

**14 NUTMEG LANE**  
**JAN HILGEMAN & GREGG JONES**

This is our second time before the Zoning Board of Appeals; we believe that we have addressed the concerns raised during the February hearing.

Gregg and I purchased 14 Nutmeg Lane in October 2022; our hope and plan is to enjoy the home with our son and daughter-in-law as an extended, multi-generational family. Gregg and I hope to “age in place” and plan to create a space where we will be able comfortably and independently do so (i.e. single-level living, relatively easy access to the second floor for as long as possible, etc.).

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 east to west. The house is about 40' from the Wetlands Setback to the north and sits entirely within the 100' Wetland Regulated Area.

The existing garage was built under a variance granted in the late 1990's which allowed for a 30' setback in lieu of the required 40'. The actual built condition is such that setback at the southeast corner of the garage is 36'8". There is no eave overhang on the current gable end.

The proposed project is an addition to the north of the existing garage and includes new living room, dining room, and ensuite bedroom. In response to the ZBA comments to our previous application, we have narrowed the addition and pushed it further north so that the entire addition now respects the setback line. No variance is required for the addition.

However, in order to tie the current roof into the new one, the existing roof over the garage will be changed from a gable roof to a hip, and the existing eave continued from the south elevation around to the east elevation of the garage. The variance we're requesting now is to maintain the 2<sup>nd</sup> floor overhang as is and extend the roof eave over the garage for a setback of 35'4" in lieu of the required 40'.

We hope these revised plans fully address the concerns from our prior hearing.