



Project Description

The proposed project includes the construction of the following structures, all of which are in the Coastal District. The regulations in this district allow by right, the construction of "Detached single family dwelling, non-habitable minor accessory structures normally used for personal, family and household purposes . . . ". The structures listed below have been determined by the building inspector as not meeting this criteria and therefor require a special permit.

Screened Porch "Summer Room" (476 SF): The structure has been designed with screens on two of the end walls and more traditional walls on the remaining two sides. The building inspector believes that this structure is "habitable" but is also detached, therefor requires a special permit. The owner would like to keep the structure detached as it would reduce the massing of the main house.

Detached garage (923 SF): The building official believes that the proposed garage cannot be viewed as "minor non-habitable" accessory structure as the area exceeds 676 SF.

Pool Pavilion (1,425 SF): The proposed structure has open sides with a half-bath and cooking area. Similar to the Screened Porch, the building inspector believes the structure needs a special permit as it has "habitable" space and is detached from the dwelling – but does not meet the criteria of "non-habitable" accessory structure. The structure was originally designed as a second dwelling (permissible by right), however, the owner does not wish to build the bedroom portion of the structure at this time.