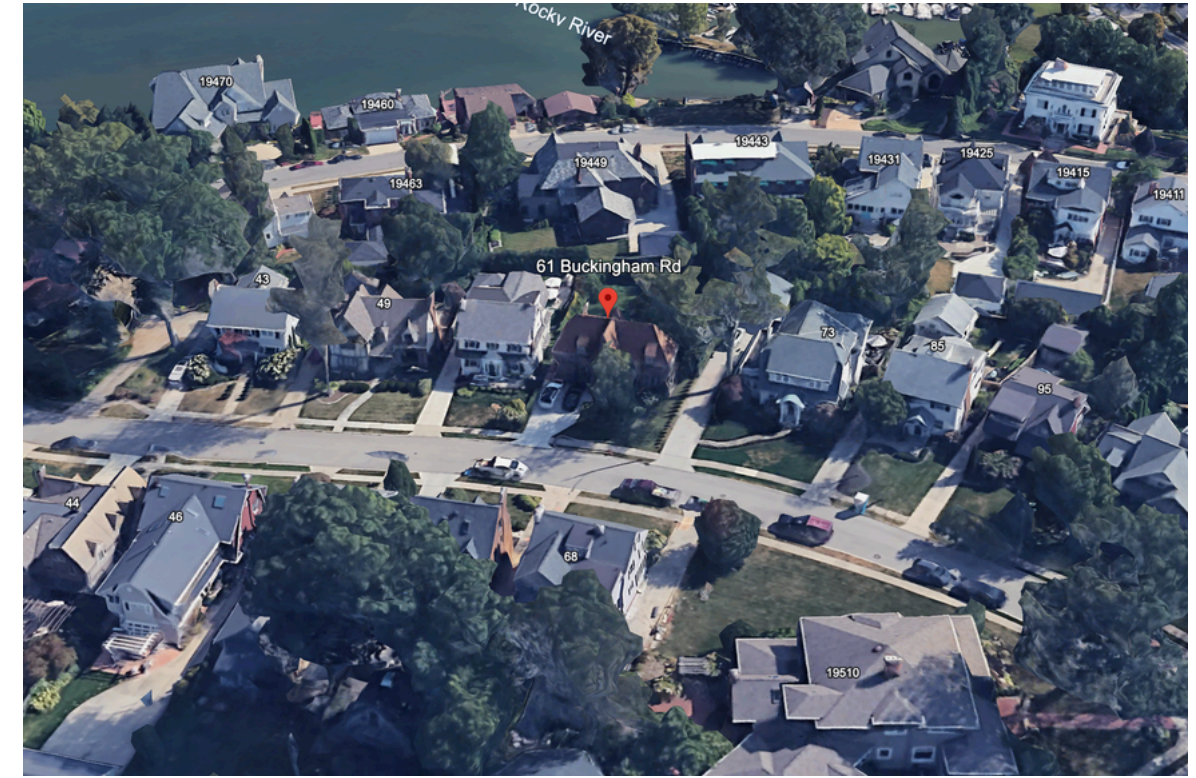


61 buckingham road

bza/arb presentation

13 May 2026

the architetta



site



northern neighbor



southern neighbor



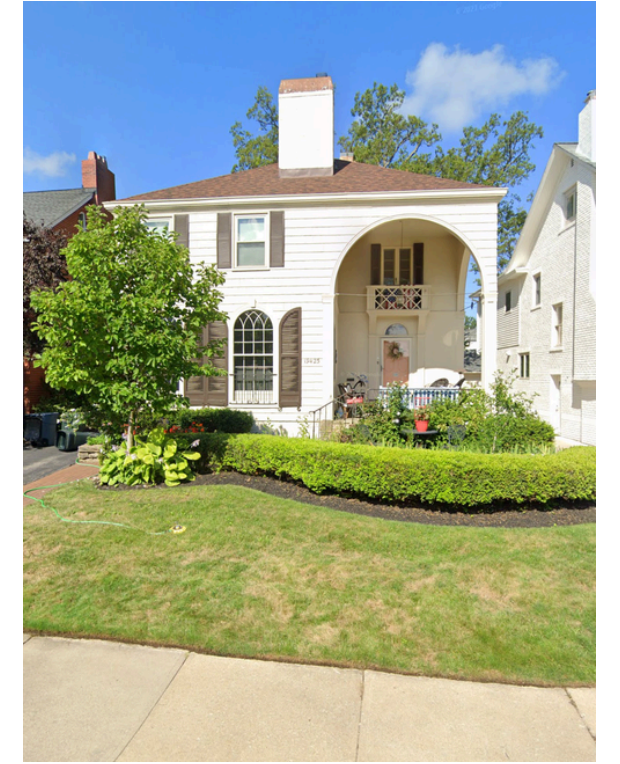
western neighbors



61 buckingham road

site context

the architetta



frazier drive



buckingham road

beachcliff drive

61 buckingham road

neighborhood context

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61 buckingham road
existing site conditions

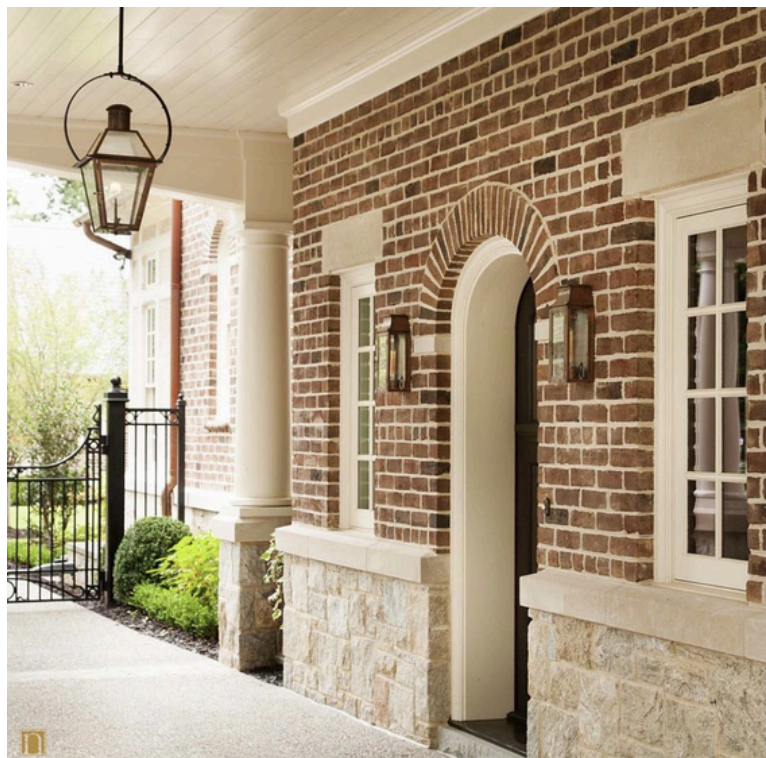
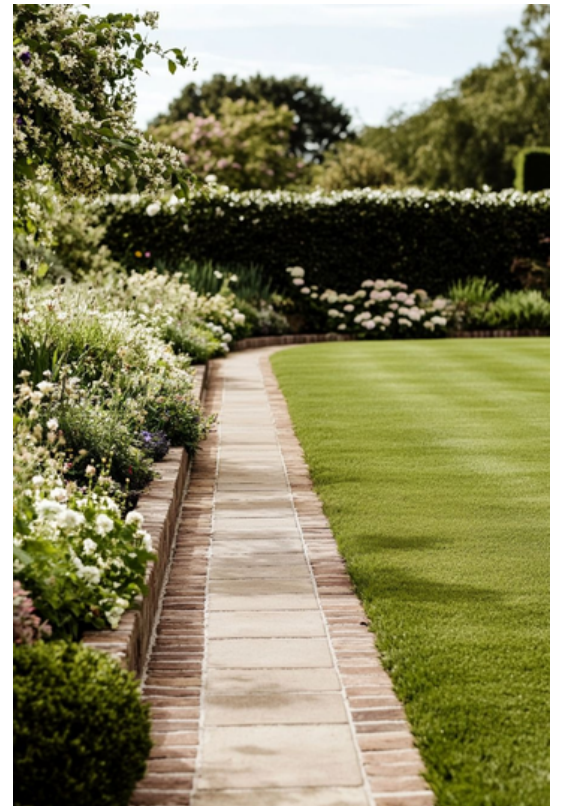
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61 buckingham road

