

# Department of Planning and Development



**PETITION #126-16**

**17 MALVERN TERRACE**

SPECIAL PERMIT/SITE PLAN  
APPROVAL TO MODIFY AN  
EXISTING NONCONFORMING  
TWO-FAMILY USE AND AMEND  
SPECIAL PERMIT #88702 TO  
REBUILD THE DWELLING



**JUNE 14, 2016**

# Requested Relief



Special Permits per §7.3.3 of the NZO to:

- amend Special Permit #88702;
- modify the existing nonconforming two-family use (§3.4.1; §7.8.2.C.2).

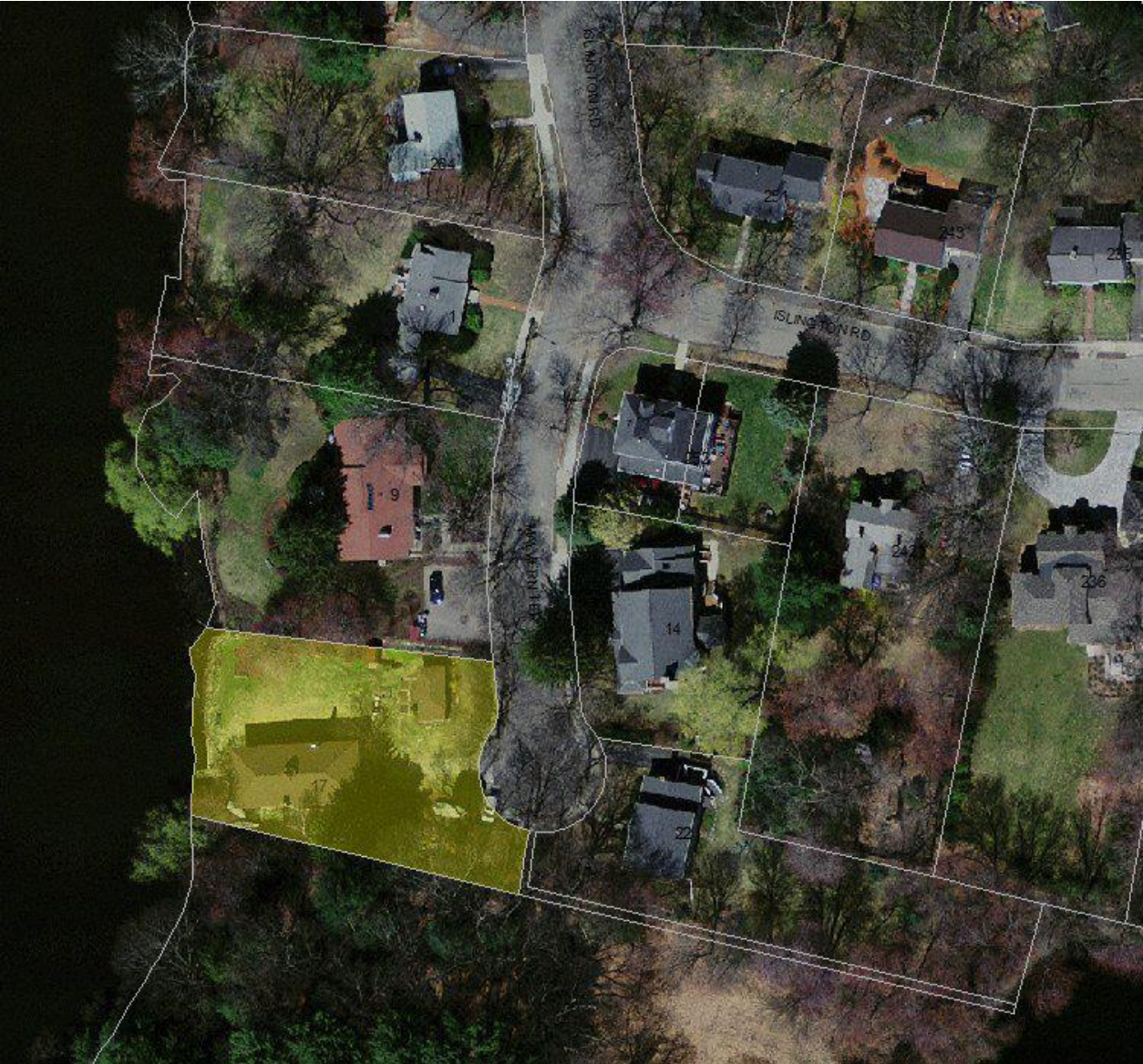
# Criteria to Consider



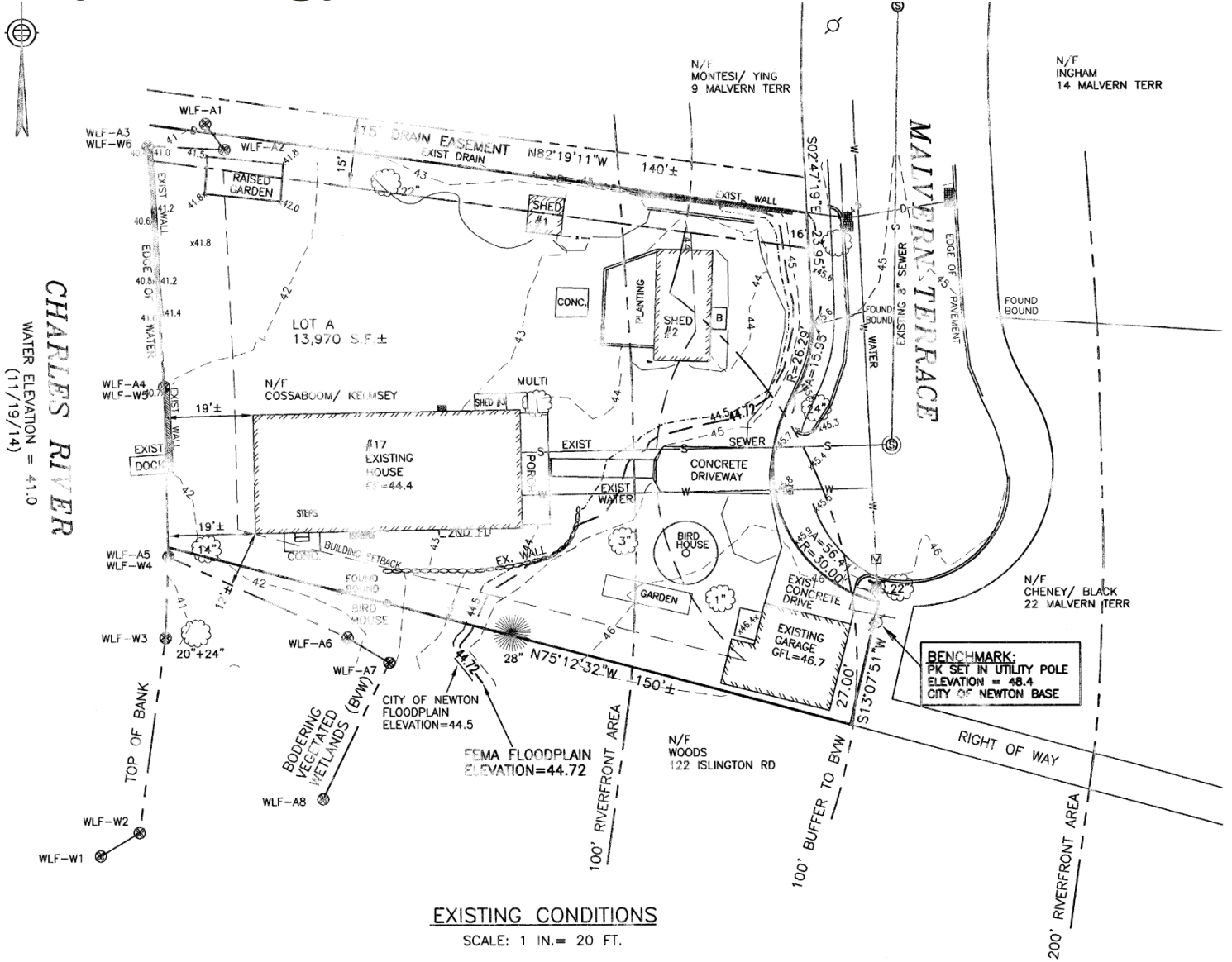
When reviewing this request, the Council should consider whether:

