

5. Project Description

Site

This project is located at 28 Vannah Avenue, adjacent the Woodford's Corner area. The .24 acre site is currently developed with a 1500 square foot office and parking lot. The office building will be replaced with a new 3 story colonial building with one commercial unit and seven residential units. The parking lot will be resurfaced to provide seventeen parking spaces.

There are very limited to no sidewalks currently on Vannah Avenue. This project will provide a concrete sidewalk across the front of the project. This will reduce the entrance to the parking lot from the current 60 feet to 20 feet. It will have a decorative fence and a hedge for screening. It will be lit with building mounted lights.

Stormwater

The site currently surface drains to Vannah Avenue and towards the east. The future plan is to continue that drainage pattern. The soils are Windsor Loam sands. These are well draining soils. The impervious area goes from 7867 square feet to 8380 square feet; an increase of 513 square feet. This is considered an insignificant increase by the City. No additional storm water management is required.

Architecture

The building design is a colonial structure in its basic form. It relates its form to the adjacent buildings. The buildings in the neighborhood are predominantly clap board structures with pitched roofs. The exceptions are the flat roofed, clapboard sided building to the east and the brick building across the street.

The design is enhanced with store front windows and a covered entrance in the front and a covered entrance on the parking lot side.

The residential use mixed with the commercial use blends the B-1 district with the adjacent R-3 district.