massing inspiration: georgian

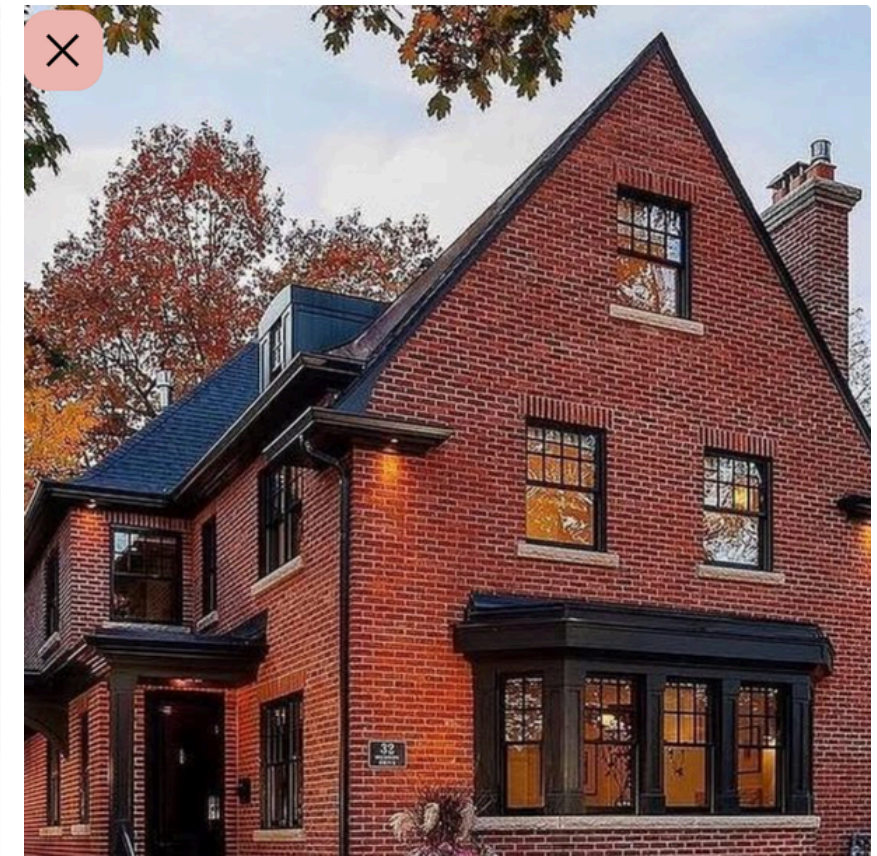
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61 buckingham road

inspiration - porte-cochere and hardscape

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61 buckingham road
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:

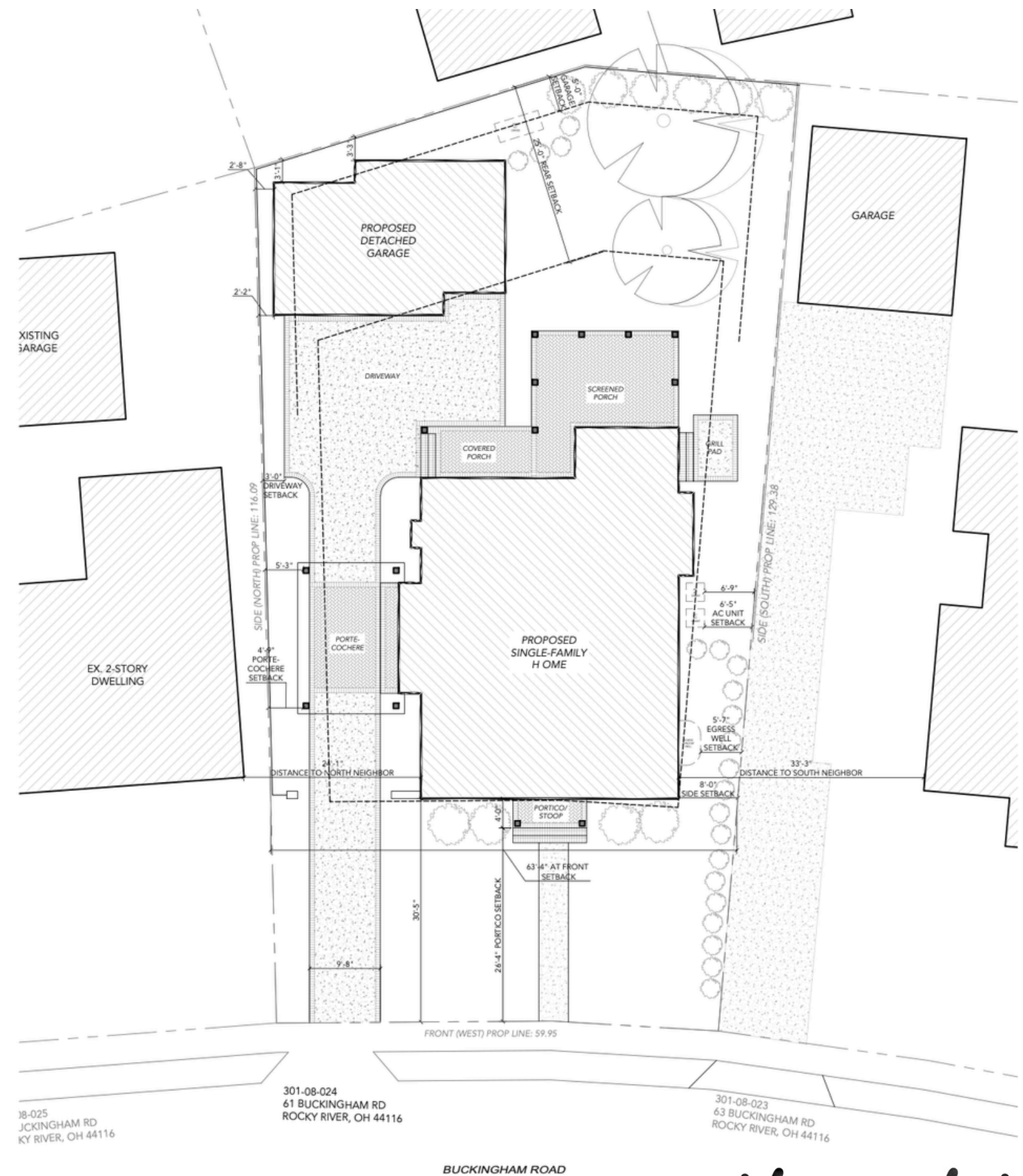
HOUSE AND GARAGE.....	27.2%
+ SCREENED PORCH.....	30.5%
+ REAR COVERED PORCH.....	31.8%
+ PORTICO.....	32.2%
+ PORTE-COCHERE.....	35.3%

