

79 Blackmore Pond Circle

The existing dwelling is a one (1) story unit; it contains two bedrooms, one bathroom, a small living room, and an eat-in kitchen area that faces the water. The existing dwelling is a summer residence style structure that is on a partial block foundation/basement and block piers.

The proposed alteration work is to increase part of the first floor to the east side in line with the existing side entrance or approximately 4'-0", and increase towards the street 13'-0". It would go up one floor with the dimensions of 35'-0" long x 27'-0" wide with one (1) bedroom, full bathroom, kitchen, dining room and a living room on the first floor. The second floor is to have one (1) bedroom, a full bathroom, a home office, an exercise room, and a small alcove with a window seat to allow for a quiet area for reading and relaxation. Also proposed is an exterior sitting area over the existing living room area on the first floor. The proposed work will increase the existing dwelling unit from 780 sf to 2,146 sf, which would increase the existing building by 1,366 sf.

The intent for these alterations is to convert a summer or vacation structure into a more versatile structure to allow use of such property to an all year residence.