

LETTER OF INTENT

ARC-23-127 is a request to permit the installation of a 38kW generator in the northeast corner of the property 5'9" from the east property line and 11'2" from the north property line. The generator is to be screened from the neighbors on all sides. at 231 Bradley Place. The required plans are submitted with this Application.

Please note the following as it relates to this application:

ARCOM Section 18-205:

We are submitting a proposal that we consider tastefully designed, which will not interfere with the existing harmonious and balanced elevations, and will not be visible from any direction at eye level.

1. The addition of the 38kW generator is in conformity with good taste and design and in general contribute to the image of the Town and neighborhood as a place of beauty, spaciousness, balance, charm and high quality.
2. Not Applicable.
3. The design and appearance of the proposed generator and wall enclosure are not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance value.
4. The proposed generator and wall enclosure are in harmony with the proposed developments on land in the general area and with the comprehensive plan for the town.
5. The proposed generator and wall enclosure are not excessively similar to any other structure existing or within 200 feet of the proposed site in respect to one or more of the following features of the exterior design and appearance:
 - a. This proposal does not have apparently visible identical front or side elevations.
 - b. We do not have other significant identical features of design such as, but not limited to, material roof line and height of other design elements.
6. The proposed generator and wall enclosure are not excessively dissimilar in relation to any other structures existing or within 200 feet of the proposed site in respect to one or more of the following features:
 - a. Height of addition.
 - b. Other significant design features including, but not limited to, materials or quality of architectural design.
 - c. Architectural compatibility.
 - d. Arrangements of components of the structure.
 - e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
 - f. Diversity of design that is complimentary with the size and massing of adjacent properties.
 - g. Design features that will avoid the appearance of mass through improper proportions.
 - h. Design elements that protect the privacy of a neighboring property.

7. The proposed generator and wall enclosure are subservient in style and massing to the principal or main structure.
 - a. The proposed massing and details will be congruent with but subservient to those of the principal existing structure.
 - b. The details and proportions will also be in keeping with the main structure but scaled to the proportions of the accessory structure.
8. The proposed generator and wall enclosure 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).
 - a. There is no change to the outward appearance of the existing building. The generator will not be visible to neighbors.
9. The proposed generator and wall enclosure are generally in conformity with the standards of this code and other applicable ordinances with the exception of the required cubic content and the lot coverage requirements of the code. The renovation meets all other dimensional requirements of the code.
10. The project'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 proposed renovation does not negatively impact any existing natural features.

See Site History attached hereto as Exhibit "A."

Criteria for Site Plan Review – N/A

Criteria for Special Exceptions – N/A

Criteria for Authorizing a Variance – N/A

EXHIBIT “A”
Site History

1.