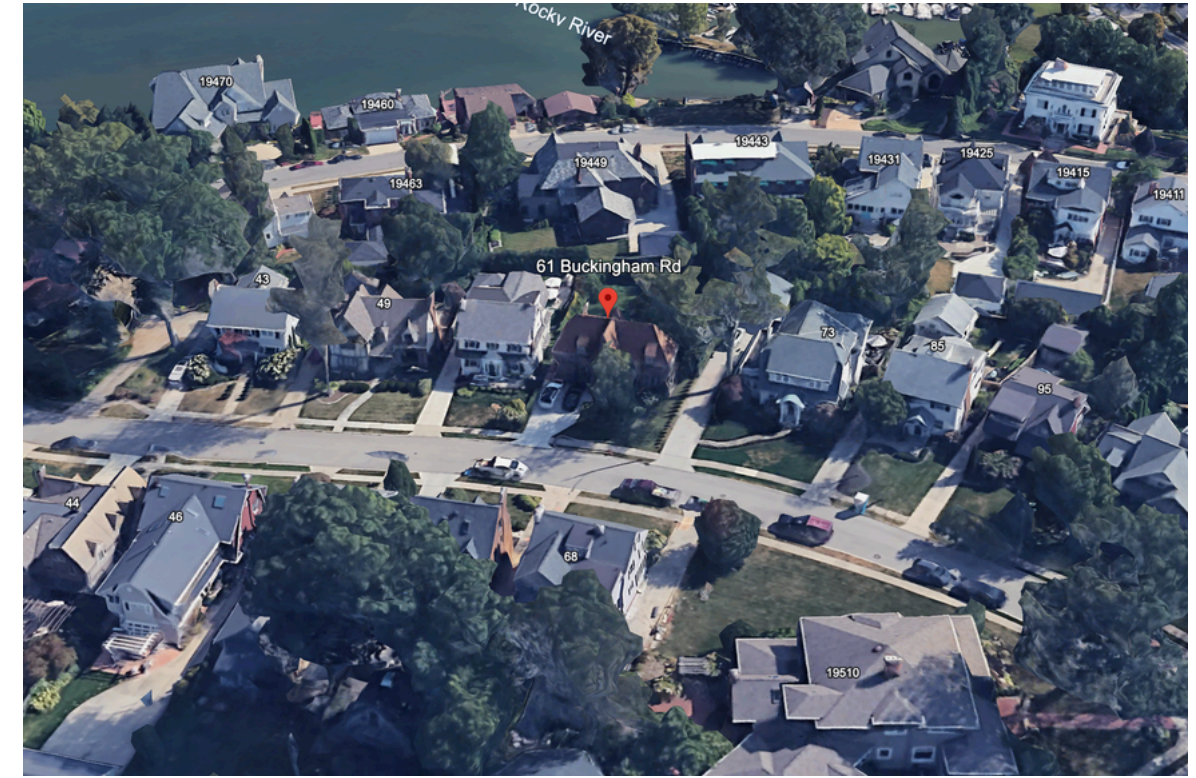


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bza presentation

11 June 2026

the architetta



site



northern neighbor

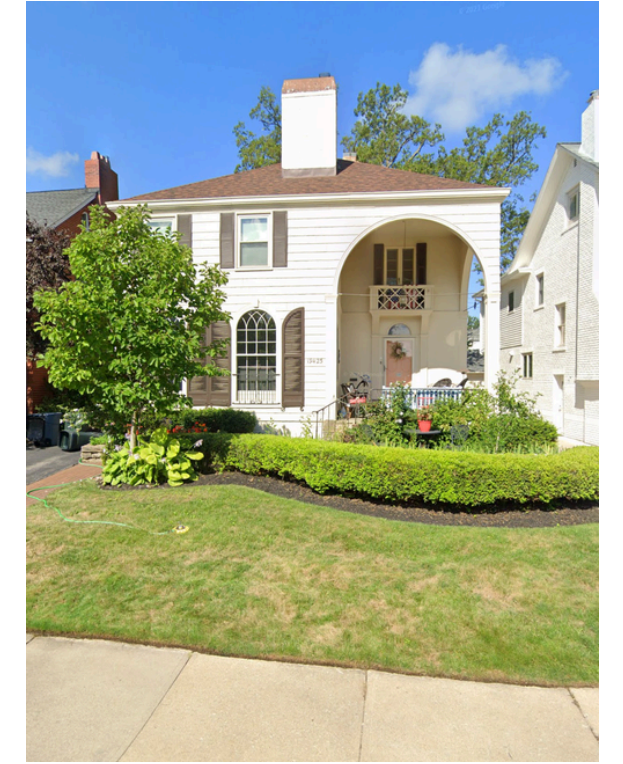
southern neighbor

western neighbors

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site context

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frazier drive



