

## Waiver Supplement

49 Matawanakee Trail, Littleton

9/27/19

The existing house at 49 Matawanakee Trail was built in 1953. The Applicants purchased the property in 2012 as their retirement home. The applicants want to age in place and desire single level living but the current kitchen is on the lower level, separate from the bedrooms, and separate from direct access to the driveway and garage.

### HOUSE TO BE REBUILT:

The existing house is a single story flat roofed ranch which is constructed of unreinforced masonry and does not have a foundation or footing. Given the applicant's requested scope of work, any substantial renovation or addition would require a helical pier foundation and lateral reinforcing of the masonry walls. This makes an addition/renovation of the current structure not feasible. However, the proposed house is designed to reuse the existing house's footprint.

### FOOTPRINT IS FIXED:

The existing house's footprint is constrained by setback violations on the Northern street side by 4', the Eastern side by 9.7', the septic system on the western side (20' to the leaching field and 10' to the septic tank), and is within 25.9' of the lake on the Southern side. Any shifting of the footprint would be increasing the existing non-conformities. Also, the lakeside deck foundation is proposed to be reused and any shift in the houses footprint would require new deck footings. Finally, the proposed footprint has already been approved by the ZBA.

### FOOTPRINT SHOULD NOT BE REDUCED:

The applicants purchased this property as a retirement house and have designed the proposed house for single level living. The available Main Level area is 1400sf (excluding garage) and any reduction to that area would force the kitchen or bedroom to the lower level reducing the house's value as a retirement home. Please see the Main Level plan, attached.