

PROJECT NARRATIVE

The project is an alteration to an existing 3-story wood framed building with a peaked asphalt shingle roof. Adjacent to the 3-story building is a single story building that is contiguous with the 3-story part of the building. The 3 story building was built about 1914 making the structure about 100 years old. The total lot contains .096 acres of land mainly classified for assessment purposes as Mix Res-Commercial. The total number of residential rooms is 12 rooms total located on the second and third floors. The ground floor contains approximately 4100 square feet of commercial space. Approximately 800 square feet of the commercial space is occupied by a take-out Chinese restaurant. The 3300 square feet remaining is long term (10+) years vacant. It is this 3300 square feet of unused vacant space that the owners wish to alter into one 3-bedroom and one 2-bedroom apartments. The property is owned by Mr. Chan Po Kin and Mrs. Po Yam Chan. The configuration of the lot allows space for 2 automobiles to park on-site. Parking relief will be required. Screening for the trash bins will be provided by stockade fencing. The "Nail Salon" signage will be removed. The Alterations will take approximately 4 months.