

To Whom it May Concern,

This letter outlines our intent for 629 Spruce St.

We intend to raze the current structures on site (single family home, detached garage, driveway, and large oak tree) and build a new single family home and detached garage.

We currently live in and appreciate the neighborhood and plan to rebuild in keeping with the character of Bay Creek.

There are structural issues with the current house which preclude a reasonable/cost effective renovation. For example, the roof is not structurally sound and the second story of the home is not designed to withstand residential loads. Hence, a renovation would necessitate a degree of demolition and rebuilding that crosses a threshold wherein it becomes more cost efficient to raze the structure completely and build a new home. For more details regarding the structural issues with the current home, we have included an engineer's report with our application. In addition, given the significant structural issues with the current house, relocation is not a viable option.

We are currently working with an architect to finalize plans for the new home. It will be a two story house with approximately 2000-2500 sq ft above grade, 3 bedrooms, and 2.5 bathrooms. A detached garage will be built as well with similar dimensions to the existing garage. The existing garage has a cracked and sinking foundation, hence our plans to raze this structure as well and rebuild.

We investigated the potential to save the large oak tree on the western border of the property, but given zoning requirements governing setbacks, the planned footprint for the new home, and the tree's already damaged root structure, the excavation process would be likely to cause catastrophic damage to the tree. To avoid costs associated with a potential effort to preserve the tree and more so to mitigate the potential for a structurally unsound tree with large branches looming above our house, we have decided to have the tree removed during the demolition process.

Additionally, we will remove all of the existing driveway.

We hope to proceed with demolition and begin the building process in late winter or early spring of 2023.

Sincerely,
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