



- Land Use Planning
- Civil Engineering
- Construction Permitting

April 14, 2021

Mr. S. Woodworth Chittick
Chairman
Town of Cohasset Zoning Board of Appeals
41 Highland Avenue
Cohasset, MA 02025

RE: **Application for Special Permit
Revised Addition
62 Rust Way, Cohasset, MA 02025
Assessor Map 10 Lot 51**

Dear Woody:

The purpose of this correspondence is to accompany a revised Site Plan and architectural plan set for the above referenced project. The project has undergone three designs thus far. The first design included an addition with a 1,040 SF (990 SF addition + 50 SF porch) footprint within the building setbacks. The second design proposed 456 SF of the addition's footprint within the building setbacks. This iteration proposes only 377 SF of the proposed addition's footprint within the building setbacks.

The total area of existing footprint within the building setbacks is approximately 728 SF. Therefore, the current proposed 377 SF increase constitutes a 52% increase in building footprint from existing conditions that requires zoning relief and a 38% reduction from the original design. Lastly, please note that the first design reviewed by the Board constituted a 143% increase in building footprint within the building setbacks.

The total existing area of façade within the building setbacks is approximately 1,896 SF. The original design proposed a total area of façade within the building setbacks of approximately 3,182 SF (a 68% increase). The current proposed design would increase the façade within the building setbacks by 45% from existing conditions to a total of 2,749 SF. Please note that the current design constitutes a 14% decrease of façade from the original design.

Cavanaro Consulting, Inc.

Application for Special Permit

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4/14/21

Page 2 of 2

We appreciate the Board's consideration of the latest revised improvements and look forward to presenting the revised materials to you and the Board at our scheduled hearing on 5/4/21. We are, of course, always available to answer any questions that may arise.

Sincerely,

Cavanaro Consulting, Inc.

A handwritten signature in black ink, appearing to read "John Cavanaro". The signature is fluid and cursive, with the first letter of "John" being a large, stylized "J" that loops around. The name "Cavanaro" is written in a similar cursive style.

John C. Cavanaro, P.E.

Managing Principal

Enclosures

Cc: T. and E. Norton, File 19106