

**Planning Special Permit
Detached Accessory Dwelling Unit
35A Pleasant Valley Road**

Project Narrative

08/30/2024

The building proposed to be used as a DADU is an existing 22'x26' detached two-bay garage, which has a finished second floor currently used as a family room for social gatherings. Since there was no bathroom in the garage building, we recently decided to add a full bathroom to accommodate guests.

In the process of adding this permitted bathroom, we realized that with a little more effort we could apply for a DADU. Also, during this process, my son and his fiancé inquired about living in this space when they return from their honeymoon. This gave us the additional impetus to make this request.

All that is needed at this point is to install a galley kitchen, including a sink and a range, in a corner of the existing space on the 2nd floor. This can easily be done as the plumbing and electrical is readily available due to the recent bathroom addition.

Tenants in this DADU (our son and his fiancé) would have access to a patio, area for grilling, and a portion of the yard closest to the garage for outdoor activities. Also, there is plenty of parking as up to 10 cars can park in the driveway and two more can fit in the garage.

Since this is an existing building, and with the recent permitted addition, just about everything is already in place, such as: septic and water, interior/exterior lighting, full bathroom, living and sleeping areas, heating/cooling with a heat pump mini split (garage is heated/cooled also), washer/dryer, exterior venting, operable windows, smoke/CO2 alarms, and secured exterior door.

Our main house has three bedrooms and this DADU would add a 4th bedroom. Our septic system is rated for 4 bedrooms. Please see the accompanying Title V inspection that was done in 2019, which confirms this.

Also, please see the Waiver Request regarding the existing windows.

Respectfully submitted,


Victor J. Vigna