

Narrative Description of the Project -

About eleven months ago we submitted an application to the DRB to add onto our home at 401 Bridge Street, a modification of the approval granted January 28, 2014, #13-132. The DRB approved the work we requested and we have made progress on that work, on both the interior and the exterior of the building. We have sided the made block of the house on the road side and completed the foundation for the addition. Now framing and interior work is taking place. Our main interest in the addition was to have a place for a main floor bedroom should we ever need it as we get older (aging in place). Since we began work on the addition we decided we wanted to add more usable space over the new existing foundation on the river side of the house. This change, explained more in #1 below, does not add to the footprint of the structure.

Since it is costly and time consuming to go through the DRB process I have tried to think of anything else we might need a conditional use permit over the next couple of years. I have included everything I could think of in this application. Some of the things may be approved under previous approvals but since I am not sure I will add them here.

1. Add additional square footage to the second floor of the addition. The second floor of the addition is increased from 498 square feet to 580 square feet. To visualize what this mean, it is 82 square feet, the area of about 2½ sheets of plywood. Another way to think about it is adding about 4 feet along the riverside face of the second floor of the addition. Recently, at the request to Richmond's Assessor Lisa Truchon, I did measurements around the exterior of the whole house and on two sheets of paper calculated the current building sizes plus added the area under construction. I have submitted those two pages of drawing and measurements with this application. It is my belief that with this change all the areas shown are or will be fully permitted.
2. We also show a small room, approximately 5' by 6½', that could be used as a half bath. This is part of our aging in place planning. The addition is at least 5 feet from the property line.
3. We show a door hood to help keep water off the exterior door to help prevent rot.
4. We poured the foundation of the addition at the same height as the approved foundation on the hill so we could have a level area between the structures for a patio. That is included in this request.

5. We need stairs down from the patio level to the existing sidewalk shown on the Site Plan. We do not have an exact plan for those as it depends on what we find for ledge grades when we remove the soil. On the foundation to the addition the ledge grades forced us to modify our plans and that could happen here as well.

6. We plan to widen the area shown as sidewalk on the Site Plan in order to accommodate a vehicle. We want to be able to bring a self-propelled construction lift closer to the house for future painting jobs and other maintenance work. It is also useful when we have heavy loads to be able to park closer to the house. We park in this area when the river is flooding and we want to get our vehicles out reach of the high water.

7. The current approvals we have on the house show a covered connector connecting the two units of the duplex. We would like to change our approved connector to what the DRB has approved in the past on Pleasant Street; a low storage shed. We have attached a copy of the approved plat on the Pleasant Street property to show what was approved in that location.

Why We Need DRB Approval -

Two sections of the ordinance bring us to the DRB:

a. Section 6.7 Shoreline Protection Overlay District - this district includes projects occurring within 50 feet of the Winooski River and some other bodies of water. The property sits on a ledge 20 feet above the normal water level and there is no danger of erosion. The work will improve the look and function of the house and will not cause visual blight or pollution. Also, it will not introduce pollutants, increase flooding, or have a detrimental effect on shoreline and aquatic habitats.

b. Section 4.8 Setback Modifications - this section was to help property owners whose structures were built prior to 1969. Our house was built in 1927. The section allows the DRB to reduce the setback requirement from 20 feet to 5 feet. In approval of #13-132 the DRB used this section to modify the front yard, side yard and rear yard setbacks. This is a minor amendment to that approval. Lot coverage remains roughly 3.5%, well under the up to 10% allowed.

The proposed changes comply with conditional use standards and other zoning regulations. Section 5.6 Conditional Use Review lists five General Standards, eleven Specific Standards and ten Performance Standards. I have read all of these standards and this proposal complies with all of these standards.