

Vikas Enti <vikas@reframe.systems>

To: Erica Schwarz <eschwarz@housingcorporparlington.org>

Cc: Christian Klein; Patrick Hanlon; ZBA

Thu 11/9/2023 4:58 AM

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Hi Christian

Good morning! Please see attached for the revised site plan for our proposed ADU at 40-42 Dorothy Road.

We've brought several aspects of our design into conformance and I'm listing the changes from our original submission here:

1. **Conforming:** ADU size and height have been reduced to 900 sqft and 20' respectively
2. **Conforming:** Front setback will be maintained at 12' - same as the principal building
3. **Conforming:** Parking spots have been relocated to the 'longer front yard' as per this clause in the by laws:
 1. **6.1.10.A** "Off-street parking is permitted in (1) the side yard and rear yard on a paved driveway, or **in the case of a corner lot of less than 6,000 square feet in the longer of the two front yards, up to a maximum of 24 feet in width,**"
4. **Updated Special Permit Request:**
 1. **Side Setback:** We request the ZBA's approval to reduce the side setback from the existing 5'5" to 3'.
 2. **Rear Setback:** Due to the shape of the site, the rear setback of the ADU ranges from 7'5" to 5'2-1/2" (average of 6'9"). We request the ZBA's approval to reduce the rear setback for a portion of the ADU to 5'2-1/2".

Let me know if you have any questions. Looking forward to our discussion on 11/14.

Thank you

Vikas

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