- ~~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.~~

61 buckingham road

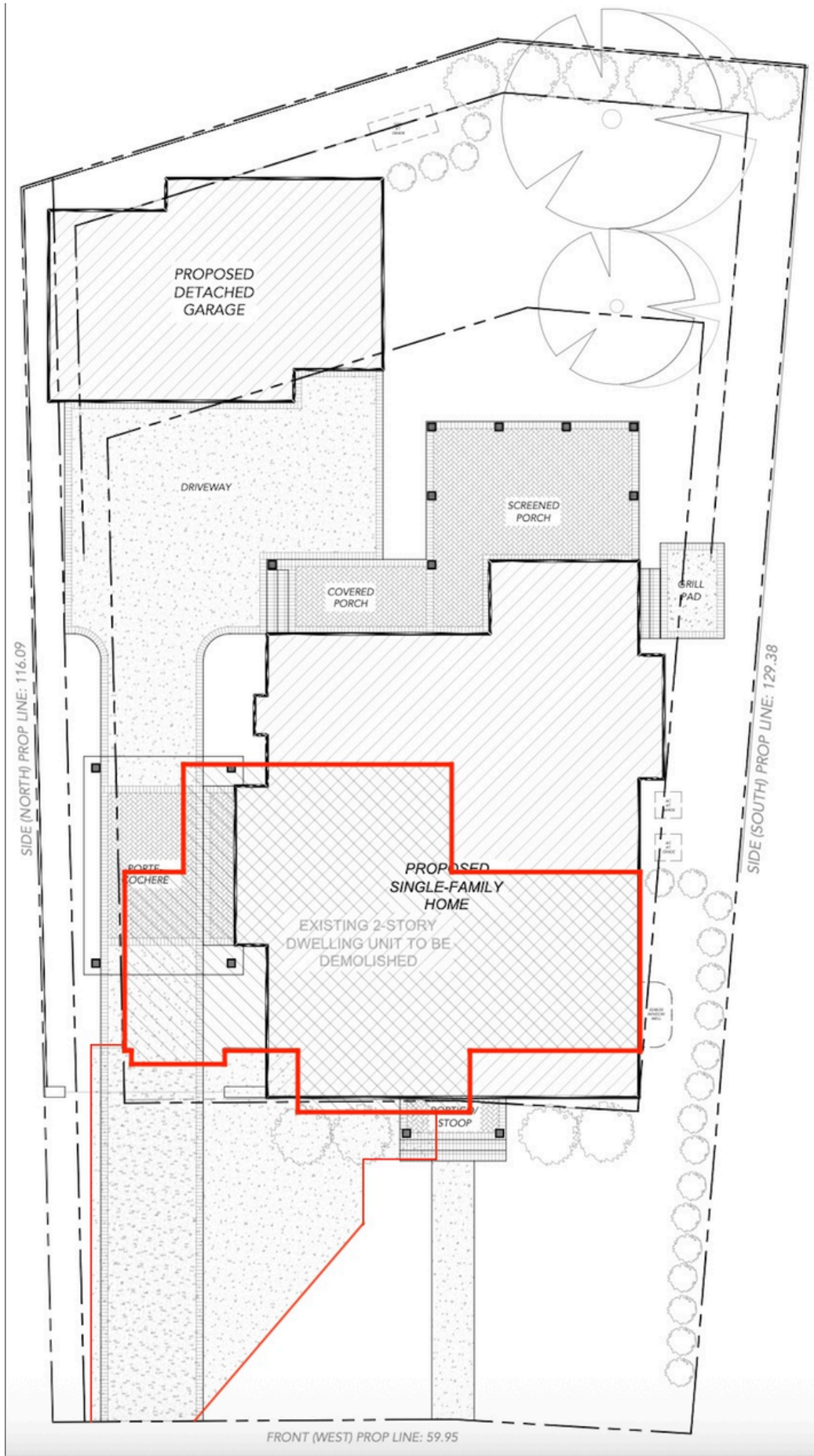
summary of variance requests

the architetta



61 buckingham road
existing v proposed site plan

the architetta



61 buckingham road

existing v proposed site plan overlay and garage setback illustration

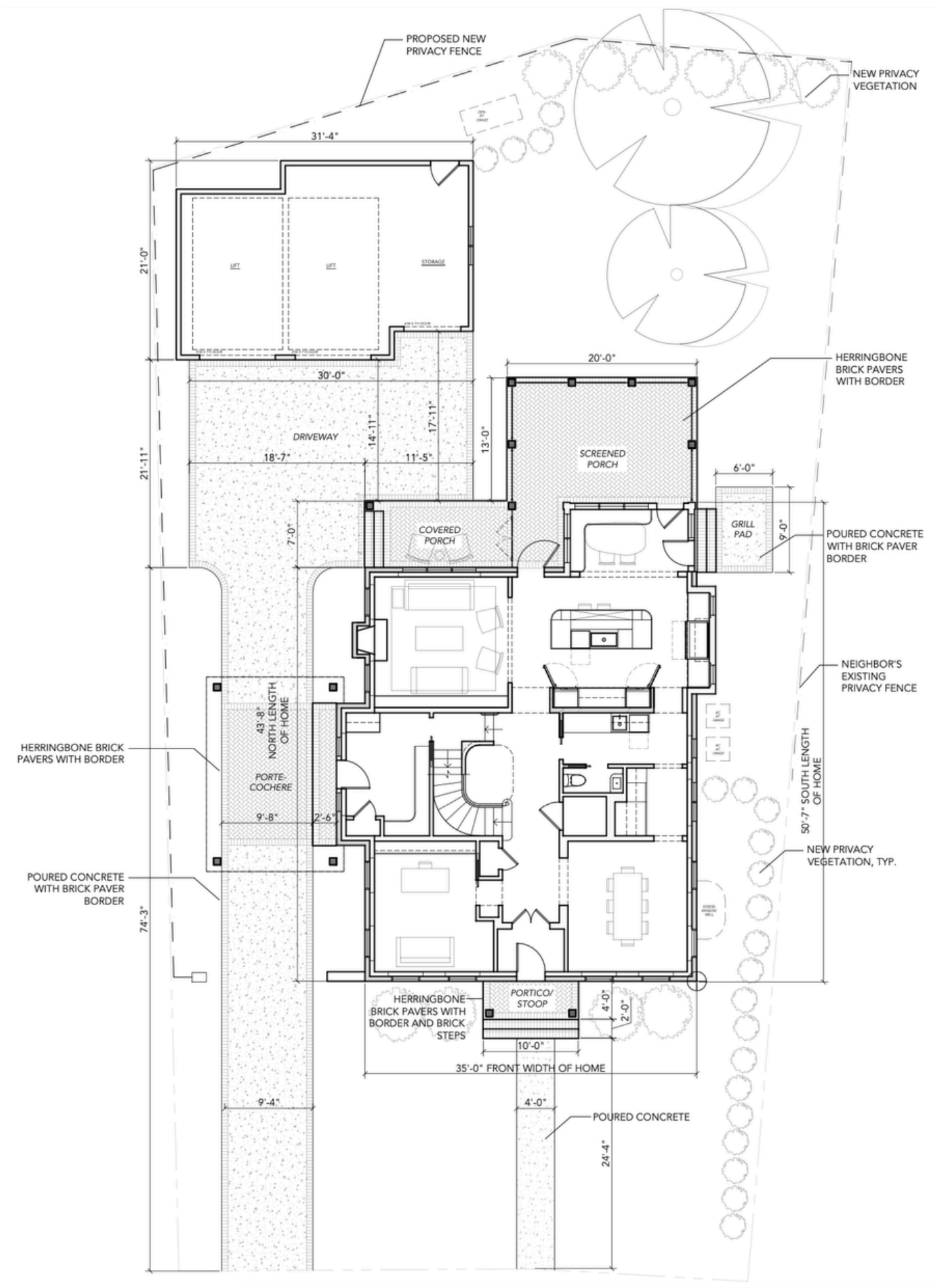
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61 buckingham road

existing v proposed front elevation overlay and neighborhood context

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61 buckingham road
 proposed architectural site plan

