

PROJECT DESCRIPTION

123 CUMBERLAND AVE.

We are seeking Level II Site Plan Approval for Phase II construction at 123 Cumberland Avenue owned by Lynne and Larry Robinson. Phase I involved both exterior and interior renovation of the existing multi-family house . Phase II comprises constructing a contemporary two-story building - with a garage at grade, a den and small balcony on the second floor with an enclosed connecting passageway to the existing house, and a walkout basement with storage. There will be gardens and outdoor gathering spaces on the remaining site.

The proposed structure is contemporary style with a mix of exposed concrete, wood, and fiber-cement panel siding walls with casement windows.

The site slopes toward the rear yard, requiring a series of steps and landings. The dining areas, existing basement apartment's patio, access to the basement storage area and a fire pit seating area are all at different grades.

The soil here is stable and well drained and approximately 40% of the lot will be planted. Drainage is straightforward requiring only a simple infiltration basin at the site's low point. There will be 100 SF more pervious surface than before development.

The site is in the R-6 residential zone; there will be no change of use. **No waivers are required.**