

City of Biddeford
Staff Review Committee

October 04, 2021 9:00 AM Zoom: Oct 4, 2021 09:00 AM Eastern Time (US and Canada)
Topic: Staff Review Committee Meeting-12 Washington Street & 356 South Street

Please click the link below to join the webinar:

<https://biddeford.zoom.us/j/96042783314>

Or One tap mobile :

US: +13126266799,,96042783314# or +16465588656,,96042783314#

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Dial(for higher quality, dial a number based on your current location):

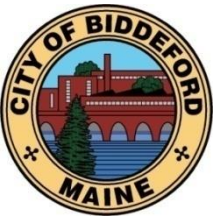
**US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1
669 900 9128 or +1 253 215 8782**

Webinar ID: 960 4278 3314

International numbers available: <https://biddeford.zoom.us/u/ac8HmnDBkA>

1. New Business

- 1.1. 2021.44 Application for a Conditional Use Permit for Scott Pollock to convert the one car garage at 356 South Street (Tax Map 31, Lot 9) into a wellness center in the R-3 Zone.
(Removed from Agenda)
- 1.2. 2021.43 Application for a Site Plan Review for TruNorth Development, LLC to convert the 2nd and 3rd Floors of 12 Washington Street (Tax Map 38, Lot 350) into three 2-Bedroom Apartments and two-3 Bedroom Apartments in the MSRD-1
[2021.31 HPC 12 Washington St COA.pdf](#)
[2021.43 TruNorth Development 12 Washington FOF.pdf](#)
[2021.43 TruNorth Development 12 Washington SR.pdf](#)
[Application Package.pdf](#)



CITY OF BIDDEFORD

PLANNING DEPARTMENT

Greg Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

Greg.Tansley@Biddefordmaine.org

HISTORIC PRESERVATION COMMISSION REQUEST FOR CERTIFICATE OF APPROPRIATENESS

NOTICE OF DECISION

September 8, 2021

Applicant: TruNorth Development LLC
P.O Box 343
Biddeford Pool ME 04006
trunorthinvestments@gmail.com
john@portpropmgt.com

File # 2021.31 HPC

Project Address: 12 Washington Street

Map/Lot: 38/350

Project Zone: MSRD-1

☒ Contributing ☐ Not Contributing ☐ N/A

Nature of Application:

The applicant proposes exterior alterations to accommodate 2 restaurants and housing units on the upper floors of the building.

Findings:

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	TruNorth Development LLC P.O Box 343 Biddeford Pool ME 04006 trunorthinvestments@gmail.com
2.	Owner of Property:	TruNorth Development LLC P.O Box 343 Biddeford Pool ME 04006 trunorthinvestments@gmail.com
3.	Contractor/Developer:	N/A
6.	Project Agent/Architect:	none
5.	Project Location:	12 Washington St.

6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 350
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	Contributing.
10.	Existing Use:	Commercial
11.	Proposed Use:	Commercial and Residential
12.	Parcel Size	0.08 Acre
13.	Front Setback Required	None
14.	Side Setback Required	None
15.	Rear Setback Required	None
16.	Height Requirements	Min. 2 stories; max. 60 ft.
17.	Approvals Required:	Certificate of Appropriateness
18.	Uses in the Vicinity:	Mixed Use
19.	LDR Attachment A: Fess Paid:	Paid
20.	Other Permits Obtained:	None
21.	Historic Preservation Commission Review History:	September 8, 2021 Meeting: The notice was posted in City Hall and on the city website on September 1, 2021. Mailing notices were also sent out to all abutters within 100' on September 1, 2021 – 10 notices were sent out.

Decision:

The Certificate of Appropriateness **is approved** by the Historic Preservation Commission at its September 8, 2021 meeting, conditioned on the materials and assertions presented and:

- 1. All permits must be obtained from Code Enforcement prior to beginning any work.**

Thank you for participating in the City of Biddeford's historic preservation efforts.

