

Design modifications per Planning Commission direction....

Summary

- The 107 neighbor's view is improved by moving the rear of the upper level forward by 14'-6", the rear of the lower level forward by 3'-5", reducing the rear ridge by 2'-6" and reducing the cross ridge by 1'3".
- The 107 neighbor's privacy is further improved by eliminating the master bedroom window
- All upper windows alongside 93 are greatly setback from the property line - as they were initially - and previously agreed to by the neighbor at 93. A small, intimate 2 person porch was created off the master bath towards the rear of the house. The initially proposed larger terrace is eliminated.

Details

- The entire house was moved towards Broadway 3.5 feet. The initial thought at the meeting was 5 feet, but it was found that the front porch limited the movement to 3.5 feet.
- The upper level floor plan was reconfigured and moved towards the street, resulting in a net forward movement of 14'-6" relative to the neighbors.
- The Garage slab was lowered 1'-0"
- The Main level floor was lowered 1'-6"
- The Upper floor was lowered 1'-0"
- The rear ridge height was reduced 2'-6" (from the initial height of 511'-0" down to 508'-6")
- The cross ridge was reduced 1'-3" (from 511'-6" down to 510'-3").

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