- Whether the proposed modification of an existing nonconforming two family use in and Single Residence 3 (SR-3) zoning district would not be substantially more detrimental than the existing nonconforming use to the neighborhood. (§7.8.2.C.2)

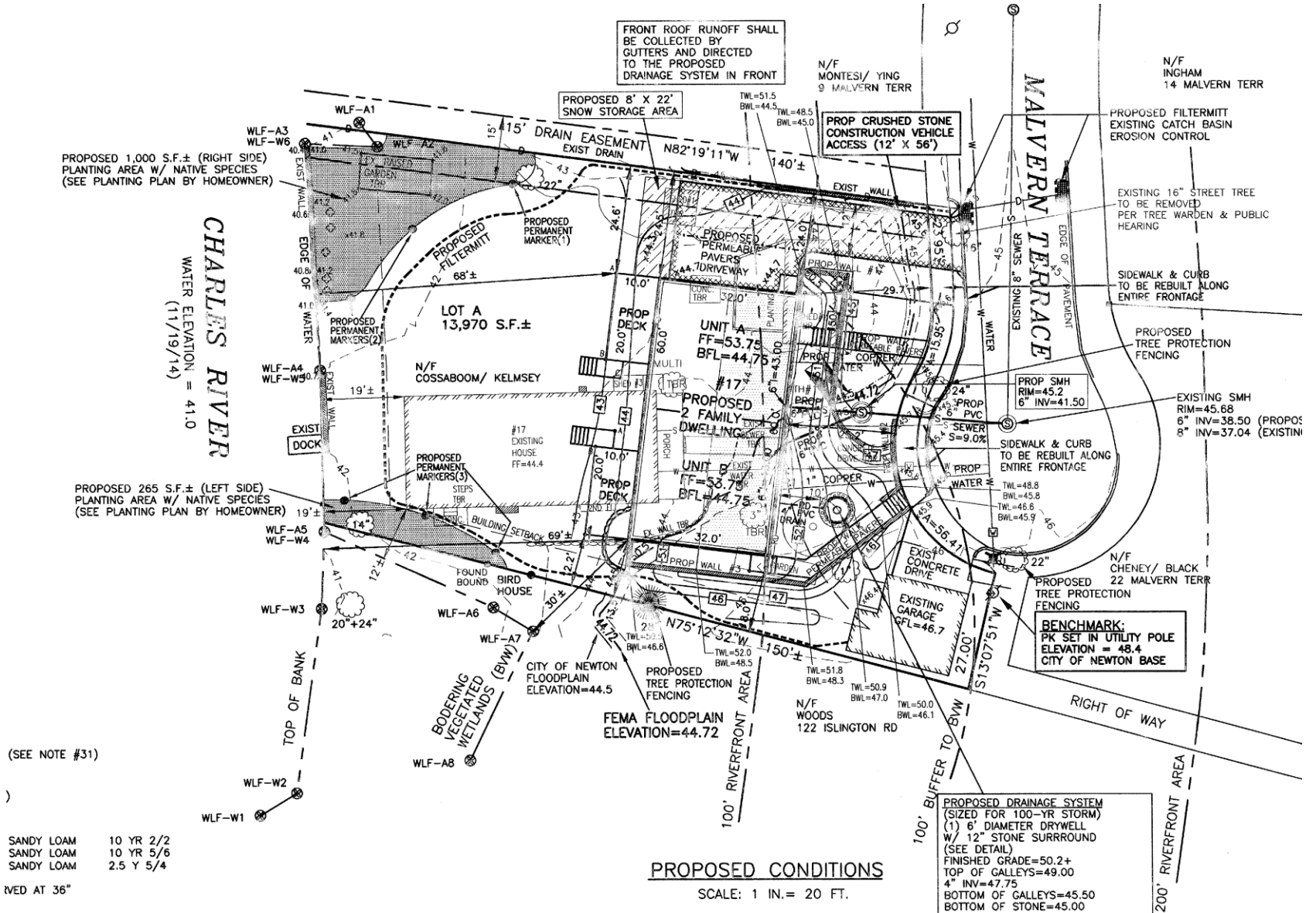
# AERIAL/GIS MAP



# Site Plan (existing)



# Site Plan (proposed)

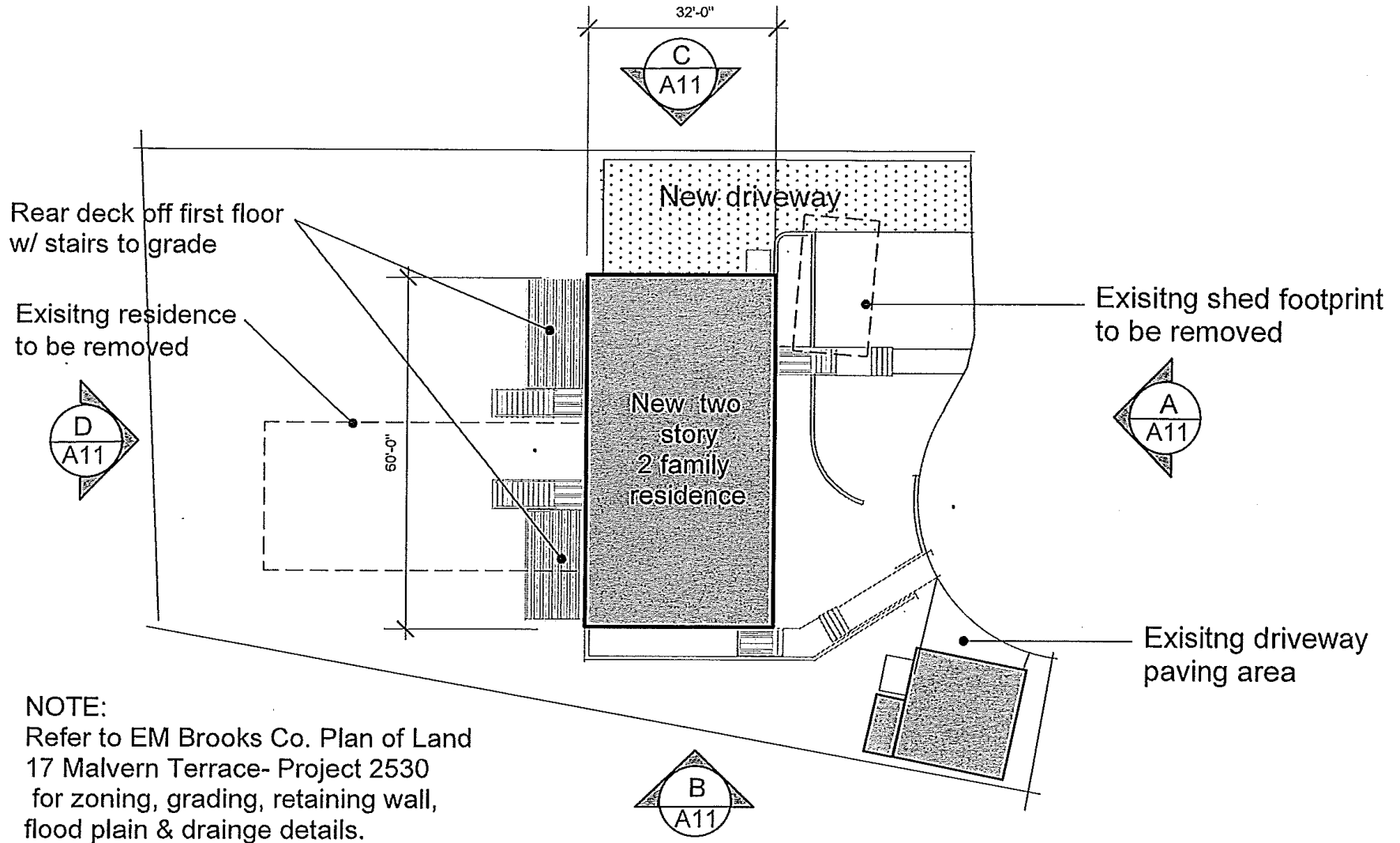


(SEE NOTE #31)

