

PB23-0597 - Narrative Responses
6445 – 6450 Allison Road Lot Split
Final Submittal Date: May 1, 2023

1. Please see Administrative comments for Final submittal requirements (CSS and Paper), If you have any question on this please contact. Miriam Herrera.

- No comments provided.

2. Provide a narrative response when addressing the following comments with page(s) location if applicable

3. Provide Opinion of Tittle

- Provided.

4. Provide revised checklist.

-Provided.

5. Check list item 47b: insufficient, provide surveys for the two properties showing the proposed lot configuration with new lot areas noted. Without this the application cannot move forward.

- Surveys of existing and proposed lots provided.

6. LOI: indicate what is the existing lot widths and proposed lot widths for both lots.

- See updated LOI.

7. Critical issue, per 6450 Allison Road survey, the existing lot width is 95', if the south property line is moving 20 ft to the north, the property line is going to be over the existing house (the existing side setback per survey is 10.7 is) please clarify, is there any proposed demolition/modification to 6450 proposed? It seems that the house is not going to comply with the required open space for the front yard and rear yard. Will be any waivers/variances requested?

- 6450 home is proposed to be demolished but there is no specific plan for construction. Conceptual massing shown for 6450 property on Sheet A005A in accordance with Sec. 118-321(B)(3).

8. 6450 Allison road: provide and existing and proposed zoning data sheets, existing and proposed site plan with setbacks, proposed shade diagrams to demonstrate compliance with lot coverage, unit size, rear and front yard open space requirements.

- Conceptual zoning data and isometric provided on A005a and A005b. Full design plans not required pursuant to 118-321. There is no current plan for construction. Generally compliant massing provided. Site plan and required diagrams provided.

9. LOI: Revise review criteria #4 accordingly.

- See Revised LOI.

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10. Check list item 11b: missing.

- Surveys provided.

11. Check list item 11: plans should be set up on 11"x17", not 36"x24", print one set and make sure text, dimensions are legible.

- Sheet size has been revised.

12. A 001a – A001 b: location map: provide only one map, it seems that the footprint for 6450 Allison Road is not accurate, revise.

- See revised Sheet A000.

13. A 002: remove this project data chart and location map, provide a key directional plan instead (check list item 11k).

- Sheet A002 has been reformatted into multiple 11x7s, each with a directional plan in lieu of a location map.

14. A 003: Aerial images: clarify: provide a label for 6450 Allison RD and a label stating: "existing family home to remain" for 6444 Allison RD: "Existing house to be demolished, proposed new single family home under approved building permit BR2206430".

- Existing home to be demolished. Home at 644 Allison Road already demolished.

15. After the images (page A003) provide the isometrics, then the 6444 Allison RD plans and then the 6450 Allison RD plans.

- Sheet organization has been modified to match this request.

16. Isometric pages (remove zoning data sheets from these pages).

- Sheets have been modified.

17. Isometrics: it seems that 6550 Allison road isometric is not accurate per surveys and aerial images on A003. Revise.

- Isometric is for proposed conceptual massing. Not intended to replicate existing 6450 home.

18. 6444 Allison Road: provide Existing zoning data per permit BR2206430 (80' lot) and proposed zoning data (100' lot) in one page, separate this from the site plan / zoning plan shown.

- See Sheet A004a and A004b.

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19. 6444 Allison Road: provide the Site plan, there is a zoning review plan on A 004a, and a site plan on A 007, please consolidate this and show all the information required per check list item 11h, provide lot width dimensions.

- See Revised Sheet A004a and A004b.

20. 6444 Allison Road: provide first and second floor plan show rooms, labels, spaces, etc.

- Sheets A-005a-4 and A-005a-5 have been added with these labels.

21. Provide plans for 6450 per comment No 7 above.

- Conceptual massing provided. Site plan and diagrams provided.