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

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

61 buckingham road
 schematic elevations

the architetta



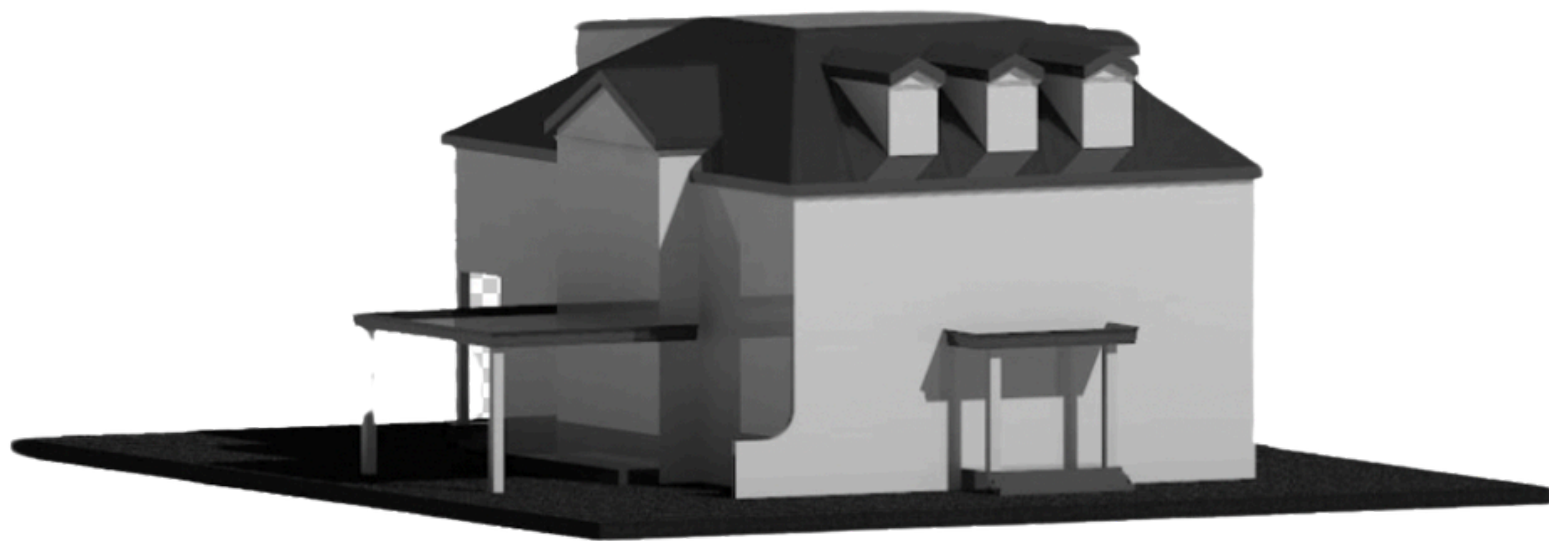
1 PROPOSED EAST (REAR) ELEVATION
1/4" = 1'-0"



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

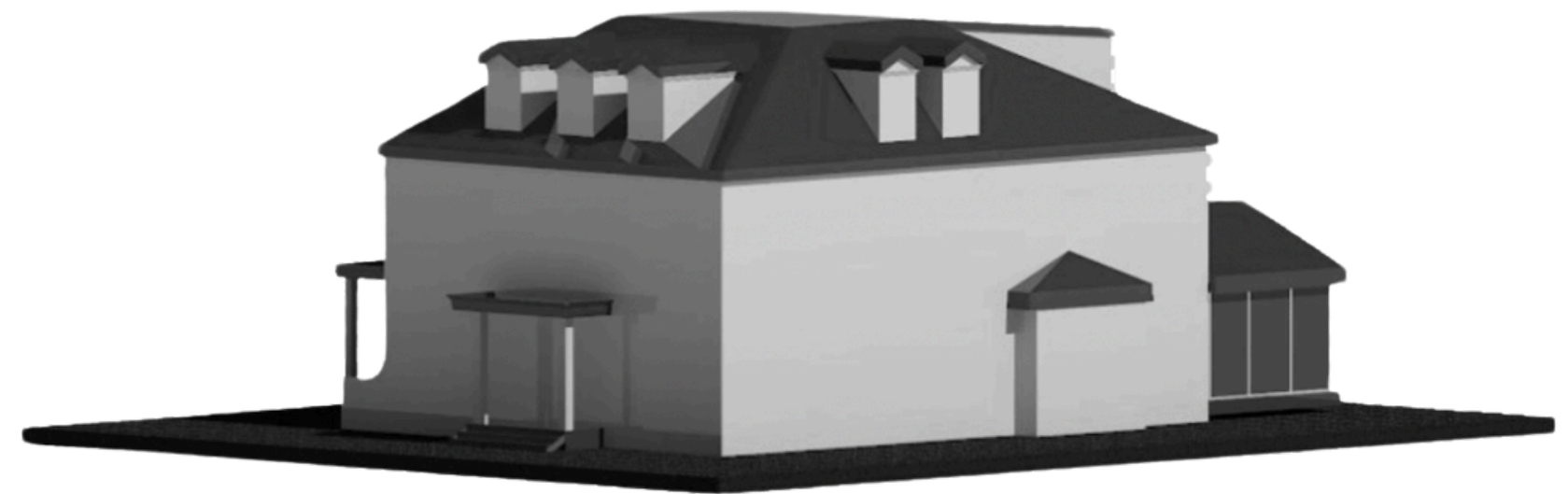
61 buckingham road
schematic elevations

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61 buckingham road

3d massing study



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2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION ALT. OPTION A
1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION ALT. OPTION A
1/4" = 1'-0"

61 buckingham road
alternative elevation studies

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2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION ALT. OPTION B
1/4" = 1'-0"