buckingham road

beachcliff drive

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neighborhood context

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existing site conditions

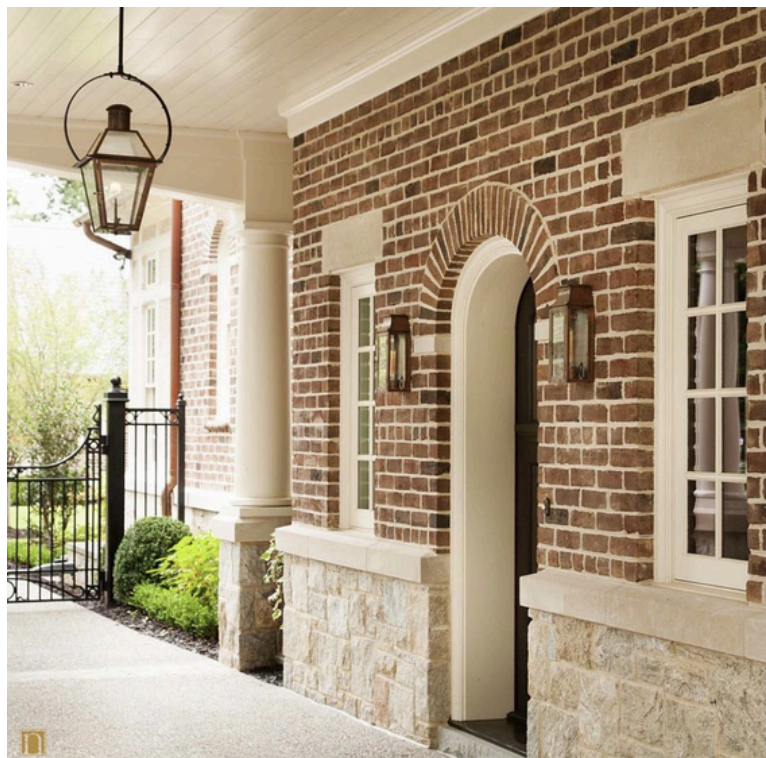
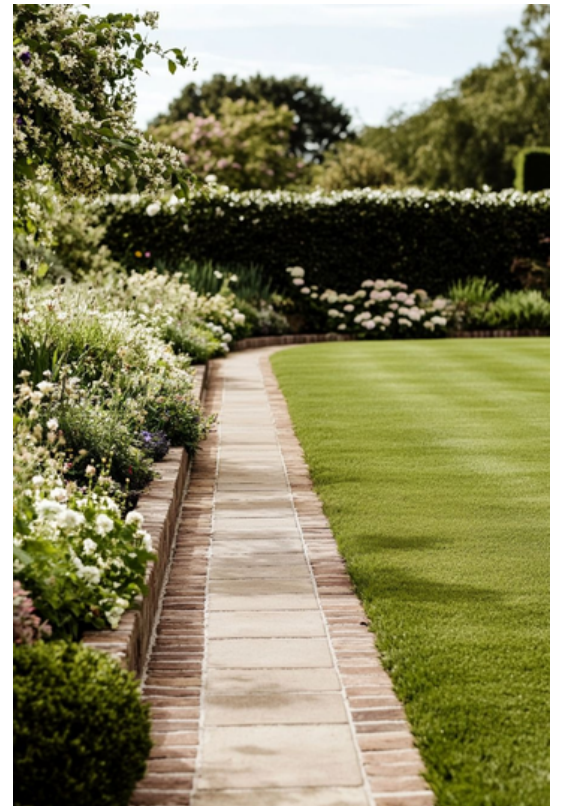
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massing inspiration: georgian

