

115 N Union Parking Plan

We would like to petition the DRB to consider allowing one parking space for each single bedroom unit on the property instead of two in order to increase green space and improve flow. Expansion to the property involves converting carriage house into a single bedroom apartment and building a new 1 bedroom cottage in the mid section of the lot. Two of the three existing apartments in the main building are also single bedroom. A full 10 space plan is possible and has been developed by utilizing two indoor spaces inside the carriage house. Garage doors would be used for access and wooden barn doors added to maintain historical accuracy. This is a better design for occasional use and storage rather than daily parking. A back up area for carriage house spaces also adds a large area that needs to be drivable through use of a permeable concrete grid. The 10 space plan also requires a driveway across the back half of the lot to access the Carriage House. Both DAB and owner agree that it is not ideal and may not be necessary given the nature of occupancy on the property. We propose to use the first room in the basement to provide a heated and locked bike storage area that will accommodate up to 10 bicycles for daily use and accessible to all. The addition of a ramp on the right side of bulkhead stairs will make it easier to roll bikes in and out. Six parking spaces could then be provided in total. One for the carriage house apartment and one for the cottage apartment. Four spaces would be supplied for the main house, two for the upstairs 4 bed apartment and one each for the two single bed downstairs apartments.

If the six space plan is not acceptable, we will make use of the parking spaces inside the barn and install the large backup area for a total of 8 spaces or expand the main parking area to hold 8 spaces.

See attached site plans. The most current attached plan is for 8 compact car spaces and no indoor parking. This was the most preferred design by the DAB as it did not compromise the facade of the carriage barn and kept a large amount of greenspace. Obviously, if we were granted the 6 space plan, we could maintain an even greater greenspace.

Thank you for your consideration

-Daniel Cockerline
Contractor