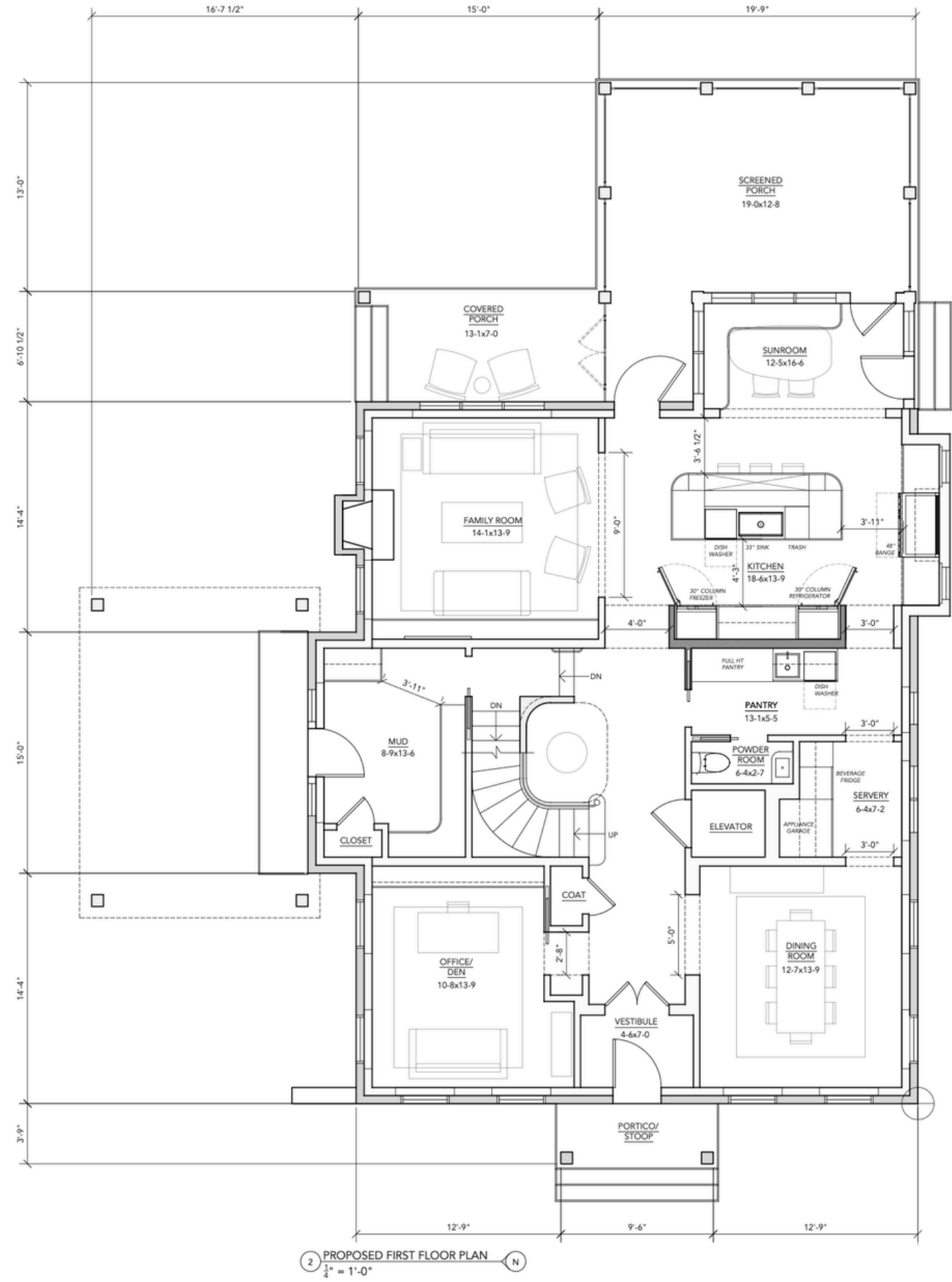
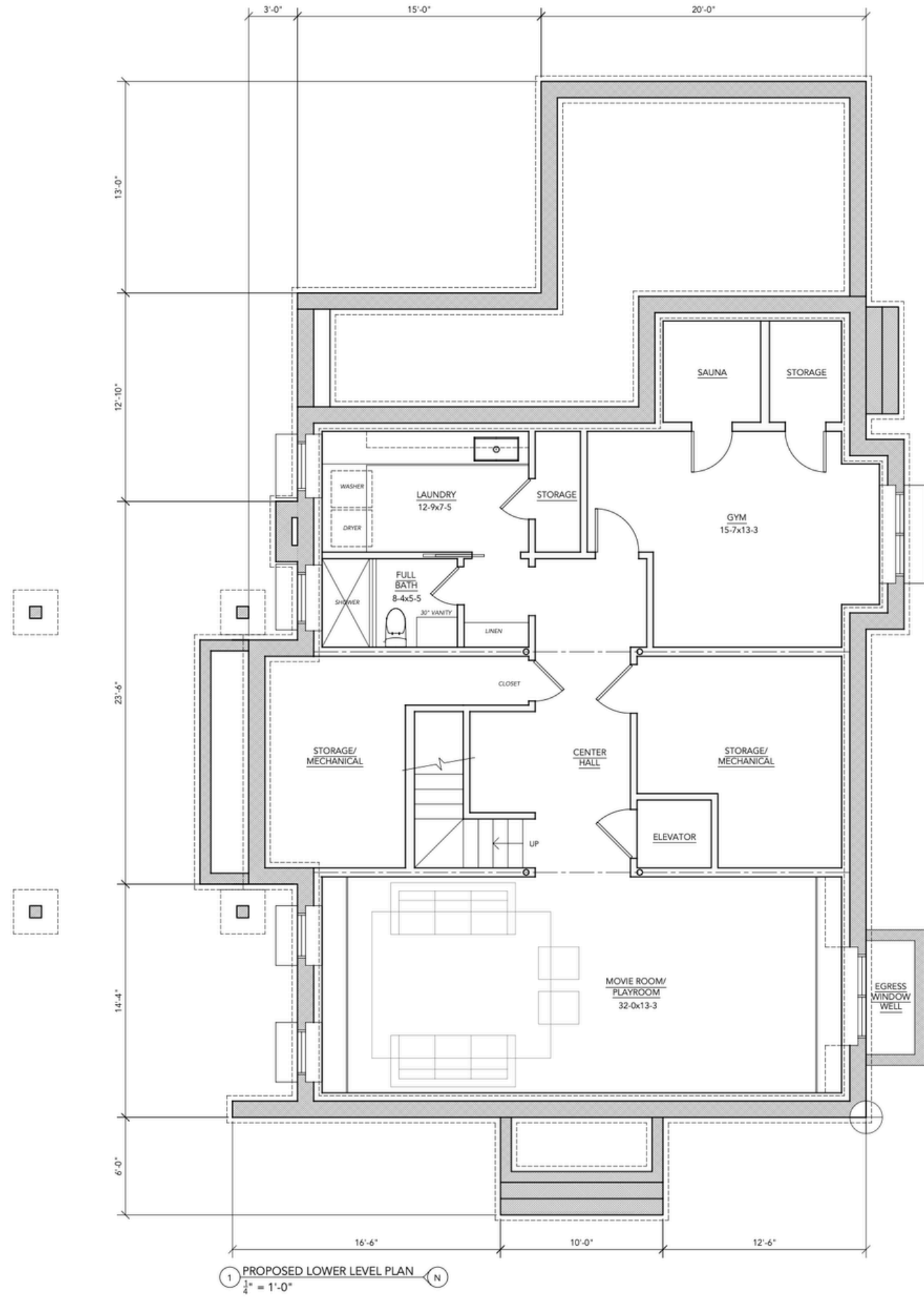
1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION ALT. OPTION B
1/4" = 1'-0"

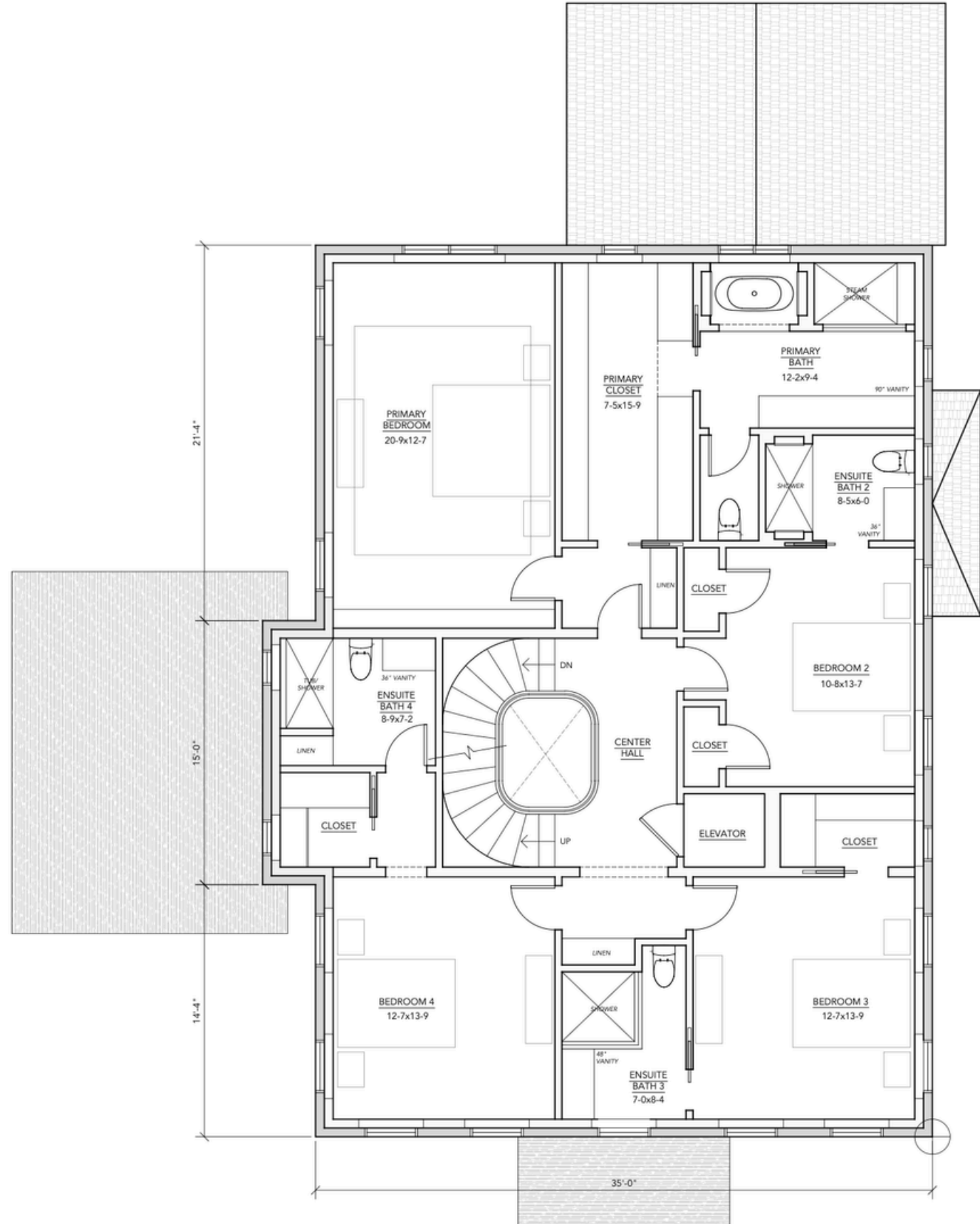
61 buckingham road
alternative elevation studies

