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## Applicants

Brad Blumberg and Jennifer Sabol's (h/w) live at 9 Signal Hill Drive in Sturbridge Lakes where they have lived for 21+ years. They have 2 children living at home, both in high school. The applicants are looking to expand and update their kitchen and create a more open floor plan for their home.

### ***Aerial showing location of addition:***



## Description of Project

The addition expands the kitchen by 555 SF, and enlarges the walkout basement below by 555 SF. A new deck will be constructed in the rear yard off the new kitchen. A hot tub will be placed at grade partially under the deck.

*A key design element for this kitchen addition is to **keep the footprint in line with the edge of the existing outdoor deck.***

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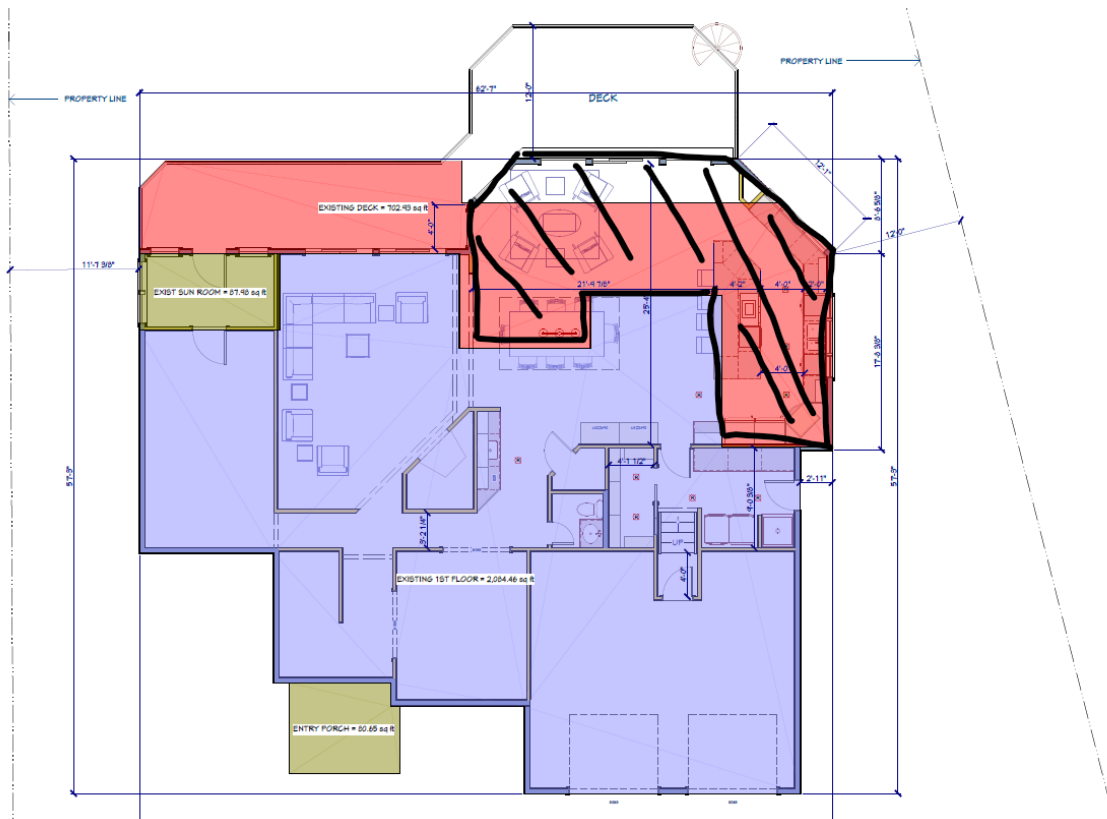
To illustrate how we are “enclosing” the existing deck, see, Floor Plan A, below.

The existing outdoor deck is depicted in **light red**.

The existing building is **purple** and the existing covered deck/porches are green.

The **hatched** \\\\ area represents the proposed kitchen addition which highlights the majority of the kitchen addition encloses the existing outdoor deck.

Below the kitchen addition, the existing walkout basement would be proportionally expanded by way of the new foundation/outside wall.



## Impact is minimal

The placement of the existing home on the lot maxes out the side yard for a small portion of the total lot area. The original developer-subdivider understanding this constraint of the triangular lot sited our home diagonally to the adjacent homes rather than side by side and then placed the deck partially in the side yard to meet the code. However, the remaining

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side yards exceed the Voorhees standard for this zone. We also enjoy front and rear yard setbacks that are greater than what is required.

When looking at the aerial view of the property, you can see the addition is minimally invasive. The total area of the variance is +/- 113 square feet - as the existing deck footprint we are enclosing is 6.5 feet x 17.5 feet in the side yard.

### **Our addition meets intent of code, and fits into neighborhood**

By essentially enclosing the area of the existing deck, we get space to expand the kitchen without going out toward the lake which would impede views. Our solution expanding into the existing deck area is less intrusive.

We will use siding and materials to match the look of our existing home.

Another design feature we incorporated is the diagonal corner treatments for the addition and the new deck portion. This keeps the design interesting (not a box), and also preserves views for us and the neighbors. The diagonal corners also are practical to allow us to stay out of the side yard as much as possible and echo the diagonal running property line.

As noted we are minimally in the side yard for this variance, and our addition is not adjacent to any neighbor so not impacting any light or air.

Ironically, when we moved into the home in 1999 there was a large at grade rear deck we called the "pen" with steps descending to it from the kitchen and a hot tub which we removed. We mention this as the proposed addition with a new deck and hot tub is not as far into the rear yard as were the originals and much more attractive.

We have also completely re-landscaped the rear yard and front yard over the years and planted many trees and shrubs on the property. We believe our property is well maintained and we would continue that pride of ownership with our new addition.

We believe this investment in our home and property is a benefit to our neighbors property values. While we were once the new kids on the block, we believe we have proved over 20 years we have been good stewards in the neighborhood and of our property. Thank you for your consideration.

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**Photo 1 - New addition will expand kitchen to edge of existing deck**

