

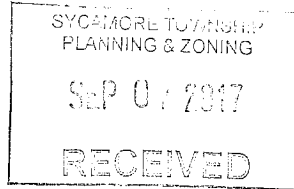
PFM

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Linz Residence
8480 New England Court
Sycamore Township
Major Adjustment to P U D
Letter of Intent

Joseph and Ellen Linz own a single family residence within the Planned Unit Development, New England Court. Joe and Ellen are proposing to add a 4 season room off the rear of the existing kitchen. The three hundred square foot 4 season room will encompass the entire two hundred and fifty square foot existing concrete patio while extending an additional three feet into the side yard. Even with the three foot side yard extension the addition will be ten feet, eight inches from the side yard property line. Sycamore Township Zoning Code Section 4-2.5.b: Zero-Lot-Line Dwelling requires a ten foot side yard. The 4 season room addition when completed will measure thirteen feet by eighteen feet, two inches. The addition's side wall facing the neighboring property will have a nine foot gutter line. The fiberglass shingle roof will pitch upward from the gutter line toward the original roof at a four in twelve pitch. Framing of the roof will be completed with wood half trusses providing a nine foot ceiling in the room. Three roof skylights will bring added light to the interior of the room. Windows matching the existing will align this side wall and the rear of the room will have an access door to a small concrete landing for grilling. The floor within the room shall be at the same elevation as the kitchen floor. The exterior of the room will be horizontal cedar siding finished to match the existing siding so that the addition will appear as part of the original construction. Landscaping shall be added to buffer the view of the addition from the street.

Even with the addition of a 4 season room to the existing residence there will be no change to the overall concept of the original single family planned unit development concept.