



Hello Corinna planning board.

From Terry and Gretchen Nelson

We would like to keep with the request for the garage option number 1. This would make for a much more reasonable driveway approach. It would also allow for more much needed storage under the garage, at the walkout level. Option number 2 would be far less desirable, because the driveway would have such a step grade. This would become extremely slippery in pour weather, and it would be dangerous to navigate. The front of the garage would be 13' lower than the road, at only 65' from the centerline. I'm not sure what grade that works out to, but it far exceeds the maximum desirable standard, that I could find online, of about 8%.

At the last meeting, it was suggested to the first couple seeking a variance, that they should fit the building to the land, not try and fit the land to the building. Our first garage location, would fit in perfectly with the existing elevations. The walkout will fall in naturally with the elevation at the back side of the garage.

We went back and revised our plan to lower the garage height by four feet. This reduces the sidewall height from 19.5' to 15.5'. We will then backfill a small amount of about 18", towards the rear side elevations, to bring the overall sidewall height to a maximum of 14'. The sidewall height towards the front of the garage will only be about 7'. This will comply with your sidewall height requirements, as was requested last month.

Then there is the lower storage area ceiling height issue. It was requested that we go with a height of only 6'. I am hoping that you will grant a height of 6'6" though, so that when we install some lighting, we won't have to duck or dodge the light fixtures. With a height of only 6', it would be rather dangerous. The ceiling in this area will be span-crete slabs of cement, so we can't tuck the lights up into the joists or trusses.

Sincerely
The Nelsons