

This Narrative is intended to detail the reasons for our request of a variance at 108 Montanye Ln

Some quick **facts with regards to 105 Montanye**

- Home had a foot print of 18x52 or a total of 936sqft and covered 32% of the lot
- The lot size has a total of 2912sqft – Survey attached
- Our intent is to leave this lot green & install a new Septic system which will service the new proposed home.

Some quick **facts regarding the subject property at 108 Montanye Lane:**

- The original Home had a foot print of 20x40 or 800sqft or 14% of the lot
- The lot coverage a total of 5789 sqft
- The home was set at 51' Rear set back from the (Lake Front)
- The home was set at 2.7' set back from the northwest corner
- The home was set at 11. South west corner set back
- The home was set at 15.9 south east corner set back
- The home was set at 21.7' Front property line set back ( Road side)
- Home elevation was 18'

**Proposal:**

We have removed the original home that was 20x40 800 sqft -2 story structure & would like to build a new 2 story home that would be 24'x40' or a total of 960sqft and a rear porch (lake side) that would be 6x24 which would add 144sqft for a total sqft of 1104sqft.

Therefore we are requesting a variance for the additional 4'x40' or 160sqft above the current structure and front porch 6x24 of 144sqft for a total of 304 additional sqft

In addition we propose to move the home toward the center of the lot so that the home would have more conforming setback as per the town.

Under the proposal we would have the following Setbacks

- West side lot set back would be 13' which does conform with LF2.5 Requirements
- East side lot set back would be 12' which does conform with LF2.5 Requirements
- Rear (Lake Side) set back would be REDUCED by 1' – we are proposing to change the current set back of 51' to 52'.
- Front Lot set back (road side) would decrease by 6' to allow for the lake frontage be reduced by 1'. The current set back is 21.7', we propose to change to 14.7'
- Home elevation would be 26.2'

**Lot Combination:**

We have combined the 2 lots located at 108 & 105 Montanye Ln; now both lots total 8721 sqft

- Facts:
  - \* The original home at 108 Montanye covered 14% of its lot by footprint (800sqft / 5789sqft)
    - The original home at 105 Montanye covered 32% of its lot by footprint ( 936 /2912sqft)
    - Combined the total foot print coverage was 20% of the building totals between the 2 lots of 8721sqft
- By the addition of the 304sqft to the new proposed home the foot print would increase the coverage to 1104sqft
- With the combination of 108 & 105 Montanye Ln, the site would have a total sqft of 8721sqft
- With the removal of 105 Montanye from the footprint and adding the requested 304sqft to the new building, we would only cover 13% of the combined 8721 lot sqft and therefore **reducing the overall Covered foot print by 7%**