

## Administrative Authorization Decision

**Application #:** 2015-168

**Name:** interior changes for 2 units

**Address:** WEST ST

**Description:** the scope of work for 5 West Street is to make the existing 4 nonconforming units, (currently listed as a 2 unit - after it was a legal 3 unit in 1954) into a legal 4 unit building. Due to current zoning square footage requirements for existing buildings, we need to move 2 of the existing kitchens and slightly reconfigure the 1 hour rated demising walls so that each floor has a unit greater than 1,000sf and a remaining unit greater than 600sf. These requirements are met with the proposed plans. (from Monty Hagen - 10/1/15)

<u>Criteria for an Administrative Authorization:</u> <u>(See Section 14-523 (4) on page 2 of this application)</u>	<u>Applicant's Assessment</u> <u>Yes, No, N/A</u>	<u>Planning Division</u> <u>Use Only</u>
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a) Is the proposal within existing structures?	Yes	Yes
b) Are there any new buildings, additions, or demolitions?	No	No
c) Is the footprint increase less than 500 sq. ft.?	N/A	N/A
d) Are there any new curb cuts, driveways or parking areas?	No	No - no changes to paved area proposed.
e) Are the curbs and sidewalks in sound condition?	Yes	Yes
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes
g) Is there any additional parking?	No	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	Yes	Yes
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	No	No
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The Administrative Authorization for the interior changes for 2 units was approved by Barbara Barhydt, Development Review Services Manager on October 2, 2015 with the following condition of approval listed below:

- 1) The applicant is not proposing any changes to the parking area. If the parking area is to be expanded in the future, a site plan review would be required and potentially, an historic preservation review of any proposed site changes.
- 2) Obtaining all required building permits from the Inspection Division.

Barbara Barhydt  
Development Review Services Manager  
Approval Date: October 2, 2015