

**Ann Machado - Re: 467 Danforth St. - Rev. 1**

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**From:** Ann Machado  
**To:** Carol Morrissette  
**Date:** 1/15/2014 3:29 PM  
**Subject:** Re: 467 Danforth St. - Rev. 1

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Carol -

Thanks for the updated drawings with scale bars and the additional sheet A1.0. Using section 14-436(b) the floor area that is being added with the dormer is well under the 80% floor area that can be added.

I'm still struggling with the lot coverage issue. The assessors give the lot size as 5954 sf. 30% is 1786.2 sf. When I add up the footprint of the original principal structure and the proposed addition (excluding the deck) I get approximately 1395 sf. When I add the approximate footprint of the garage to it, I get a total of 1828 sf which is over the 30% allowed. The most recent permit for the garage from 1955 gives the size of the garage as 14' x 22'. The garage on the site plan is larger than that.

Can you give me the exact square footage of the footprint of the principal structure and the proposed addition (showing the exact dimensions on a plan) and the exact square footage of the existing garage (showing the dimensions)? I can't approve a permit where the lot coverage exceeds what is permitted.

Thanks.

Ann

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>>> Carol Morrissette <resdesstudio@me.com> 1/14/2014 12:45 PM >>>

Ann,

Attached are updated drawings with scale bars, a roofing material change, and an additional sheet documenting and comparing existing conditions to proposed. If possible, could a permit be issued for construction with a condition that the deck not be built until the square footage is approved by the City so that we get going on the site?

Thank you for your hep.

-Carol

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