and revised Building Elevations will be submitted for your review.

Best,

Mel

Attachments:

1. Proposed Building Plans dated 6/18/20, as revised 7/15/20 to remove the cupola.
2. Proposed Plot Plan dated 3/23/20, as revised to 7/15/20 to note the Prop. Fin. Fl. Elev.

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