

Applicant's Report

Repair/Construction of Garage @ 1901 Stuart Ave.

To Whom It May Concern:

This report is being generated to meet one of the Department of Planning and Development requirements to include an Applicant's Report which is included with the rest of the documentation required for the filing for a Special Use Permit for the repair and re-construction of the garage located at 1901 Stuart Ave. in the Fan.

This garage is on the south end of the property with the garage doors facing Granby Street and has an alley directly adjacent to it which is perpendicular to Granby. This brick garage is currently in rather poor condition with three of the four walls either bulging outward or with brick corner sections about ready to fall off of the building. In addition, the flat roof structure has had at least one 4" layer of concrete added to the roof and possibly even more which has exacerbated the problem of the walls bowing outward towards the alley, towards the open area within the lot and to the sidewalk on Granby.

Rather than attempt to repair all the current deficiencies in the brick work and roof structure which would be, at a minimum, very problematic and complex to do my plan is to remove most of the current structure and replace it with a better engineered design that will retain the same general outward appearance. The other benefit will be to remove any possibility for any of the existing brickwork to become dislodged, fall and possibly damage a vehicle or injure someone.

In addition, the construction will include the open area of the lot next to the existing garage structure. As the drawings indicate that open space will also be put under roof and add another covered off-street parking space.

The current plan is to retain the brick wall structure facing Granby and, if at all possible retain the brick wall structure facing the alley. As mentioned earlier retaining these two walls will help keep the appearance of the garage very much like what it looks like now.

Since this proposed design is for the repair/re-construction of the existing garage structure and is not for a non-residential development it should then not require addressing any of the requirements within subsection 3) numbers 1 thru 6 of section 5) Survey plat that is included within the filing procedures for an application for the Special Use permit.

I would hope that this proposed garage replacement design, with all the requested plans and attachments meets all of the documentation requirements that are needed for the review of my special use permit request.

Regards,

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