

STAFF COMMENTS
Monday, April 19th, 2021

APPLICATION OF JOSEPH MOTT
141 WALES ROAD

APPLICATION FOR AN ACCESSORY APARTMENT (Within an existing principal dwelling).

4.11.2 **“Site Plan Review Standards: An accessory apartment will be allowed by site plan review for units located within the existing principal dwelling. The permit will be approved only if the applicant has demonstrated that the proposed accessory apartment meets the following standards”.**

- a. The proposed plan complies with the requirements of 11.2 of the Andover Zoning Regulations;
- b. The gross floor area, as shown, exceeds the 800 square foot maximum. The applicant was recently made aware of the matter and is exploring alternatives;
- c. The proposed plan depicts a kitchen area, sanitary facilities and living quarters;
- d. The principal dwelling and accessory apartment shall remain under common ownership;
- e. Eastern Highlands Health District has reviewed the plan and issued a conditional approval;
- f. Architectural plans have been provided;
- g. Off-street parking can be provided. The plan currently fails to show driveway access to the garage door at the east side of the house. There appears to be sufficient space to provide for vehicular access;
- h. One driveway serves both dwellings;
- i. The Andover Zoning Regulations state **“The addition of the accessory apartment shall not alter the basic character of the dwelling as a single family residence”**. This requirement is rather subjective. It would appear that the applicant chose to locate one of the two additional garage door openings at the east side elevation so as to minimize the visual impact.

Note: Bolded typeface denotes the language directly from the Zoning Regulations.