

PROJECT NARRATIVE

100 Reservoir Road, AP 43 Lot 18, is currently a single-family, raised ranch style home on 42,383 sq. feet or .97 acres of land. The proposal is to add an ADU behind the existing residence. An ADU is allowed by right on a lot with a total of twenty thousand square feet or more for which the primary use is residential. The daughter of the property owner will reside in the ADU.

100 Reservoir Road is located in the R-20 Zone. The accessory structure will be placed behind the existing structure, no closer than 10 feet to the property line. The proposed ADU is a single-story and will be less than 25 feet in height.

Coventry Town Ordinance 255-920 A(1)(g) requires accessory structures shall be designed such that they are incidental and subordinate to the principal home and maintain continuity with the architectural appearance and character of the principal structure. 100 Reservoir Road is located in a neighborhood of well-kept single-family homes. The proposed ADU is a single-story, two-bedroom, shingle-style cottage. It has a peaked roof, a small covered front porch, an integrated rear deck and a single-car garage. Each of these exterior features make the ADU smaller and lower than the principal structure while maintaining continuity with the appearance of the existing home and neighboring homes.

The maximum floor area of a two-bedroom ADU is 60% of the floor area of the principal dwelling or 1,200 square feet whichever is less. 60% of this principal structure is well in excess of 1,200 square feet, as a result the 1,200 square foot standard is applied. Although the interior living area of the ADU is 995 sq. feet, the garage, front entrance and rear deck bring the total to 1,605 sq. ft., without including the 995 sq. ft. unfinished basement, requiring the applicants' request for relief.

100 Reservoir Road is sloped upward from the street toward the back property line. In addition to the existing home, there is an existing shed, a rear deck, existing driveway, pool and pool patio. The rear deck, pool, patio and lawn are fenced in with a 6-foot chain link fence. These existing structures will remain in place. In order to reach the ADU, a separate new driveway is proposed off of Reservoir Road. The proposed driveway is 12 feet wide by 200 feet long. The maximum lot coverage in an R-20 Zone is 20%. 20% of 42,383 sq. ft. is 8,476 sq. ft. Considering the proposed ADU, the lot coverage calculation remains below the 20% threshold.

Principal Residence	1,660 sq. feet
Existing Driveway	800 sq. feet
Existing Deck	476 sq. feet
Existing Pool & Patio	1,320 sq. feet
Existing Shed	192 sq. feet
Proposed ADU	1,605 sq. feet
Proposed Driveway	<u>2,400 sq. feet</u>
	8,453 sq. feet

The applicant has submitted a landscape plan as required. The property currently has grass lawn in front of and beside the existing structure. This will remain. The fenced in grass lawn behind the deck and pool will also remain. Beginning at the shed on the south side of the property through the rear boundary, there are mature pine trees and other deciduous trees including oaks. The area to the south side of the existing fence will be cleared for the ADU and a front lawn for the ADU. Behind the existing fence, the trees will be cleared as required to install a new OWTS for the ADU and grass will be planted over the OWTS. The remaining trees, undergrowth and vegetation will be left in place to the southwest rear boundary. The applicant has plans to infill any gaps created by construction with new evergreen plantings. There are eighteen (18) arborvitae trees currently in place along the southern boundary. Additional arborvitae will be planted along the proposed driveway to supplement visual screening to the southern neighbor, as required.