

Anita Wade

From: Jon Pizzagalli <jonpizzagalli@gmail.com>
Sent: Tuesday, May 24, 2016 4:20 PM
To: Scott Gustin; Anita Wade
Subject: 132 North Willard St. Occupancy

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DEPARTMENT OF
PLANNING & ZONING

Scott—

As discussed in your office yesterday, Tioli Properties is requesting conditional use approval from the DRB for 5 unrelated adults to be allowed to occupy the single-family structure located at 132 North Willard Street. Tioli Properteis maintains the following:

1. The living area on the first and second floor total 2,358sf. The living area on the third floor noted on the approved zoning permit on file is 578sf. The RL zoning regulations require 2,500sf of living space, plus 250sf for each additional occupant over 4.
2. The same approved zoning permit on file notes 6 parking spaces on the property. The RL zoning regulations require 1 additional parking space for additional occupants over 4.
3. The third floor should not be defined as 'attic' (excluded in the zoning regulations from the above square footage criteria), as it is not the space or room immediately below the roof. The third floor has flat, finished ceilings below pitched roof framing. No bedrooms are located on the third floor.
4. No facilities are required to be accessed through a bedroom, and all bedrooms have a minimum of 120sf.

Our belief is that the building accommodates a 5th occupant in both the spirit and letter of the regulations.

Thanks,

Jon Pizzagalli
Member, Tioli Properties

