

Description of Proposed Project for 2 Pond View Farm Rd.
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When we purchased our home at 2 Pond View Farm Road in December, 2002, it was a small 900 square foot cottage with a kitchen, living/dining area, bathroom and two small bedrooms. In 2005 we increased the size by about 500 square feet with a family room and fireplace, and a second full bathroom.

Over the years our children have grown up and we now have two grandchildren. The two existing bedrooms are too small to accommodate our larger family for visits. We would like to add a master bedroom of approximately 400 square feet and a half bath connected to the existing added bathroom. This addition would allow for more comfortable sleeping and living spaces for family and guests.

We believe our home was built in the 1950s, well before the 3 acre minimum lot sizes and larger setbacks. Our understanding is that it is considered a pre-existing, non-conforming property. We've received construction advice that it may not be economically feasible to expand to a second floor on the house. We are requesting a 6 ft. west side setback relief and a 30 ft. rear yard setback relief as noted in the Site Plan provided. The position of this proposed addition is the best option both from a financial and a design perspective.

Thank you for considering this application.

Jan and Bob Stein