ON BEHALF OF THE HISTORIC PRESERVATION COMMISSION



Brad Favreau
Biddeford Economic Development Coordinator

CC: R. Fecteau, Code Enforcement Officer,
M. Fenton, Code enforcement Office,
S. Welton, Code Enforcement Office,
D. Charron, Code Enforcement Office Manager,
N. Whitten, Planning and Development, File

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Site Plan Review

Pursuant to the provisions of the City of Biddeford Land Development Regulations, Article XI (Site Plan Review) and Article VI (Performance Standards), the Biddeford Staff Review Committee has considered the application of **TruNorth Development, LLC** to convert vacant space into multi-family housing at 12 Washington Street., including supportive data, public hearing testimony and related materials contained in the record. Based on Public Comment and Staff's review and recommendation, the Planning Board makes the following Findings of Fact and Conclusions of Law:

Findings of Fact:

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	TruNorth Development, LLC PO Box #343 Biddeford Pool, ME 04006
2.	Owner of Property:	TruNorth Development, LLC C/o Ciel Caldwell and Douglas Darby PO Box #343 Biddeford Pool, ME 04006
3.	Agent:	Self
4.	Engineer/Surveyor:	None
5.	Project Location:	12 Washington Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 350
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	None
9.	Existing Use:	Vacant (former restaurant and event space)
10.	Proposed Use:	Restaurant and 5 Apartments
11.	City Approvals Required:	Site Plan Review. The Staff Review Committee has determined that pursuant to <i>MRS Title 30-A, §4402. Exceptions. 6.</i> , this project will be review under Site Plan Review rather than Subdivison Review.
12.	Uses in the Vicinity:	Commercial, Residential, Government (Courthouse)
13.	Parcel Size:	.08 Acres
14.	Minimum Lot Size Required: Provided:	None .08 Acres
15.	Frontage Required: Provided:	None N/A
16.	Front Setback Required: Provided:	None N/A

17.	Side Setbacks Required: Provided:	None N/A
18.	Rear Setback Requires: Provided:	None N/A
19.	Height Requirements: Provided:	Minimum 2 Stories or 26 feet. Max. 60 feet. N/A
20.	Water Supply:	Maine Water (Public)
21.	Sewerage Disposal:	City of Biddeford
22.	Solid Waste Disposal:	Private Hauler
23.	Fire Protection:	City of Biddeford
24.	Floodplain Status:	None (NFIP FIRM Community Panel #230145 004 B)
25.	Parking Spaces Required:	The restaurant space should be considered grandfathered. The 5 new 2+ Bedroom Apartments require 10 parking spaces.
26.	Parking Spaces Provided (total): # Handicapped Spaces:	5 Parking spaces to be leased from Premium Parking. 5 Parking Spaces waived
27.	Ownership of Road:	Washington Street is a public street.
28.	Impervious Surface Area:	N/A
29.	Estimated Site Development Costs:	None
30.	Financial Capacity Letter:	N/A
31.	Waivers Needed:	1. Waiver of 5 parking spaces 2. Full Site Plan Review - Article XI, II (Procedure for Site Development Submission Requirements)
32.	Waivers Granted:	1. Waived 3 parking spaces 2. Full Site Plan Review - Article XI, II (Procedure for Site Development Submission Requirements)
33.	LDR Attachment A: Fees Paid:	All Fees Paid
34.	Staff Review Committee Review History: Final Review:	October 4, 2021

Conclusions of Law:

1. The proposed use meets specific requirements set forth in this ordinance and would be in compliance with applicable state or federal laws;

