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ARCHITECTS

**Statement of Proposed Use**

**Nathan Residence Guest House**  
**177 Interlaken Rd**  
**Salisbury, CT**

January 16, 2024

The proposed guest house/accessory structure will be used as a garage and storage on the first floor, to replace the equivalent space in the garage that is being torn down. The second floor will contain an apartment with a kitchen, two bedrooms and one bath, which will be accessed by an enclosed stair with an entry at the ground level.

The accessory apartment will meet the requirements of Section 208.1 as follows:

- The proposed apartment in the accessory building will be the only apartment on the lot.
- The owner or their family member will reside in either the principal dwelling or the apartment unit.
- The proposed apartment is 864 square feet.
- As shown in the elevation drawings and renderings of the proposed accessory building, the design will maintain the residential character on the lot.
- The proposed guest house/accessory structure will meet the yard requirements of the principal structure, and parking for the apartment will be located at the side in the rear of the building. There are also existing trees and plantings as well as a fence that will screen the parking.
- The existing driveway provides enough parking for the new apartment.
- The apartment will have its own access to the parking area.
- The apartment will be connected to the existing septic system. The system design has been submitted to Torrington Area Health District.

Respectfully submitted,

Robert Tucker, AIA

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