the architetta

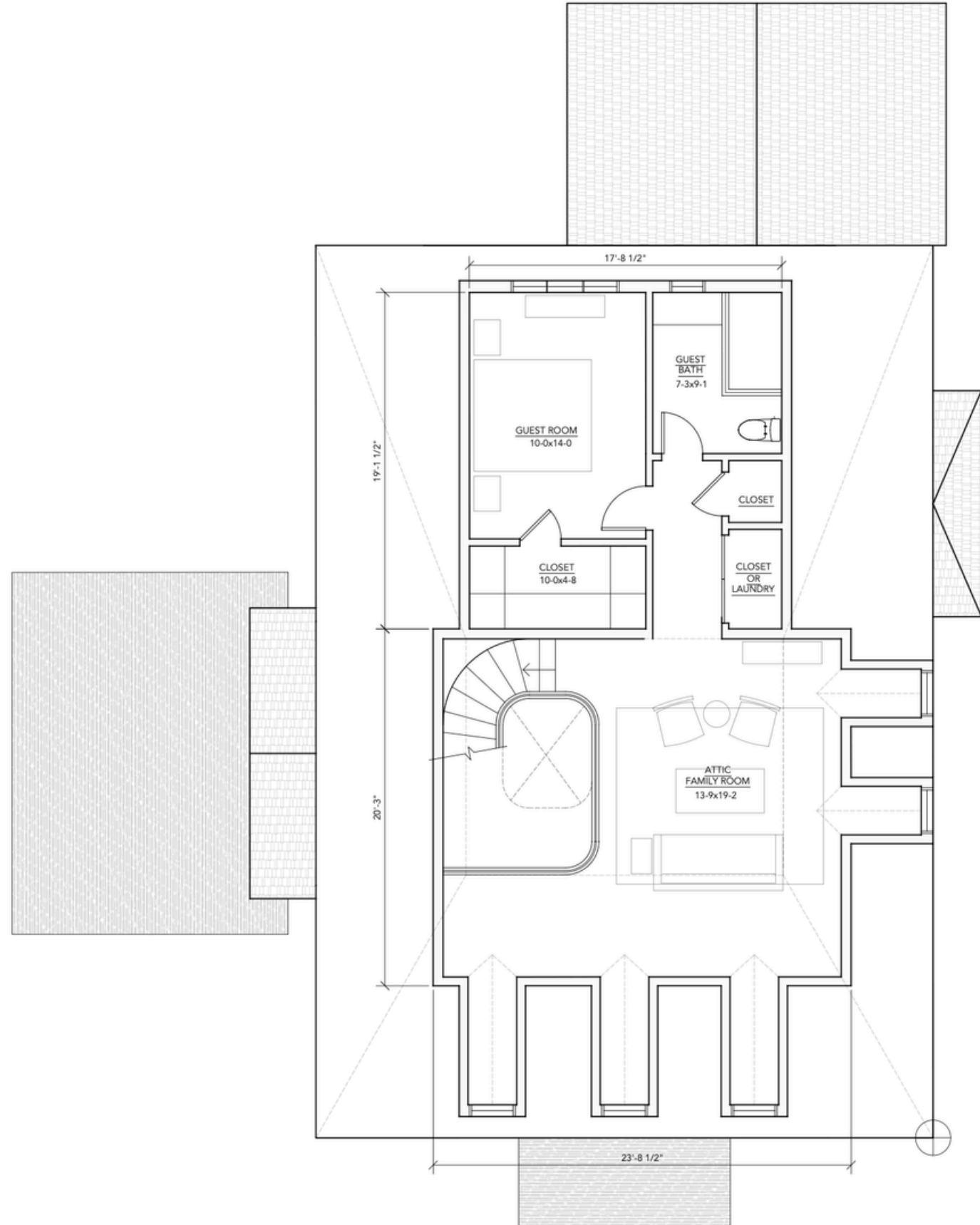


61 buckingham drive
 schematic floor plans

the architetta



1 PROPOSED SECOND FLOOR PLAN
 $\frac{1}{4}" = 1'-0"$

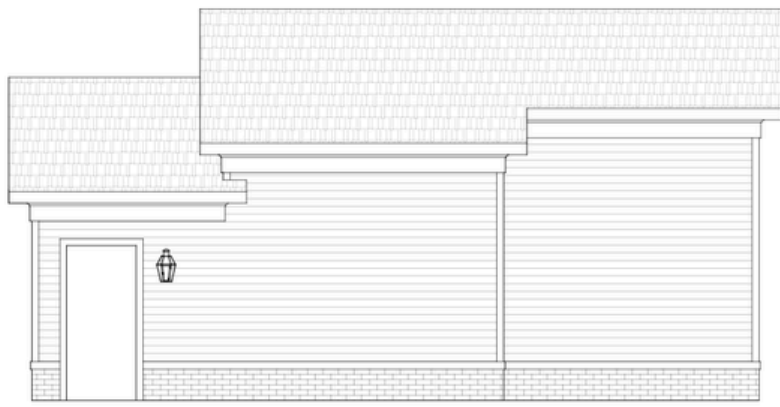


2 PROPOSED THIRD FLOOR PLAN
 $\frac{1}{4}" = 1'-0"$

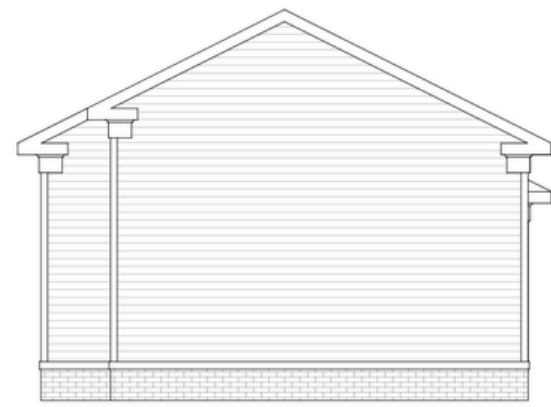
61 buckingham drive

schematic floor plans

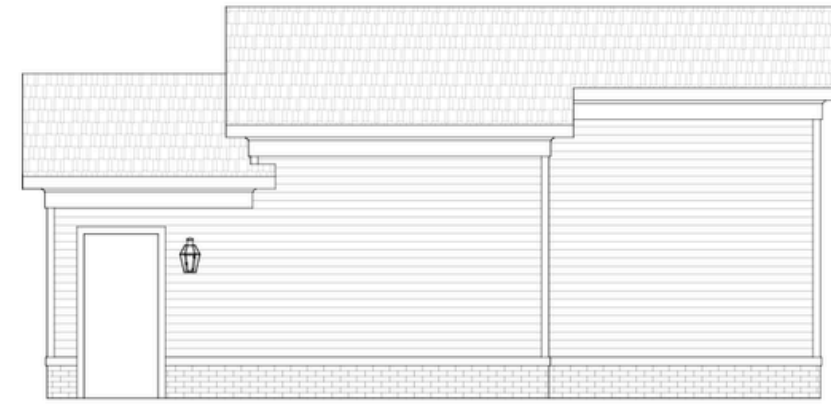
the architetta



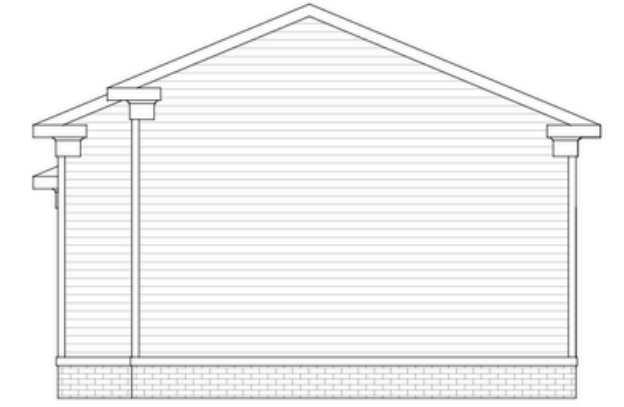
1 PROPOSED EAST (REAR) ELEVATION
1/4" = 1'-0"



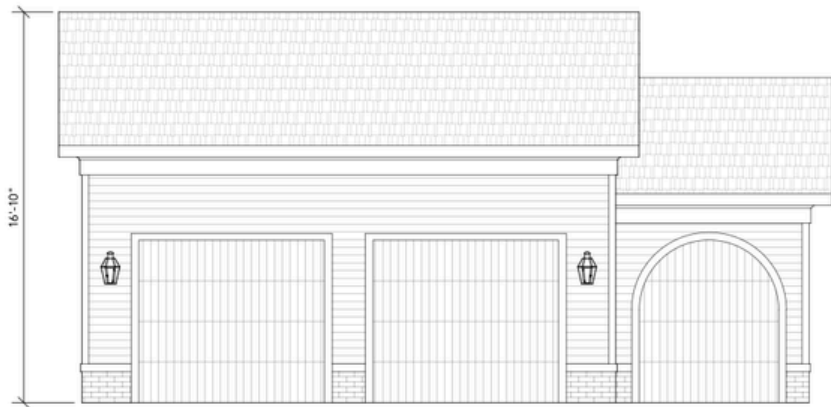
