

### Building Permit Evaluation – 405 Brown Addition

On January 27, 2023, Collin Turner submitted a permit request to construct an addition at 405 Brown Street. HPC reviewed and concurred with the plans on February 27, 2023. The Turners have retained Robyn Renas as their architect for the project.

The project involves minor demolition at the rear one-story section of the house. Once that is complete a new breakfast room and screened-in porch are added.

The permit application package includes a site plan with proposed setbacks.

Location	Required Distance (RR-1 Zone)	Per Drawings (new work)
Front	25'	~43' (survey)
Rear	15'	88'
Side – Right	15' (side adjacent to street)	15'
Side – Left	10'	30'
Height	30'	15'

**Table One:** Zone Requirements versus drawing dimensions

This plan adds a 438 square foot addition to the main building. The existing house including detached garage covers an area of 2519 square feet. New total coverage will be:

$$\frac{2519 \text{ sq ft} + 438 \text{ sq ft}}{13125 \text{ sq ft}} \times 100\% = 22.5\%$$

This request meets maximum lot coverage for RR-1 zone properties (<25%).

The project increases enclosed space by 408 square feet. Current enclosed space for the house and detached garage combined is 2981 square feet. New enclosed space will be 3389 square feet. Maximum enclosed space allowed is 3469 square feet.

I recommend that the Planning Commission approve this application.

David Hix