

Project Narrative

Zhang Residence – Ping pong room addition

11.23.20

We are proposing to fill in an existing patio (below an existing deck) and convert to living. There will be no new plumbing in this area. There will be no impact on trees, height limit, exterior building envelope or drainage.

Gross Floor Area

We are adding 722 sf of area. Even without utilizing the basement area exclusion, we are still well within site limits.

Hardscape and Lot Coverage

We are proposing converting 722 sf of existing hard surface area into lot coverage area. The site contains an access easement which complicates this calculation. However, even when factoring the area of the access street (only that portion which benefits the subject property), this addition of lot coverage still falls well within the limits.

Height Limit

No change

Trees

No change

Drainage

No change

Survey

Our site plan was developed using the existing site plan from the previously approved building permit – dated 3/5/2013. As we are proposing no change to the exterior envelope of home, we did not believe a survey was relevant. Previous site plan has been included in this submittal for reference.

Thank you,



Matthew Mawer