

## **14 NUTMEG LANE**

### **JAN HILGEMAN & GREGG JONES**

We purchased 14 Nutmeg Lane in October 2022; our hope and plan is to enjoy the home as an extended family with our son, Christopher, and daughter-in-law, Casey – and hopefully grandchildren in the near future. Chris and Casey have been living in the house since we closed last year. Gregg and I plan to “age in place” and want to create a space where we can comfortably and independently do so (i.e. single-level living, relatively easy access to the second floor for as long as possible, etc.). The addition is for us and will include enhancement of the existing 2<sup>nd</sup> entrance to the south, new living & dining areas, and a new ensuite bedroom with laundry facilities. The existing expansive kitchen will be renovated but will remain the only kitchen in the house.

The property is more or less trapezoidal in shape – narrower to the south and wider to the north. Much of the northern 2/3 of the site consists of a pond and wetlands. The house is situated in the remainder of the site, with the southernmost elevation of the house spanning completely across the site from side yard setback to side yard setback to the east and west, and has a prior minor variance for the eave on the southeast corner of the garage that was added in the late 1990's. The house is about 40' from the Wetlands Setback to the north and sits entirely within the 100' Wetland Regulated Area. To minimize further side yard infringement, and to avoid the existing septic system in the front yard and visual impact from the street elevation, we looked to the rear of the house for the addition while trying to avoid substantial impact to the Wetlands.

We looked at a number of ways to minimize, or eliminate altogether, any additional variance. Our initial plan was to locate the entire addition some feet west. As we developed that design, we realized there would be conflicts with the 2<sup>nd</sup> floor bump-out and roof lines from both an architectural and constructability point of view, including relocation of mechanical equipment, flues and chimneys to provide space to connect the addition to the rest of the house. We then shifted the entire addition eastward, and we found we would have required a side yard variance of 15' or more. We then separated the bedroom and bathroom block from the rest of the addition and slid it north to get to the currently requested variance. This puts the bedroom a bit further into the Wetlands Setback but overall seemed like a good compromise between the two setback requirements.

The trellis is an architectural element intended to break up the expanse of the east garage elevation, and a portion of it would be below the garage eave which is already an

approved variance. We would like to keep the trellis or a roof “eyebrow” over the garage doors if at all possible and would be happy to discuss possible options with the ZBA.