

T and S Construction

Project Narrative

Proposed Subdivision – 114 & 120 E. Willow Tree Road

Applicant: T & S Construction

Purpose of Appearance

The applicant is appearing before the Board to seek guidance and preliminary feedback regarding a potential subdivision of the subject properties. The plans presented are conceptual in nature and are not final. Our intent is to work collaboratively with the Board to determine whether the proposed subdivision is feasible and whether it is a concept that the Board would be willing to consider moving forward.

Project Description

The proposal involves the subdivision of two (2) existing lots, located at 114 and 120 E. Willow Tree Road, into a total of four (4) conforming lots:

- The existing structure at 114 E. Willow Tree Road is proposed to be demolished.
- The existing structure at 120 E. Willow Tree Road is proposed to remain.
- Three (3) new single-family residences are proposed to be constructed on the newly created lots.

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Access and Circulation

Vehicular access to the lots is proposed via the existing private driveway serving 120 E. Willow Tree Road, which would be utilized to provide access to all properties. Alternatively, the applicant is open to revising the layout to provide access to the front lot through a separate entrance on E Willow Tree, should the Board prefer that configuration.

Zoning Compliance

All proposed lots are designed to comply with the minimum lot area, dimensional requirements, and required front, side, and rear yard setbacks as prescribed by the zoning regulations.

Conclusion

The applicant respectfully requests the Board's comments, recommendations, and any guidance it may have regarding the proposed subdivision layout, access configuration, or overall feasibility of the project. Any feedback provided will be incorporated into future revisions as we refine the plan for potential formal submission.

We appreciate the Board's time and consideration.

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