

07.10.18

## LETTER OF INTENT

Conditional Use Request

1114 Sherman Avenue

"Conditional Use" is requested for this lakeside property to construct a one story addition over 500sf.

Existing structures to be removed for this addition include a 135 sf nonconforming detached garage, a 430 sf attached garage, and a 330sf raised deck. The existing detached garage has structural issues and flaking lead paint. The existing attached garage is not original and is inconsistent with the home's architectural style. A 285sf patio will also be removed.

The purpose of the addition is to provide a direct connection from the garage to the house (current attached garage does not have an interior connection), provide better storage for bikes, yard and lake equipment, allow for a mudroom and ¾ bath on the first floor, and expand a narrow family room. The total size of the proposed addition is 1520sf and will increase the lake setback from where the raised deck sits now. The lake setback of the 2 neighboring properties is 71'7". The proposed addition will be 72'4" from the OHWM and the corner of the raised deck at 71'7".

The addition is designed to step back at the sides to increase the viewing window. The removal of existing structures will further enhance view area. The addition is designed with architectural details to match the original structure's historic style. Plantings will be added at the base of the building on both sides.

**Materials:** Stucco/EIFS to match existing. New architectural shingles throughout old and new. Wood rafter tail and soffit to match. Roof pitch and dormer details to match.