2. The proposed use would not create fire safety hazards by providing adequate access to the site, or to the buildings on the site, for emergency vehicles and would not create hazards through the storage of chemicals and wastes;
3. The proposed exterior lighting, where allowed, would not create hazards to motorists traveling on adjacent public streets or is adequate for the safety of occupants or users of the site or would not damage the value and diminish the usability of adjacent properties;
4. The provisions for buffers and on-site landscaping provide adequate protection to neighboring properties from detrimental or unsightly features of the development;
5. The proposed use would not have a significant, detrimental effect on the use and peaceful enjoyment of abutting property as the result of noise, vibrations, fumes, odor, dust, glare, hours of operation, or other causes;
6. The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets would not create hazards to public safety or traffic congestion;
7. The proposed use would generate a volume of traffic that can reasonably be accommodated by the existing road network, or would not create unreasonable traffic hazards or would not exacerbate an existing traffic hazard, or would not create unreasonable traffic congestion;
8. The proposed use would not have a significant, detrimental effect on the value of adjacent properties, which could be avoided by reasonable modification of the proposal;
9. The proposed use would not have an adverse impact on the privacy of the residents of the immediate area (within 500 feet) which could be avoided by reasonable modification of the proposal.
10. The proposed use would be in compliance with Biddeford's comprehensive plan;
11. The proposed use would not have an adverse impact on the immediate neighborhood or the community relative to architectural design, scale, bulk and building height, identity and historical character, or visual integrity, which could be avoided by reasonable modification of the proposal;
12. The design of the site would not result in significant flood hazards or flood damage or would be in conformance with applicable flood hazard protection requirements;
13. Adequate provision has been made for disposal of wastewater or solid waste or for the prevention of ground or surface water contamination;

14. Adequate provision has been made to control erosion or sedimentation;
15. Adequate provision has been made to handle stormwater runoff or other drainage problems on the site; and the proposed development will not unduly burden off-site surface water systems;
16. The proposed water supply would meet the demands of the proposed project (and for fire protection purposes, if applicable.)
17. Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by state law;
18. The proposed use would not have an adverse impact on scenic vistas, historic sites, archeological resources, or on significant wildlife habitat or wetland areas and water bodies, which could be avoided by reasonable modification of the proposal;
19. When located in the Shoreland Zone, the proposed use would meet the purposes of Shoreland Zoning as identified in Article XIV, Section 1 (Purposes) of this ordinance.

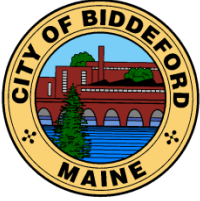
Approval Granted:

Based on the evidence available and the conclusions above, the Biddeford Staff Review Committee approves the Site Plan Review for the proposed project summarized above, located at 12 Washington Street (Tax Map 38, Lot 350) in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

1. **Historic Preservation Commission approval is required for any building exterior alterations or signage.**
2. **A sewer permit is required prior to any permit issuance. Sewer impact fee will be assessed once final flow numbers are provided to the Director.**
3. **If any roof drains are connected to the sewer system they must be disconnected as part of this approval.**
4. **The applicant shall obtain all other pertinent local, state and federal permits, licenses, and insurance such as blasting, building, electrical, plumbing, etc., prior to commencing business, unless authority issuing said permit allows for such actions.**
5. **Standard Conditions of Approval apply.**

Staff Review Committee Chairperson

Date



CITY OF BIDDEFORD

Planning and Development Department

Greg D. Tansley, A.I.C.P.

City Planner

205 Main Street

P.O. Box 586

Biddeford, ME 04005

(207) 282-7119 or (207) 284-9115

Greg.Tansley@biddefordmaine.org

STAFF REVIEW COMMITTEE REPORT

TO: Biddeford Staff Review Committee

FROM: Greg Tansley, AICP, City Planner

A handwritten signature in black ink, appearing to read "Greg Tansley", is written over the printed name.

DATE: October 1, 2021

RE: 2021.43 Site Plan Review for TruNorth Development, LLC to convert the 2nd and 3rd Floors of 12 Washington Street (Tax Map 38, Lot 350) into three 2-Bedroom Apartments and two 3-Bedroom Apartments in the MSRD-1 Zone.

MEETING DATE: October 4, 2021

1. INTRODUCTION

The applicant, TruNorth Development, LLC have recently purchased 12 Washington Street. 12 Washington Street was formerly the Wonderbar Restaurant. They propose to keep the ground floor as restaurant space which is not subject to the Staff Review Committee's review.

