



THE OLD STONE HOUSE

TOWN OF GUILFORD

HISTORIC DISTRICT COMMISSION

50 BOSTON STREET
GUILFORD, CONNECTICUT 06437

SETTLED IN 1639

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14th July, 2020

Mr. Dennis Dostert
Chairman
Guilford Zoning Board of Appeals
50 Boston Street
Guilford, CT 06437

**Re: 16788 - Laura J. Weekes, 84 Church Street, Map 46, Lot 20, Zone R-1;
Variance request from Sections 273-24 Table 3 Line 4 Accessory structure
height; Line 7 side setback; Line 10 lot coverage to construct detached 2-
car garage and replacement of side entry steps with a covered landing.**

Dear Mr. Dostert,

The Historic District Commission would like to take this opportunity to support the above-mentioned application from Laura Weekes for variances pertaining to a proposed garage on her property at 84 Church Street.

At a public hearing held on 21st March, 2018 the Commission reviewed the proposed garage. It was the Commission's opinion that the building was appropriate not only in the context of Ms. Weekes' property but also in the broader settlement patterns of Guilford's historic downtown. The Commission, therefore, issued a Certificate of Appropriateness #715-18 for the building as proposed and is now supporting Ms. Weekes' request for variances.

With regard to the lot line variance, the Commission recognizes that historically the houses in downtown have had outbuildings that were closer to the main building and also to the property lines than is typical today. In so much as possible, retaining this relationship reinforces historical settlement patterns in the Guilford downtown historic district. In the past the Commission has consistently supported property line variances for outbuildings within the historic district.

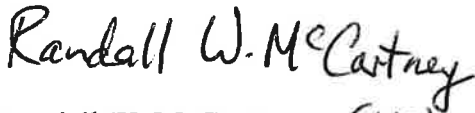
Ms. Weekes is also seeking a variance on building height for the proposed garage. Again the Commission has consistently supported previous requests that allow the roof slope and height to better relate to that of the existing house. While the flatter roofed garages that result from

current zoning regulations may be compatible with more contemporary buildings, and in contexts that allow for more separation between primary and secondary structures on a particular lot, they are not compatible with the roof lines and close proximity of the historic district.

In supporting both of these variance requests the Commission is supporting building forms and site planning that are not only typical of the Guilford historic district but continue to be compatible with current usage of these properties, thereby reinforcing the sense of community and viability of the downtown historic district.

If you have any questions or require further information, please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in black ink that reads "Randall W. McCartney". The signature is written in a cursive style with a large, prominent "R" and "M".

Randall W. McCartney (K.S)
Chairman
203-458-1991

cc: Laura Weekes