



Project Narrative

Brandon & Page Clifford

Project Location: 863 Milford Drive, Skaneateles, N.Y. 13152

Tax Map No.: 047.-02-05

Town Zoning District: RR

SPACE Architectural Studio project #: 2022-26

Date: 25 July 2022

Brandon and Page Clifford bought their home at 863 Milford Drive during the summer of 2021. The Clifford's have three young children and would like to renovate their house to maximize the space within their +/- 1,654 SF split-level home.

The changes proposed are to rework the entry way to add storage and a powder room, modernize the kitchen and open it up to the living room, and to add a gym and additional bathroom to the basement. All these alternations would take place within the existing boundaries of the residence.

The Clifford's would like to add a second level above the single level portion of the split-level home for additional space for the children. This would increase the livable area within the same footprint of the existing residence.

Additionally, the Clifford's would like to add a proposed +/- 446.6 SF deck to the west side of the house and a +/- 176.6 SF porch to the front of the house. This would allow for additional living and entertaining space for the family during the summer months without expanding the footprint of the existing residence. This additional space would serve to improve the appearance of the front façade and to better tie into the aesthetics of the surrounding neighborhood.

The residence is an unrenovated split-level home that needs upgrades and repair. The non-conforming lot creates an extreme hardship for the property with the owners trying to propose some modest outdoor living space without removing a portion of the existing home. The Clifford's are requesting one pre-existing non-conforming variance and one new variance.

The P.E.N.C. variances requested by the owners in the proposal include:

- Minimum Front Yard Setback (South): +/- 20.4 FT where 25 FT is required, a variance of +/- 4.6 FT (P.E.N.C.) is requested

The new variance that the Clifford's are requesting:

- Maximum Lot Coverage: +/- 26.4% where +/- 20% is required, a variance of +/- 6.4% is requested

This proposal requested by the Clifford's would increase the maximum impermeable surface from +/- 16.6% (P.E.N.C.) to +/- 18.4%. The Clifford's plan to pay a redevelopment fee OF \$8,930.92 to offset the impacts of the non-conforming impermeable lot coverage.

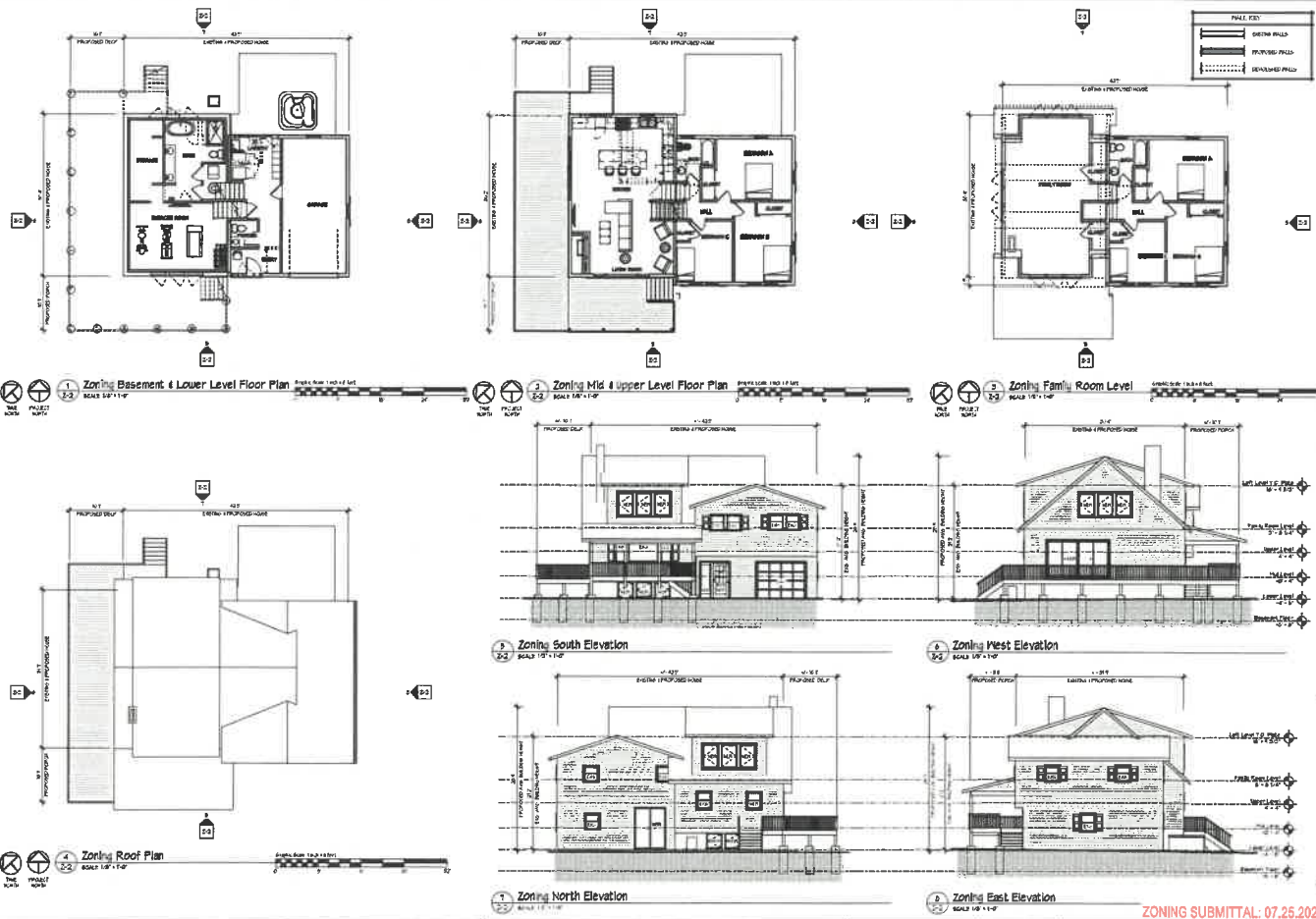
The Clifford's are planning for the future of their family as their children grow up in this home. Most of the changes proposed are within the confines and footprint of the existing home. These changes would allow more efficient and livable space for this young family. Thank you for considering our proposal.



ZONING SUBMITTAL: 07.25.2022

Zoning Floor Plans & Elevations

Z-2



Project Name	3622-08	Client	LGH
Date	07/11/22	Architect	CHUCK
Scale	As Indicated		