SANDY LOAM 10 YR 2/2  
SANDY LOAM 10 YR 5/6  
SANDY LOAM 2.5 Y 5/4

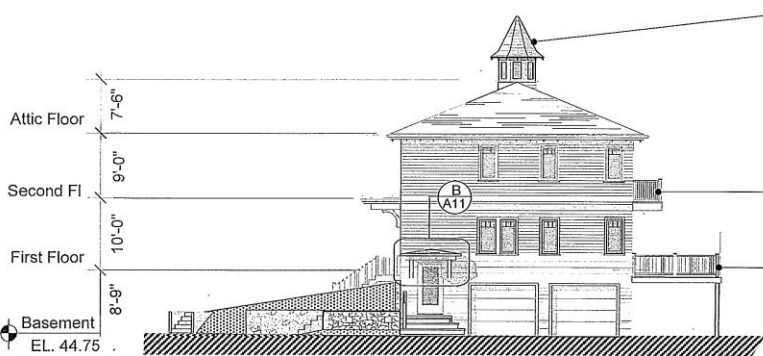
WED AT 36"

# Site Plan (proposed)



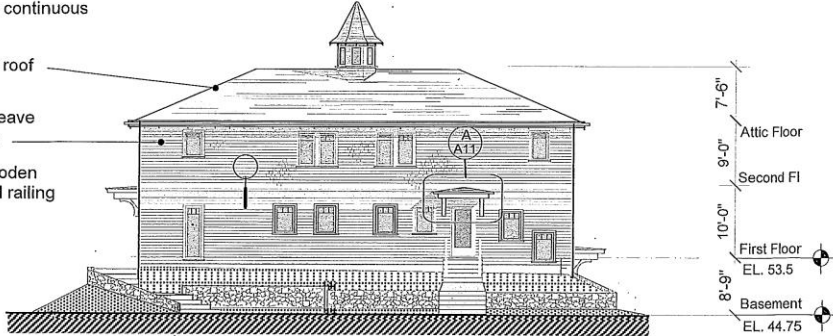
Site Plan

# Elevations



(C) North Elevation

- Salvaaged and refurbished cupola set over continuous roof
- Asphalt shingle roof
- primed wood shingle body- weave joints at corners
- Cantilevered wooden balcony w/ metal railing assembly
- Wooden decks w/ metal railing assembly

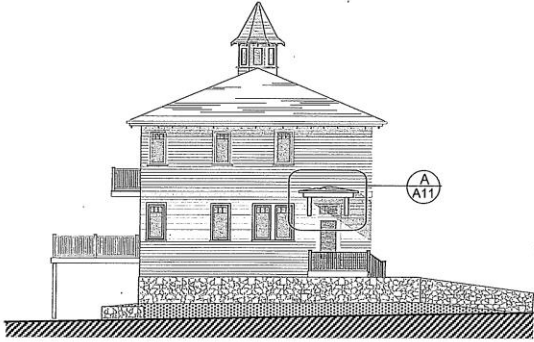


(A) East Elevation



(D) West Elevation

- Typical exterior door & window casing 1x4 PVC w/ backband
- 1x PVC skirt board around decks and balconies
- Closed riser stairs w/ metal railing assembly



