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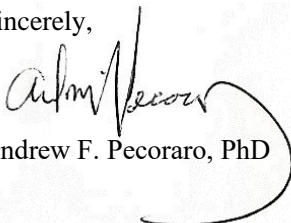
Dear Planning Board:

I would like to take this opportunity to introduce myself and present to you my desire to add a garage/studio addition to my home located at 61 Race Street. Currently, my home has no garage or basement, having instead a crawlspace which offers very little storage. Additionally, the current parking pad for my vehicle, and those of my adult children, opens directly to Race Street. Our vehicles, once parked, are actually partially on, or very close to, township property/right-of-way. The parking pad offers no room to turn around, forcing us to back out directly into the street. Race street is notorious for speeding vehicles and high commuter traffic volume during peak rush hours; backing out into traffic is a dangerous situation, especially for my children, consisting of 4 new drivers and one soon-to-be-driver. My proposed garage addition would remedy my storage issue, but more importantly, alleviates the need to back out directly into traffic. My proposed garage addition offers side-entry access into the garage bays, a bona fide driveway with an area to do a K-turn and enter Race street in a much safer, forward-facing, manner.

I am a professional fine artist, medical illustrator, and college art professor. My fine artwork consists primarily of large figurative 10'x7' charcoal canvas drawings. Working in this size, and with these materials and media, requires a large amount of wall space. For this need, I have designed a private space above the garage to function solely as a working artist's studio. I have included a lavatory in the proposed addition to function as a typical bathroom but also serve as a preparatory, and designated cleanup area, separate from my living space. This work-clean-up area gives me the ability to soak and size my canvases prior to stretching them, clean my brushes, and a private area to shower to remove live paint and charcoal dust from my body without tramping it through my home.

In all, I have carefully thought about, and meticulously designed this addition to positively address my issues of storage, traffic safety, and optimal utilitarian art-creation functionality all while adhering to, and minimally impacting, the original style and look of the original home.

Sincerely,



Andrew F. Pecoraro, PhD

