

# HOMMEBOYS

INTERIORS

## NARRATIVE LETTER 10/3/24

### **Project Address: 303 Bridgeway Sausalito, CA 94965**

To whom it may concern,

The scope of the project at 303 Bridgeway in Sausalito involves a remodel of the existing home to the exterior and interior of the home.

The plan proposes removing 30.4 square feet of floor area from the south west of the home and adding 80.9 square feet to the west elevation totaling 50.5 square feet of additional floor area.

The remodel will include new foundation work, removal and replacement of exterior siding materials, removal and replacement and additions of exterior windows & doors, and removal and replacement of the existing roof and new roof over the addition. The general shape of the building is to remain as it is currently designed with changes to the exterior materials along with some structural repairs and a small addition to the rear. The roof is to remain a flat roof in the back of the home to reduce the visual impact and remain below the existing Ridgeline in the front of the home. The flat roof in the back with increase in height, while remaining below the existing home's ridge line, to increase the volume of the interior and to also provide parapet walls to hide the TPO roofing, skylights and other roof penetrations from view.

The current home owner appreciates the existing landscaping so we are not proposing making any alterations unless it is needed necessary during the course of construction. No trees are in the vicinity of the remodel and no trees will be removed during the course of construction.

All construction materials and equipment can be stored in the lower level of the home within the confines of the existing garage area.

Sincerely,



Austin Carrier / Co-Owner

# HOMMEBOYS

INTERIORS

## VARIANCE LETTER 9/16/24

### **Project Address: 303 Bridgeway Sausalito, CA 94965**

To whom it may concern,

For our project located at 303 Bridgeway in Sausalito we are requesting a small variance from the code for an addition to the primary suite in order to fit a water-closet in the primary bathroom within the tight confines of the narrow property. The current home has a floor area of 1,814 square feet and we are proposing alterations and a small addition that would change the floor area to 1,864 square feet.

The home was built before the current code and extends from the northern property line to the southern property line, with a 0' setback along the 30' width of the parcel. The home is zoned as R-3 which current code requires a 3ft setback from the property line. The municipal code also states that when the length of a structure, building wall, or series of attached building walls exceeds 40 feet measured parallel to the adjoining side lot line, the minimum setback shall be increased at the rate of one foot for each five feet such length exceeds 40 feet. The existing building is 50 ft in length which, and after applying the calculation in the code, would increase the set back requirement to 5' on the side yard. However, with the addition of the water closet (within the 5' setback) the total length of the building extends to 55 ft in length and changes the set back requirement to 6' on the side yard. The water closet, as currently designed, sits one foot into the 6' setback for a 5'-6" length section of the building with a total of 5.5 square feet of floor area sitting within the changed setback requirement. We are requesting to have a variance for this small footprint of the building to allow for this encroachment past the 6' setback required for a building that is ~55' long. Due to the tight nature of the parcel and the home already encroaching past setbacks it was difficult to provide for a water closet and connect it to existing parts of the building while trying to meet this requirement and keep the remodel minimal and un-impactful to neighboring properties and view lines.

Additionally, along the south east corner of the home we are requesting a variance to build a support column for the existing overhang of the upper story above the garage door at the south eastern corner of the building. This would be a structural improvement to help alleviate the existing sag and increase the curb appeal of the home's architecture. The home is currently sitting on the property line in this corner and we are proposing adding a 2'-1" x 2'-6" unconditioned structural column below the upper story that would be built in line with the homes current setback.

Sincerely,



Austin Carrier / Co-Owner