

436 Third St.

Design Changes since the last submittal:

Issues/Comments raised at the Nov. 2014 meeting	Changes/ Design response	
Neighbor concerned about privacy in adjacent back yard	<ul style="list-style-type: none"> ▪ Eliminated proposed dormer on the west 	This dormer would have overlooked neighboring property. We are currently proposing no change to the building mass.
Unit sizes and maximum occupancy.	<ul style="list-style-type: none"> ▪ Reduced Unit Sizes in proposed Duplex ▪ Reduced the number of bedrooms and the maximum occupancy 	<p>Unit 4 was 1,494 sq. ft. changed to 1,227 sq. ft. Unit 3 was 1,446 sq. ft. changed to 1,229 sq. ft.</p> <p>Unit 4 was 3 BR (max .occ. =6) changed to 2 BR (max. occ. = 5) Unit 3 was 3 BR (max. occ. = 6) changed to 2 BR (max. occ. = 4)</p> <p>Leftover space used for storage. Designed to isolate the units acoustically from one another, and to make it difficult for either unit to expand into that space for additional bedrooms.</p>

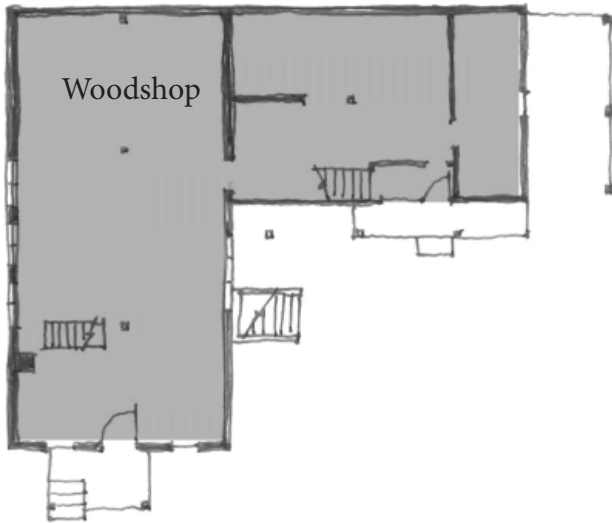
Design Changes deemed non-viable:

Issues/Concerns raised at November 2014 meeting	Potential design change investigated	Reason not viable:
Provide more parking on site	<ul style="list-style-type: none"> ▪ Demolish existing attached 1-car garage to allow better access and more parking in the yard or historic carriage house. 	The garage was built within the period of significance for this Historic neighborhood and therefore can not be removed. Also, the HDC has mandated that no parking should be allowed in the back yard.

