

**Project:** Belmont Park Estate  
**DRC Meeting Date:** 8/16/2023  
**Application No.:** PZ22-12000014



08/11/2023

This letter is in response to the comments related to the site and landscape plans received from the Development Review Committee regarding the above referenced project.

## **ZONING**

6. Put all floor plans in context with the property lines, setbacks, and dimension all encroachments. The plans must demonstrate compliance with the setback requirement showing those portions of a structure extending above a height of 20 feet shall be set back an additional 1' for each 4' (or major fraction thereof) the height of the portion of the structure exceeds 20'.

**Response: All floor plans have been shown in context with property lines and setbacks on the site plan on sheet SP-1.0. Setbacks and encroachments have been dimensioned as follows:**

**Front (west): 25.8' proposed setback with 0' balcony encroachment**  
**Side (north): 56.8' proposed setback with 4.3' balcony encroachment**  
**Street Side (south): 7.0' proposed setback with 2' canopy encroachment**  
**Rear: (east): 129.0' proposed setback with 0' balcony encroachment**

7. The section rendering depicts the overhands extending into the street side yard. Roof eaves and overhands may extend up to three feet into any required yard (155.9402.C). Delineate all encroachments from the property line.

**Response: See response to comment 6 above. South canopy only extends 2' into the proposed street side setback.**

I appreciate the opportunity to provide these responses to you. Please contact Stephen Feccia with any questions or concerns at 508-736-6897 or [steve@jessaminedb.com](mailto:steve@jessaminedb.com).

Sincerely,

Stephen M. Feccia, PLA

# **DRC**

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09/20/2023