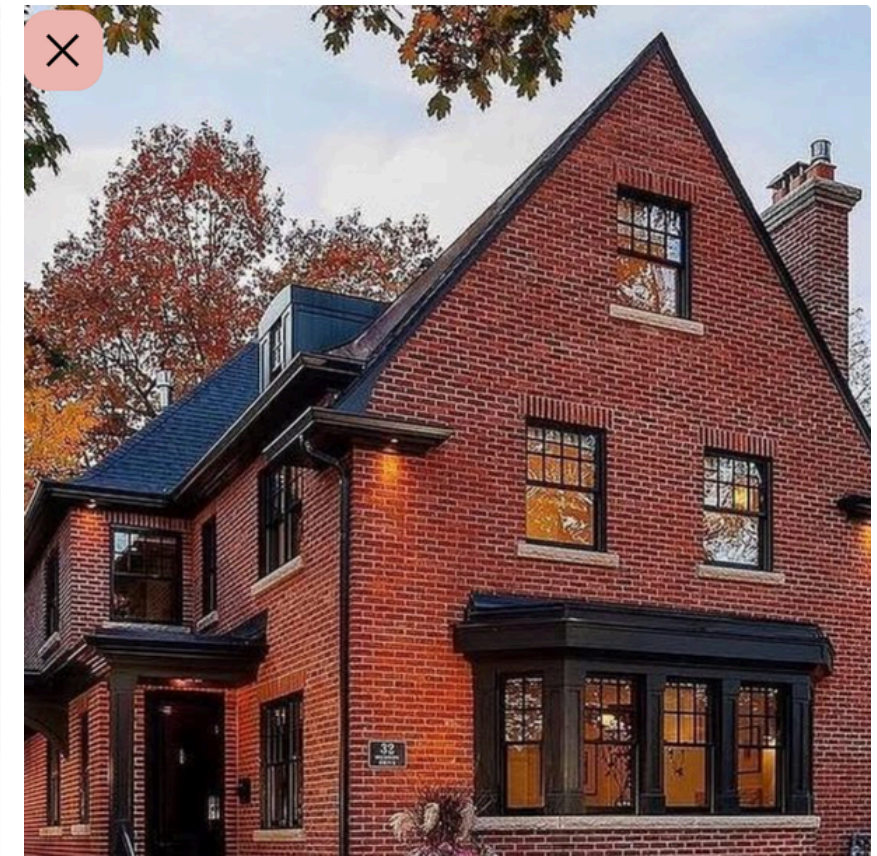
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inspiration - porte-cochere and hardscape

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inspiration - palette

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- 1) To construct a detached garage with a side setback of **2'-2"** vs the **5'** that is permitted.
- 2) To construct a detached garage with a rear setback of **3'-1"** vs the **5'** that is permitted.
- 3) To construct an attached porte-cochere with a side setback of **4'-9"** vs the **8'** that is permitted. (Formerly 3'-9")
- 4) To construct a new single-family home with an egress window that has a **5'-7"** side setback vs the **8'** that is permitted. (Formerly 5'-0")
- 5) To install two AC condensers with side setbacks of **6'-9" and 6'-4"** vs the 10' that is permitted. (Formerly 5'-5" and 5'-9")
- 6) To construct a covered front stoop with a **26'-4"** front setback vs the **30'** that is permitted.
- 7) To construct a new single-family residence with a height of **27'-1 1/2"** vs the 25' that is permitted. (Formerly 29'-5")
- 8) To construct a detached garage with a height of **16' -10"** vs the **15'** that is permitted.
- 9) To construct a new single-family residence with a detached garage that has a lot coverage of **35.3%** vs the **28%** that is permitted. (Formerly 35.6%)

COVERAGE BREAKDOWN:

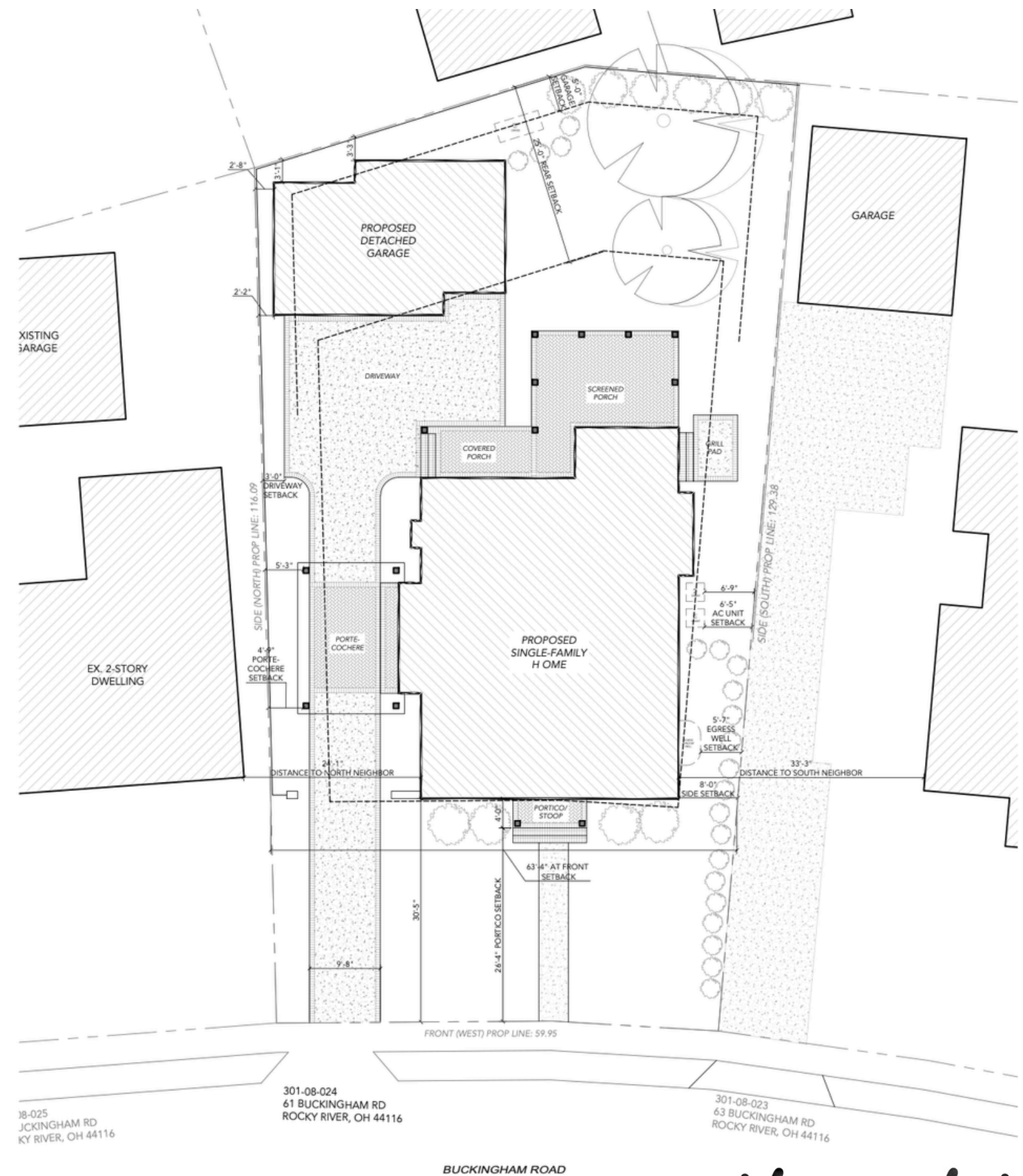
HOUSE AND GARAGE.....	27.2%
+ SCREENED PORCH.....	30.5%
+ REAR COVERED PORCH.....	31.8%
+ PORTICO.....	32.2%
+ PORTE-COCHERE.....	35.3%

- ~~10) To install a generator with a side setback of 4'-7" vs the 10' that is permitted.~~
- ~~11) To construct accessory parking directly in front of the dwelling vs accessory off-street parking spaces located in the front yard shall adjoin the driveway between the driveway and the nearest side lot line, provided parking spaces shall not be located directly in front of the dwelling.~~
- ~~12) To construct accessory parking on a property that has a front setback of 30' vs accessory parking spaces are prohibited in cases of the setback being thirty-five (35) feet or less.~~
- ~~13) To construct accessory parking with a width of 18' vs the 8' that is permitted.~~