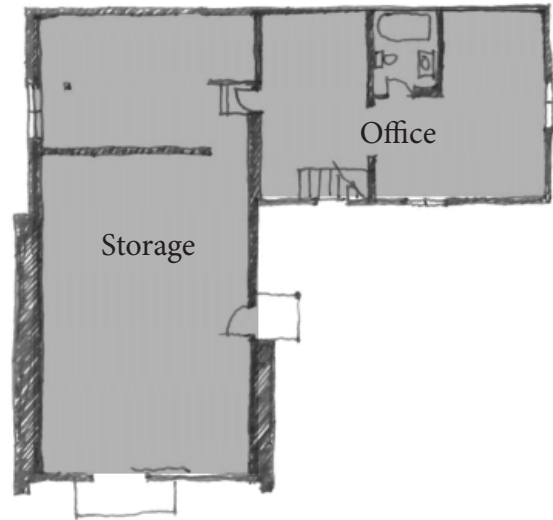
436 Third St. - Existing Floor Plans

Existing Back Building

1st Floor

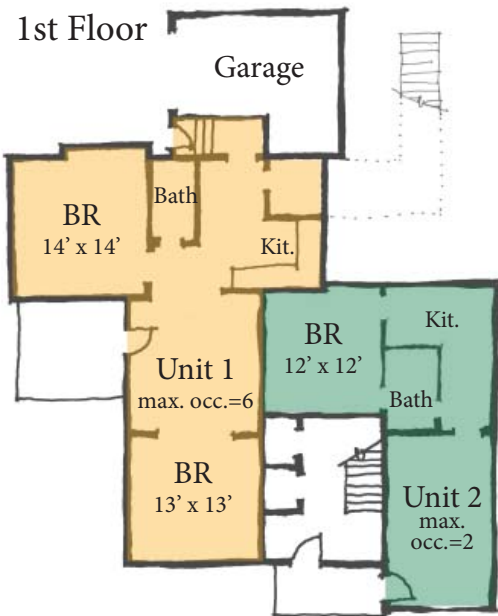


2nd Floor

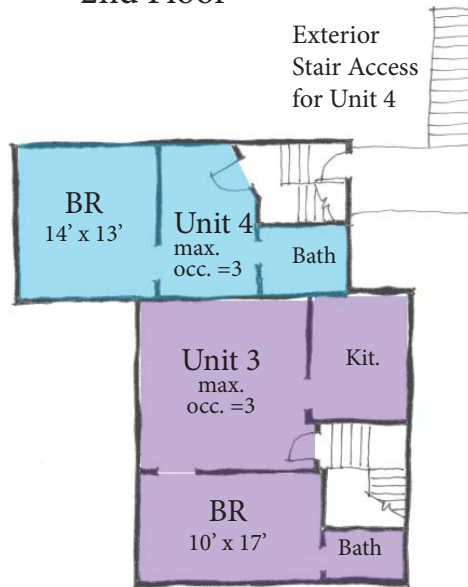


Existing Front House

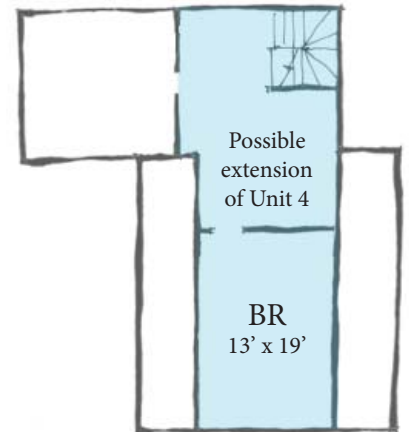
1st Floor



2nd Floor



Attic



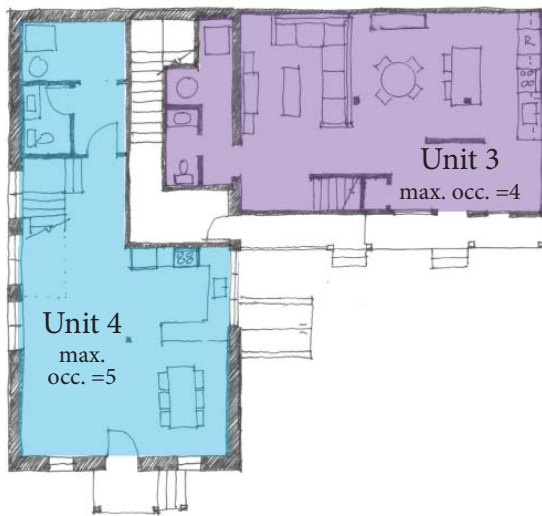
Housing Code Chapter 105 Section 8:503
 Minimum Space and Facility Requirements:
 Bedroom for one person=70 sq.ft.
 Bedroom for more than one person = 50 sq.ft./person.

Unit 4 could be expanded into the attic to add 1 large bedroom. Unit 3 could be further divided to add 1 small bedroom. This could increase the max allowable occupancy by up to 4, and could happen now without ZBA approval.