2 PROPOSED NORTH (SIDE) ELEVATION
1/4" = 1'-0"



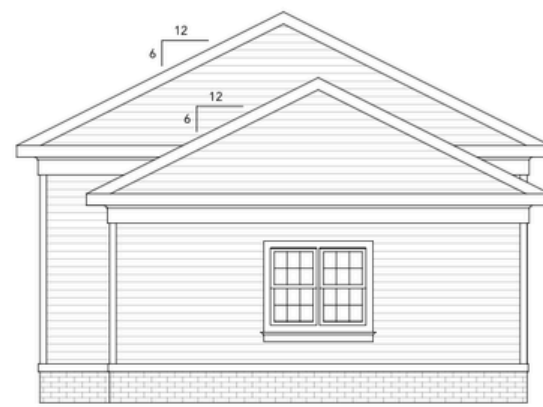
1 PROPOSED EAST (REAR) ELEVATION
1/4" = 1'-0"



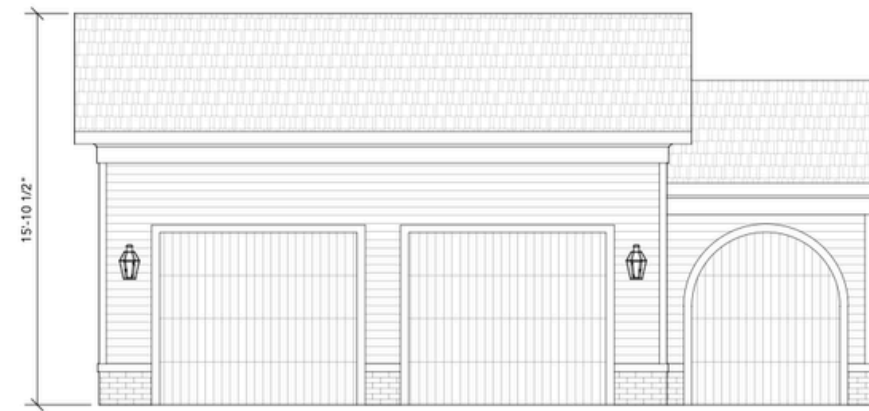
2 PROPOSED NORTH (SIDE) ELEVATION
1/4" = 1'-0"



3 PROPOSED WEST (FRONT) ELEVATION
1/4" = 1'-0"



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



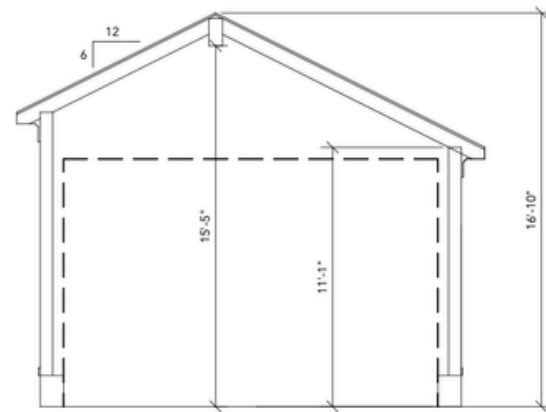
3 PROPOSED WEST (FRONT) ELEVATION
1/4" = 1'-0"



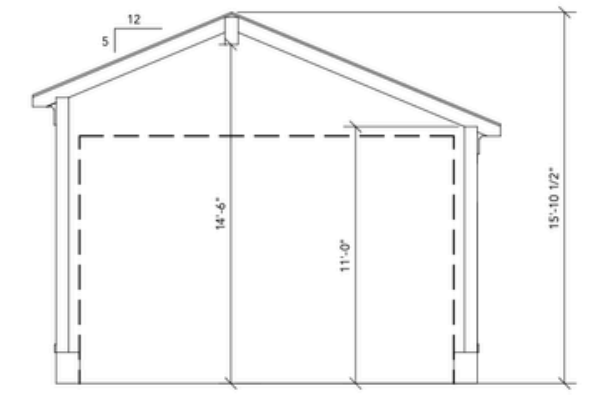
4 PROPOSED SOUTH (SIDE) ELEVATION
1/4" = 1'-0"

option a (arb preferred)