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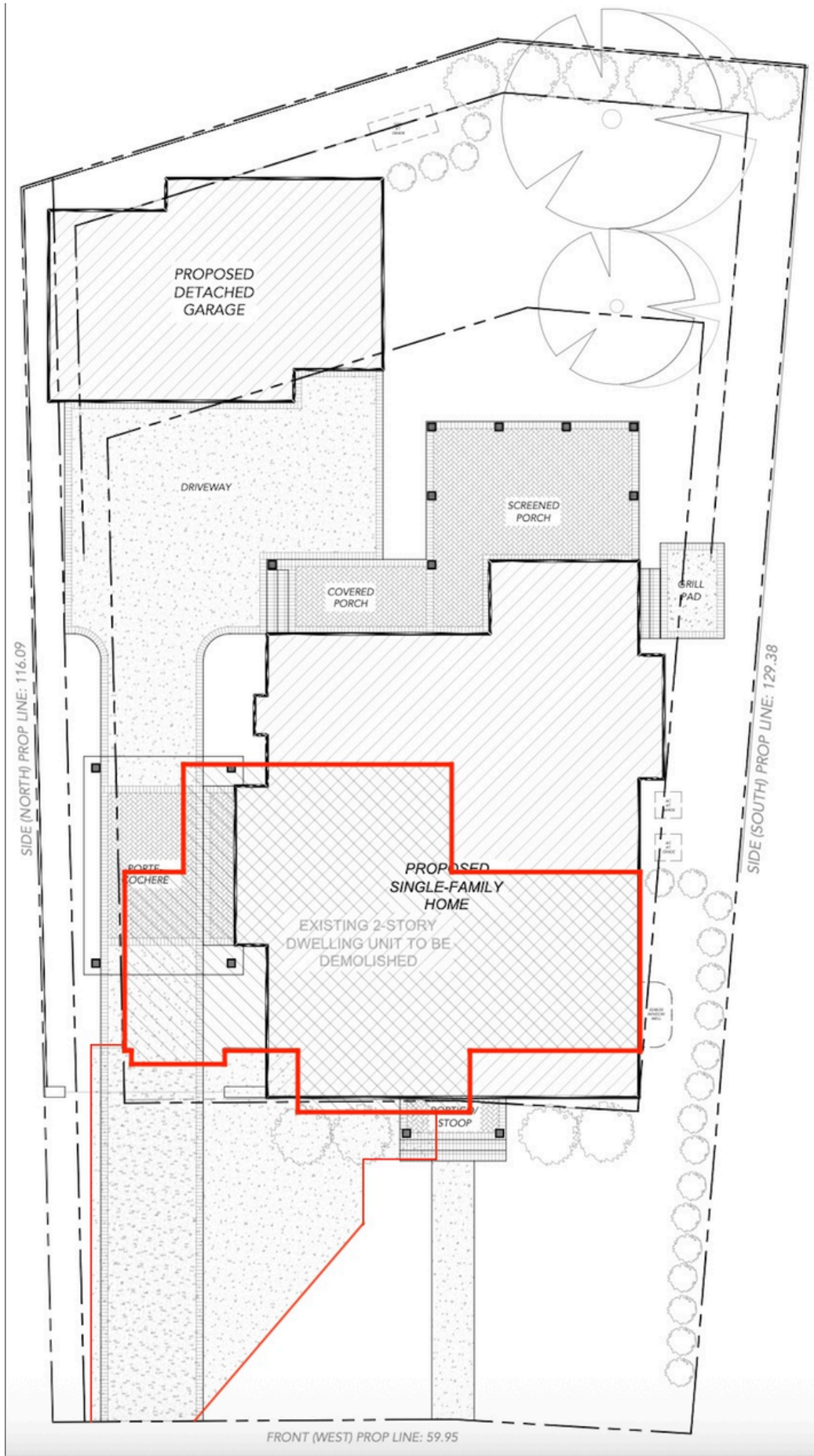
summary of variance requests

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existing v proposed site plan

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existing v proposed site plan overlay and garage setback illustration

