

Dear Ms. Gage

Here is the addendum we would like to submit for our variance request - please reply that you have indeed received this and meets the needs of the Board

Addendum to the Minsinger zone board case:

Per the zoning board suggestion from our December 4, 2018 meeting we have engaged the services of Bonin architects from New London. Fortunately Mr. Bonin is a member of the New London planning board and his recommendations are reflected in the new plan that has been submitted. Those recommendations are that we make maximum use of the buildable land in front of our present garage. As per the zoning Board suggestion we have incorporated a step back on the front projection of a 2 car garage in order to minimize overwhelming the present house. Special attention has been directed to the roof to keep the ridge line below the present stepped ridge line and limit the roof profile from the street. The new roof will have a stepped appearance from the street

This new plan does require a variance from both the front and north sides' setbacks but reduces the square footage of variance. The Northside variance square footage now covers a portion of a long existing driveway. The previous plan submitted on December 4th was asking for use of approximately 462 sq. ft. of setback land- the new plan is asking for approximately 215 sq. ft. use of setback land - all of this presently used as driveway.

We have limited our request from the original 10 ft. variance on the North side to now requesting only 5.28 ft. for a distance of 24 feet rather than 42 feet in length on the original plan

In order to make maximum use of present buildable land outside of the setbacks, we are asking for a variance on the street side setback of 5.1 feet from the corner of the present house down to 4.1 ft. on the north corner- making use of a stepped design. This front area set back variance request keeps our addition further back than buildings presently existing directly north and south of us. These existing neighboring buildings are closer to the road than our addition so the proposed addition would not be out of character for the present neighborhood.

The interior design remains essentially the same with an exterior entrance to a corridor to allow access to the kitchen and a mud room with an interior entrance from the garage to allow an ADA handicapped ramp which may well be needed as we age. Such a ramp will provide easy access to the garage and house.

The design has included additional windows than usually found in most garages in order to enhance the architectural presentation to the public.

We again are very appreciative of the zoning board's commitment to work with us to come to agreement on an acceptable plan for our project.

Sincerely
William E Minsinger
1/18/2019