option b



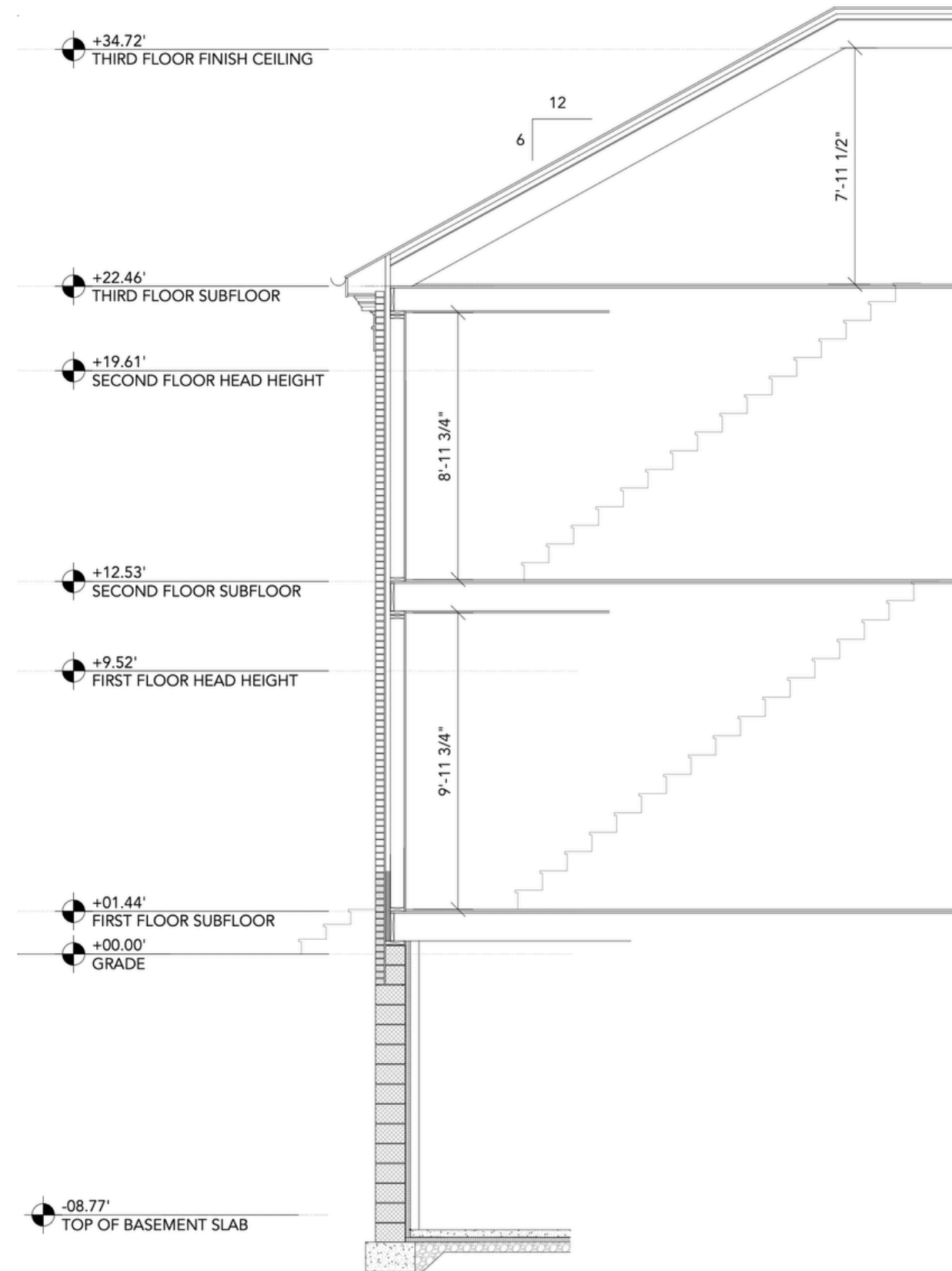
5 GARAGE SECTION OPTION 1
1/4" = 1'-0"



5 GARAGE SECTION OPTION 3
1/4" = 1'-0"

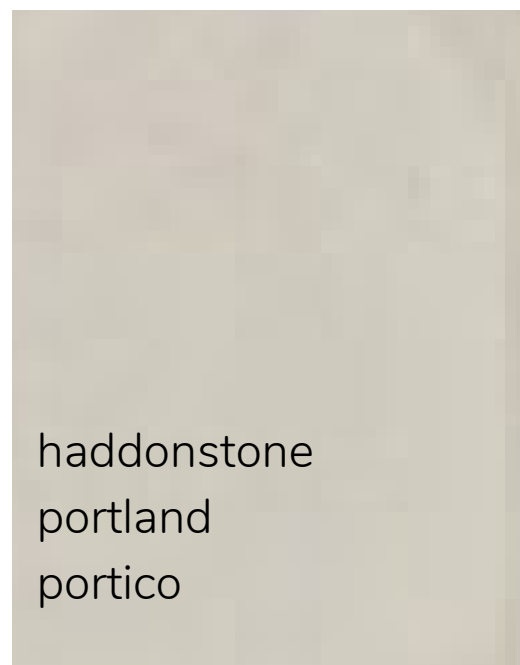
61 buckingham drive
garage roof pitch options

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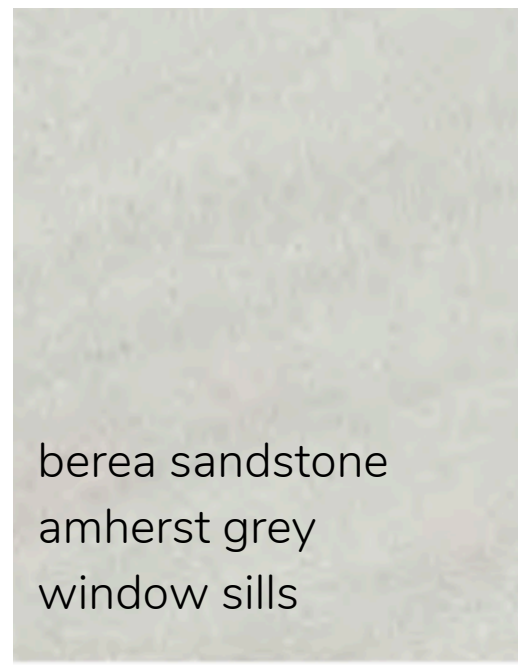


61 buckingham drive
 schematic building section

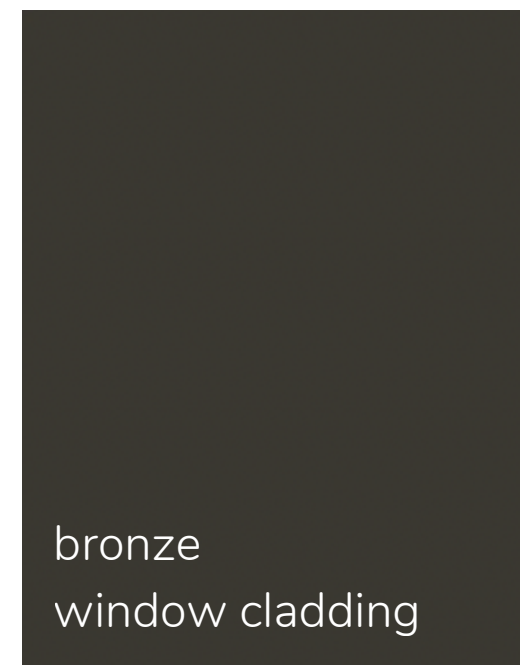
the architetta



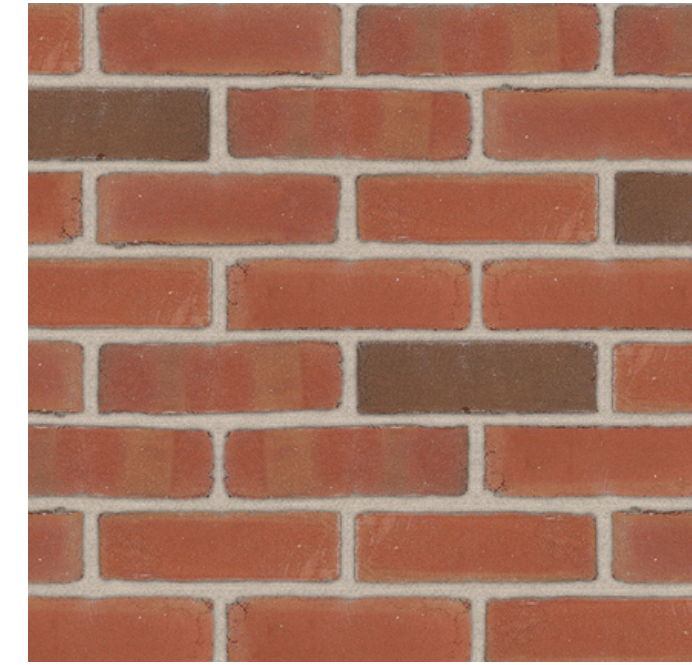
haddonstone
portland
portico



bera sandstone
amherst grey
window sills



bronze
window cladding



glen gery brick
georgian



2021 Color of The Year
SW 7048

Urbane Bronze



georgetown gray
dimensional shingle



black lantern



61 buckingham drive

palette options

the architetta