

**FINAL SUBMITTAL
5500 LAGORCE DRIVE
ZBA22-0137
07-10-23**

NARRATIVE RESPONSE TO COMMENTS

1. APPLICATION COMPLETENESS

- a. Based upon the plans submitted, a variance will be required from the required north side setback of 4 feet, and a variance from the minimum required 50% landscaped open space within the required front yard. Any area that is not living landscape does not count as pervious landscaped area, including pavers. Also any areas that are used for parking cars, such as a driveway, do not count towards the pervious landscape areas when part of a driveway. **[RESPONSE] Driveway is existing, previously permitted and constructed in 2021. No changes proposed. Front yard meets open space requirements, see revised diagrams A-005.**
- b. Please provide the property lines on the floor plans and elevations and sections (at least the north and south property lines). Dimension the overhangs. **[RESPONSE] Confirmed, see revised drawings.**

2. ARCHITECTURAL REPRESENTATION

- a. All of the plans that are part of the architectural set need to be combined into ONE pdf file.
- b. Please make sure the pdf is formatted for 11x17 printing. Hard copies will be required and may not exceed these dimensions. The BOA only receives hard copies, and the text is too small to be legible on many of the sheets.
- c. The survey can be of the original size, but folded to not exceed 11"x17".
- d. For the sheets with the photos of the existing home, please reduce the size of the central key plan and greatly increase the size of the photos so that the photos are at least 4"x6" when printed. **[RESPONSE] Confirmed, see revised sheets.**
- e. Add "FINAL SUBMITTAL" and ZBA File No. to front cover title for heightened clarity. **[RESPONSE] Confirmed, see revised sheets.**
- f. Final submittal drawings need to be DATED, SIGNED AND SEALED. **[RESPONSE] Confirmed, see revised sheets.**

3. ZONING COMMENTS

- a. Reduce the roof overhang of the new addition so that the roof projects no more than 25% into the south side yard. As is, an additional variance would be required to exceed 25%. [RESPONSE] Confirmed, see revised sheets.
- b. The parking/drive parallel to the street must be setback a minimum of 5 feet or another variance would be required as proposed. [RESPONSE] The driveway is existing, and is perpendicular to the street, not parallel to the street. It was previously permitted and approved in 2021.