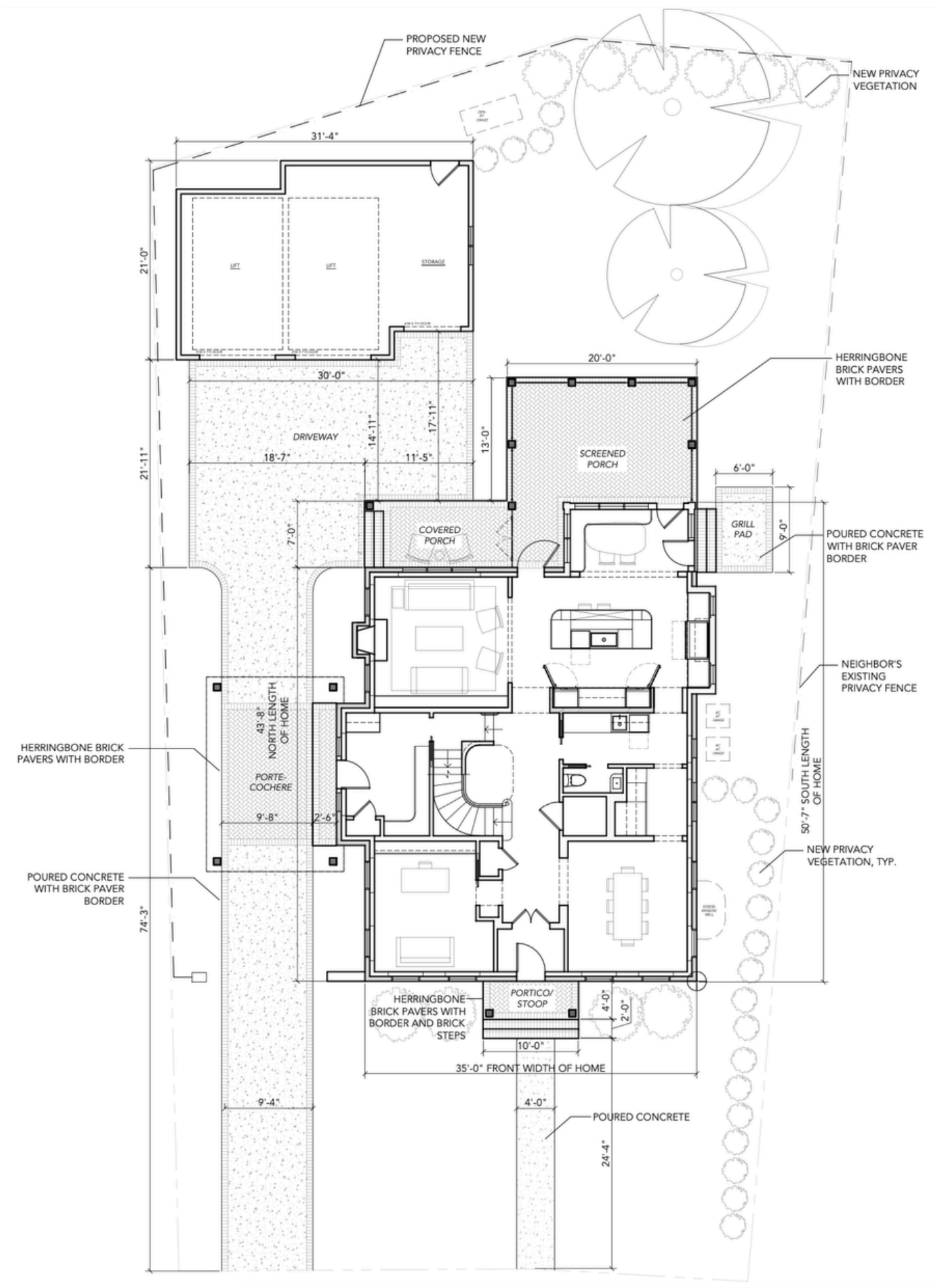
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existing v proposed front elevation overlay and neighborhood context

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 proposed architectural site plan

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1 PROPOSED WEST (FRONT) ELEVATION
 $\frac{1}{4}'' = 1'-0''$



2 PROPOSED NORTH (SIDE) ELEVATION
 $\frac{1}{4}'' = 1'-0''$

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 schematic elevations

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1 PROPOSED EAST (REAR) ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTH (SIDE) ELEVATION
1/4" = 1'-0"

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schematic elevations

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3d massing studies

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