

## **4405 - 4409 Silverwood Street: Project Description**

### **Existing conditions:**

3 existing lots, all vacant, with proposed adjustments to subdivisions to create approximately equal width lots, 17' x 100'. Lots 4405 and 4407 previously included 4 story semi-detached houses, raised 5' above street level and set back from the front property line, until their demolition in 2008. There was also a house similarly disposed on the adjacent lot, 4409, which is believed to have been demolished in the 1920s; the foundation walls and steps for that house remain.

**Zoning Classification:** RSA-5 with the additional 'steep slopes overlay'

### **Proposal:**

3 Single Family attached houses. Each house is 3 stories over street-level shared parking for 3 parking spaces, one space allocated for each house. 2 of the houses, 4405 and 4407, are set back from the street and the remaining house, 4409, is located along the front property line. The shared parking area is accessed from a proposed single curb cut and gated opening on the Silverwood Street frontage. Either side of the opening is an open, single entrance stair providing access to the raised, private front deck and entrance door to 4405 and 4407. (There is also access to each house from the parking level). Access to 4409 is from a street level entrance and entrance hall.

**Refusal:** There are 2 Refusals identified by L&I for which relief is sought:

- The first is the excavation required to construct the rear section of the 4409 structure and adjacent yard. The excavation is required for the construction of the retaining wall along the west boundary of the property.
- The second is a dimensional one for the front setback for each of the 3 properties. The front property line, from the existing deeds, is not orthogonal to the dividing property lines. Because of this geometric discrepancy, the proposal is to construct the new front walls at 90 degrees to the demising walls, resulting in a diverging setback of the front walls from the property line of 7", 9" and 11" for 4405, 4407 and 4409 respectively. The zoning code requires 0" setback for RSA-5.

### **House Plan Configurations:**

Each of the 3 house plans are similar with a living room at the 2nd floor facing south, overlooking Silverwood Street, and a dining area and kitchen at the rear at the same level as the rear yard.

On the 3rd floor are bedrooms at the front and rear with a shared bathroom and a laundry room in the center. The 4th floor contains the master bedroom, walk-in closets and bathroom. A roof deck is accessed by a stair contained within a pilot house.