



03 June 2025

TO: Zoning Board of Appeals

RE: 1850 Route 6A – Narrative for Special Permit

Dear Zoning Board of Appeals Members,

We are proposing to add approximately 21 square feet to the side of the existing structure to create an updated entry, which will include a mudroom and a half-bath. This addition will extend the foundation footprint approximately three feet forward. The current foundation, composed of a mix of old rubble and Concrete Masonry Units (CMU), is in poor condition and requires replacement. Enclosed photos illustrate the state of the existing structure, which necessitates updates for the safety of the homeowners.

Importantly, our proposal does not alter any existing dimensions of the pre-existing, non-conforming front entry (which features a covered porch and is located approximately 28.5 feet from Route 6A). In addition to the side entry expansion, we will be remodeling the kitchen and a second-floor bathroom, as noted in the application description. These changes have been included in the calculations provided to ensure consistency when reviewing the plans. However, the only visible change from the street will be the small three-by-seven-foot expansion to facilitate the updated side entry.

I kindly urge you to approve this Special Permit, as it will enhance safety and accessibility for the homeowners and their guests. This egress point is the most frequently used on the property due to its proximity to the existing garage. Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Joshua Drohan".

Joshua Drohan
Vice President