

April 22, 2024

This letter is to detail the proposed detached single-family homes located at 310 Gorham Drive which is on 43.150 Acres and 1580 Baccarat Drive which is on 16.385 Acres.

The proposed house locations are designed to allow for future development, however, there is no desire to develop the land any further at this time.

Regarding landscaping, the only trees to be removed are the ones located within the proposed drive location and the proposed home area. We do not foresee the need to remove any other trees. In addition to keeping the existing trees, an entrance landscape bed will be located at the end of both Gorham Drive and Baccarat Drive. Landscaping will also be done area each of the houses. The attached landscape plans detail what is to be done.

The proposed home to be located at 310 Gorham Drive will have 50% brick or stone located on all facades. The proposed home to be located at 1580 Baccarat Drive will have stone and brick accents on the front and will have fiber cement planks siding on the sides and rear. We are asking for a variance for this.

Because we are not developing a subdivision, just two houses, we would like to request a variance for the 20% common open space.

Regarding points for the subdivision requirements, we are keeping all of the trees (3 points), both homes will have electric vehicle charging stations (2 points), OSB or plywood will be the exclusive sheathing material on both houses (2 points), each lot is more than 1,500 square feet (5 points), both homes have side entry garages (2 points), both houses will have 4 trees including two in the front yard (2 points). This should meet the minimum amount of points for the lots.

Regarding the hammerhead turn around, we did not hear back as to whether this is a requirement or not. We will address this as needed.