



Community Planning Services

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MEMORANDUM

TO: Dairian Burke, Town Clerk
FROM: Thomas Harowski, ACIP, Planning Consultant
SUBJECT: 137 Island Drive Single Family Residence
DATE: February 11, 2019

As requested, I have reviewed the plan set submitted for the proposed residence at 137 Island Drive. The plan as submitted meets the lot requirements for size and area and meets the setback requirements based on the survey submitted with the plan set. The applicant did not provide a total impervious area or a total lot area (estimated by me at about 32,000 square feet). A visual review of the survey shows that the impervious surface appears to be less than the maximum allowable 50% coverage. The applicant should be requested to provide this data.

The overall building height was not shown on the plan. Again, a visual review of the scaled drawings indicates that the overall height will be under the maximum limit of 35 feet., but again the applicant should be requested to submit a dimension documenting the overall height of the structure.

A review of the plan in comparison with the architectural guidelines set out in the land development code show that the propose structure does meets the standards for wall materials, roof material, primary wall colors and exterior detail.

Recommendation: The plans as submitted appear to meet the zoning requirements for the MDR-1 zoning district. Staff supports approval of the construction plans provided the applicant documents the proposed building height as less than 35 feet and the proposed lot coverage as less than 50%.

12
12
6
12
12

30'-5"

WRITTEN DIMENSIONS SHALL HAVE
Contractors shall verify and be
and Architect must be notified
conditions and specifications of

FRONT ELEVATION

