

Lot 4 Abby Rd. | Site plan review and variance request

This packet includes documents related to our request for both a site plan review and a front yard setback variance for a proposed home on lot 4 of the Abby Rd. development. My wife and I purchased the property in August 2021 with the intent of moving to Winchester with our two sons and my in-laws sometime in 2023. Since our purchase, we have worked closely with members of the neighborhood in designing this proposed house, which we believe has been thoughtfully integrated onto this challenging lot.

This packet includes the following documents:

- 00_abby_lot4_overview.pdf | this document
- 01_abby_lot4_form1.pdf | town of Winchester Zoning Application Checklist
- 02_abby_lot4_form2_2b_2d.pdf | zoning Application, Variance Form 2B, Site Plan Review Form 2D
- 03_abby_lot4_3D_renders.pdf | 3D renderings of the proposed home
- 04_abby_lot4_plot_plan.pdf | plot plan
- 05_abby_lot4_arch_full.pdf | elevations and floor plans (full scale)
- 06_abby_lot4_arch_half.pdf | elevations and floor plans (half scale)
- 07_abby_lot4_site_plan_landscaping.pdf | site plan and landscaping plans
- 08_abby_lot4_alternative_landscaping.pdf | alternative landscaping plan using arbor vitae on east
- 09_abby_lot4_plan_photos.pdf | representative images of subset of plants noted on landscaping plan
- 10_abby_lot4_stormwater.pdf | stormwater report and related maintenance and operating manuals
- 11_abby_lot4_site_photos.pdf | photos of the current vacant lot
- 12_abby_lot4_appendix_A_variance.pdf | a detailed description of the hardships encountered on this lot, and how a front yard setback variance could mitigate those hardships
- 13_abby_lot4_appendix_B_existing_grade.pdf | description and calculation of existing grades as related to determination of building height less than 40'
- 14_abby_lot4_appendix_C_proposed_grade.pdf | description and calculation of proposed grades as related to determination of lowest level as below grade and thus not a story
- 15_abby_lot4_assessors_map.pdf | assessors map provided by the engineering department
- 16_abby_lot4_appendix_D.pdf | calculations of lowest level wall surface area above and below grade

Thank you for your time and consideration, and do not hesitate to reach out if we can provide any additional information. We are very much looking forward to moving to Winchester and raising our sons in this incredible neighborhood.

Sincerely,



Joey Davis