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Narrative Statement to Site Plan Amendment Application

Property is vacant land with variances and site plan approval previously granted by this Board by Application #P20-006. Applicant seeks to amend the approved site plans.

Applicant seeks to amend the approved site plan by changing the sideyard setbacks to provide 3'1" sideyard setback on both sides for egress purposes. Applicant seeks to amend both units from a 2 to a 3 bedroom. Applicant further seeks to amend the site plan by adding a roof deck for the 2nd fl unit and to slightly increase the total square footage from 3,272 to 3,343 sf, add green roof trays to the roof deck, and adding a 2' overhang in the front of the building for the 2nd and 3rd floor. No other changes, and no new variances are being requested.

The proposed site plan amendments add egress windows and this increase the safety of the structure. The also add outdoor facilities and greenscaping for the 2nd floor tenant, improving housing quality for the neighborhood.