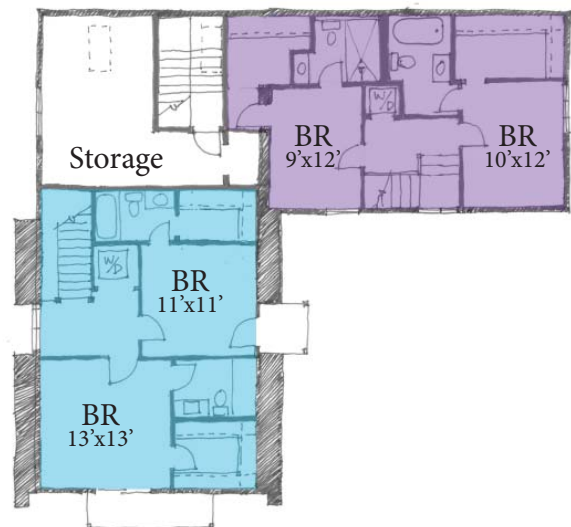
436 Third St. - Proposed Floor Plans

Proposed Back Building

1st Floor

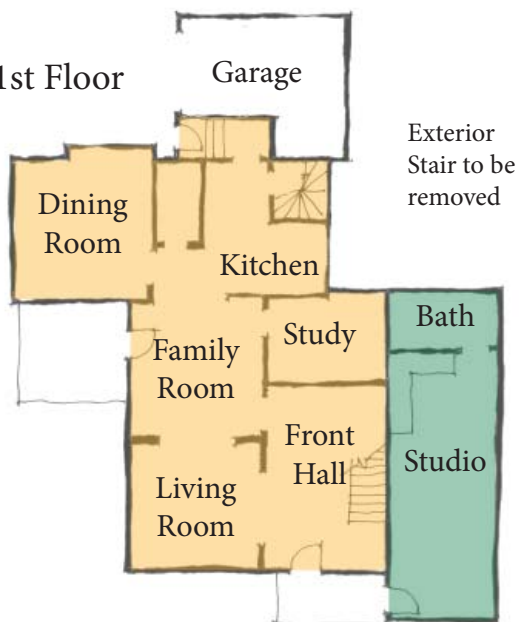


2nd Floor



Proposed Front House

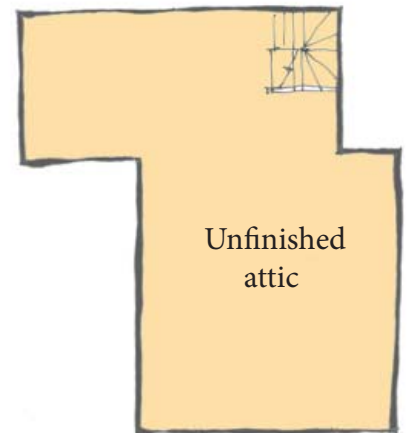
1st Floor



2nd Floor



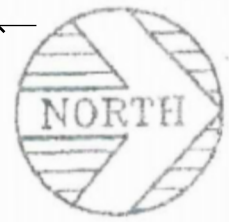
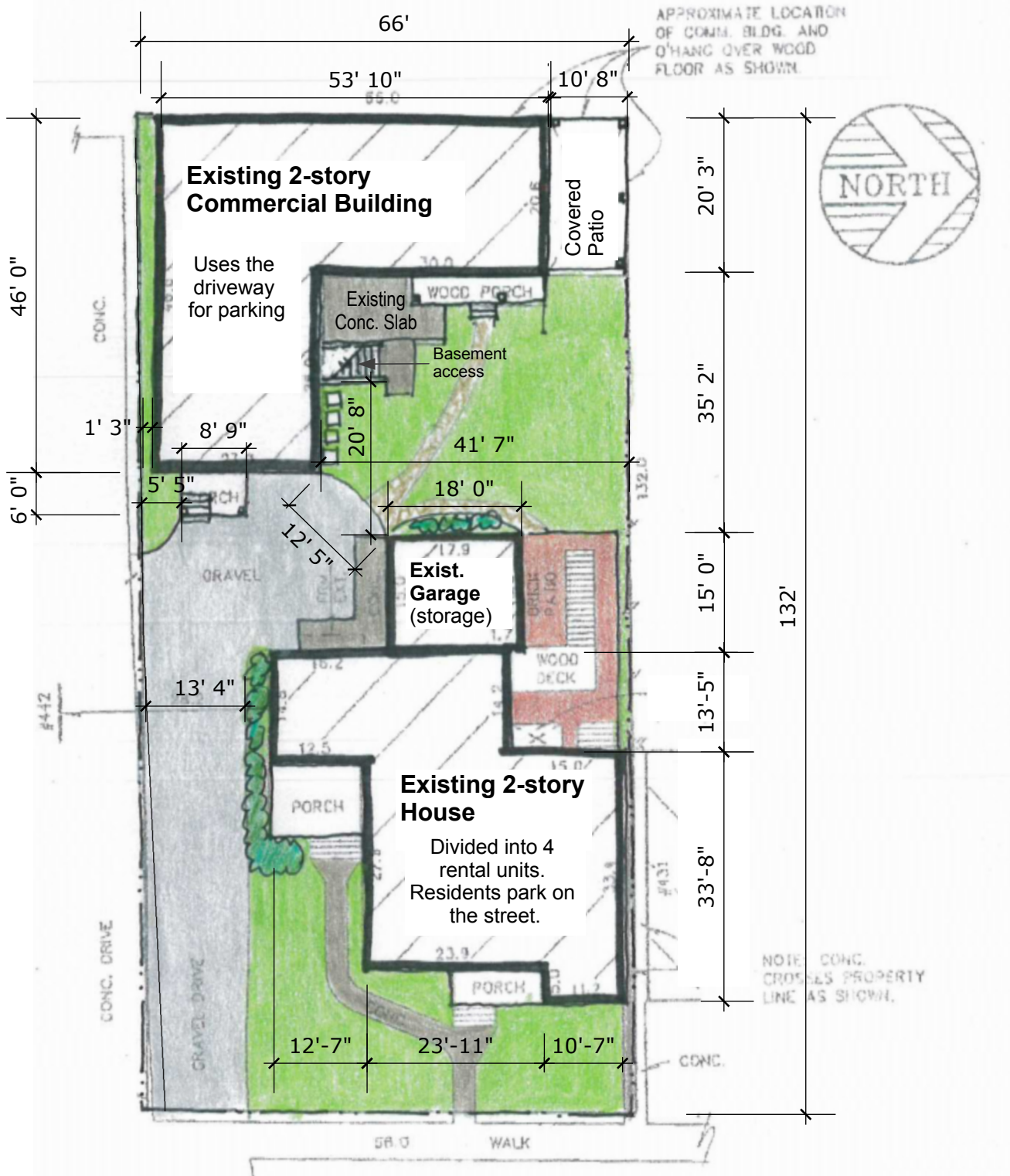
Attic



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436 Third Street

Area of Property= .20 acres



Existing Site Plan

Scale: 0 20' 40'



436 Third Street



Area of Property= .20 acres



Proposed Site Plan

Scale: 0 20' 40'



436 Third St



Main House, view from sidewalk



Front of Main House

436 Third St



Existing commercial building at back of property



View to rear open space from driveway

436 Third St



Existing commercial building from rear open space



Back of house from rear open space