

**Ann Machado - 20 Fairview St. - Permit #2013-02262 - replace front porch & retaining wall**

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**From:** Ann Machado  
**To:** vailprops@gmail.com  
**Date:** 10/9/2013 1:50 PM  
**Subject:** 20 Fairview St. - Permit #2013-02262 - replace front porch & retaining wall

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Daniel -

I have done my zoning review and at this point I can't sign off on the permit. You provided a plot plan for the existing conditions. You also need to provide a plot plan for the proposed conditions which shows the setbacks for the enlarged front porch. The setback for the front yard is 25' or the average of the front yard of the properties on either side. The existing plot plan shows the setback to the house at 19.5'. The proposed new porch is larger than the existing, so it needs to meet the 25' front setback or the average.

Please either submit a plan that shows the existing front yards of the properties on either side to determine the average and show that the proposed porch meets this setback (to the bottom of the proposed stairs off the landing) or revise your plan to meet the required setbacks.

Thank you.

Ann Machado

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