(B) South Elevation

AWSON  
AA



# Photos



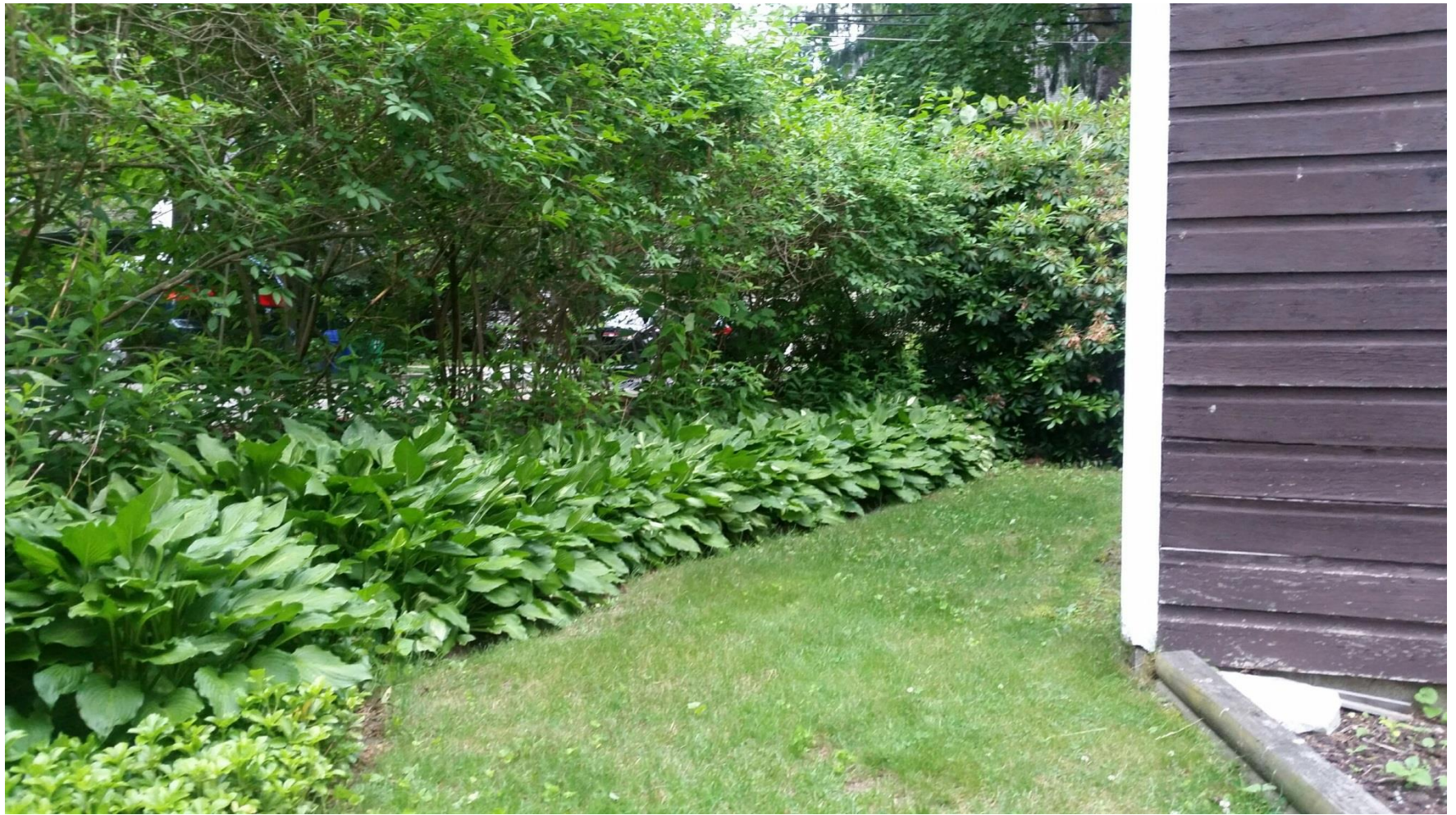
# Photos



# Photos



# Photos



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# Photos



# Proposed Findings



1. The extension of the nonconforming use and structure will not be substantially more detrimental than the existing nonconforming use and structure as the expanded structure will be in conformance with applicable dimensional requirements. (§3.4.1 and 7.8.2.C.2.)
2. The site is an appropriate location for the proposed expanded structure as it is located on a large lot and conforms with current Floor Area Ratio (FAR) requirements. (§7.3.3.C.1.)
3. The use as developed and operated will not adversely affect the neighborhood. All runoff will be retained on-site and the Conservation Commission has reviewed and approved the site plan. (§7.3.3.C.2.)
4. There will be no nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.C.3.)
5. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4.)

# Proposed Conditions



1. Plan Referencing Condition.
2. Petitioner shall submit final landscape plan for review and approval.
3. Petitioner shall comply with the Tree Preservation Ordinance.
4. Operations and Maintenance Plan (O&M) for stormwater management Condition
5. Construction Management Plan (CMP) Condition
6. Standard Building Permit Condition.
7. Standard Final Inspection/Certificate of Occupancy Condition.
8. Landscape maintenance Condition.



# Photos



# Photos



# Photos

