

Project Narrative – Accessory Dwelling Unit for 262 Virginia Rd

January 22, 2024

Existing Conditions

262 Virginia Road is a “J” shaped 1.64 acre parcel extending southwards from Virginia Road to the town-owned wetland. The parcel is mostly flat, sloping slightly down towards the south, then steeply on the southern side. The existing Colonial-style house (2,786 GSF) with gable roof is situated on the southern third, just on the cusp of the “J.” where the property dips down towards the wetland. Access is via a shared drive running down the boundary between two adjacent parcels to the west, 260 and 244 Virginia Rd. There is currently no direct access off Virginia Road. The two-story house was built circa 1985 and is oriented approximately east-west, like 260 and 244. The front door is on the north side and the deck is on the south side, facing the wetland. The ground floor consists of an entrance hallway and stair, living-dining room with a fireplace, kitchen, guest-room/office, and bathroom/laundry. The upper floor has four bedrooms, two bathrooms, and a parlor with a fireplace at the landing. The unfinished basement has an oil-furnace, boiler, a sump pump, the radon removal system, electrical panel and sub-panel, water main shut-off, alarm system, and internet router. The double-car garage also houses the oil tank. The house is served by the original septic tank, which is to the south of the deck. The grounds feature some large trees, numerous shrubs, and grass. The area to the north includes some fruit trees, various berry bushes, and a small grape vine. No alterations to the existing house are included in the proposed ADU project.

Proposed Project

The proposed Accessory Dwelling Unit (ADU) of 999 GSF is to be located towards the northern end of the parcel, set back the same distance from Virginia Rd as the neighboring houses at 260 and 300 Virginia Rd. The building is oriented east-west, with two bedrooms, a double-height living-dining, an open plan kitchen, and master and common bathrooms on the ground floor. The front door is to the east, facing the double-car garage, which is not physically connected to the house. There is additional uncovered parking for two cars. The gravel drive connected these directly to Virginia

Road via a new entrance. The new septic tank system is to the north of the house and west of the drive. There is a deck on the south side, and both bedrooms as well as the living room open to the deck. Hot water is supplied by two Instahot units. The unfinished basement includes storages rooms, a sump pump, radon removal system, electrical panel, water main shut-off, alarm system, and internet router. The attic has additional storage space.

Justification

We require the full 1,000 GSF allowed as we intend to provide accommodation for family members, including aging parents, who may stay for extended periods, and others, who may visit for shorter periods, and who would not be able to share comfortably the existing house.