



LETTER OF INTENT

202 Osceola Way

ARC-24-030

This project was originally approved with louver garage doors under ARC-22-085. The owners did not realize that the architect had shown louver doors on the plans. They did not want louver doors, they wanted panel doors. This ARCOM Minor Application is to seek approval for panel garage doors.

This application complies with the criteria of Section 18-205 Architectural Review:

- (1) The **panel garage doors** are in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
- (2) The **panel garage doors** reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.
- (3) The panel garage doors, is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
- (4) The **panel garage doors** are in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.
- (5) The **panel garage doors** are not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:
 - a. Apparently visibly identical front or side elevations;
 - b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
 - c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.
- (6) The **panel garage doors** are not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:
 - a. Height of building or height of roof.
 - b. Other significant design features including, but not limited to, materials or quality of architectural design.
 - b. Architectural compatibility.
 - c. Arrangement of the components of the structure.

- d. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
- e. Diversity of design that is complimentary with size and massing of adjacent properties.
- f. Design features that will avoid the appearance of mass through improper proportions.
- g. Design elements that protect the privacy of neighboring property.

(7) The **panel garage doors** are subservient in style and massing to the principal or main structure.

(8) The **panel garage doors** are appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).

(9) The **panel garage doors** are in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

(10) The **panel garage door's** location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

The above criteria of Section 18-205 are met. We respectfully request approval of the application.