The creation of five (5) apartments, however, is subject to Site Plan Review. It would have been also subject to Subdivision Review if not for a 2019 statutory amendment to the State Subdivision Law which states the following:

MRS Title 30-A, §4402. Exceptions:

6. *Division of new or existing structures. Beginning July 1, 2018, a division of a new or existing structure into 3 or more dwelling units whether the division is accomplished by sale, lease, development or otherwise in a municipality where the project is subject to municipal site plan review.*

A. *For the purposes of this subsection, "municipal site plan review" means review under a municipal ordinance that sets forth a process for determining whether a development meets certain specified criteria, which must include criteria regarding stormwater management, sewage*

disposal, water supply and vehicular access and which may include criteria regarding other environmental effects, layout, scale, appearance and safety.

- B. The municipal reviewing authority in each municipality shall determine whether a municipal site plan review ordinance adopted by the municipality meets the requirements of paragraph A.*

Staff Recommend that for this and future similar applications we review the project under Site Plan Review and make that determination during the review process and include it in the Findings of Fact and Conclusions of Law.

2. PROJECT DATA/INFORMATION

Note: **HIGHLIGHTED** information is pending.

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	TruNorth Development, LLC PO Box #343 Biddeford Pool, ME 04006
2.	Owner of Property:	TruNorth Development, LLC C/o Ciel Caldwell and Douglas Darby PO Box #343 Biddeford Pool, ME 04006
3.	Agent:	Self
4.	Engineer/Surveyor:	None
5.	Project Location:	12 Washington Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 350
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	None
9.	Existing Use:	Vacant (former restaurant and event space)
10.	Proposed Use:	Restarant and 5 Apartments
11.	City Approvals Required:	Site Plan Review. The Staff Review Committee has determined that pursuant to <i>MRS Title 30-A, §4402. Exceptions. 6.</i> , this project will be review under Site Plan Review rather than Subdivison Review.
12.	Uses in the Vicinity:	Commercial, Residential, Government (Courthouse)
13.	Parcel Size:	.08 Acres
14.	Minimum Lot Size Required: Provided:	None .08 Acres

15.	Frontage Required: Provided:	None N/A
16.	Front Setback Required: Provided:	None N/A
17.	Side Setbacks Required: Provided:	None N/A
18.	Rear Setback Requires: Provided:	None N/A
19.	Height Requirements: Provided:	Minimum 2 Stories or 26 feet. Max. 60 feet. N/A
20.	Water Supply:	Maine Water (Public)
21.	Sewerage Disposal:	City of Biddeford
22.	Solid Waste Disposal:	Private Hauler
23.	Fire Protection:	City of Biddeford
24.	Floodplain Status:	None (NFIP FIRM Community Panel #230145 004 B)
25.	Parking Spaces Required:	The restaurant space should be considered grandfathered. The 5 new 2+ Bedroom Apartments require 10 parking spaces.
26.	Parking Spaces Provided (total): # Handicapped Spaces:	5 Parking spaces to be leased from Premium Parking. 5 Parking Spaces waived
27.	Ownership of Road:	Washington Street is a public street.
28.	Impervious Surface Area:	N/A
29.	Estimated Site Development Costs:	None
30.	Financial Capacity Letter:	N/A
31.	Waivers Needed:	1. Waiver of 5 parking spaces 2. Full Site Plan Review - Article XI, II (Procedure for Site Development Submission Requirements)
32.	Waivers Granted:	1. Waived 5 parking spaces 2. Full Site Plan Review - Article XI, II (Procedure for Site Development Submission Requirements)
33.	LDR Attachment A: Fees Paid:	All Fees Paid - pending
34.	Staff Review Committee Review History: Final Review:	October 4, 2021

3. EXISTING CONDITIONS

The former Wondebar Restaurant is located on its own parcel with no land – the footprint is the parcel. The main floor was used for a restaurant and will remain that way. The upper floors were function space to be converted into 5 apartments.

4. PROJECT PROPOSAL

5 Apartments on the 2nd and 3rd Floor.

5. STAFF REVIEW

a. ZONING: Multi-family dwellings are a permitted use in the MSRD-1 Zone.

b. REVIEW STANDARDS: Site Plan Review (Article XI), Performance Standards (Article VI).

c. WAIVERS:

i. Waive 5 parking spaces due to available on-street and nearby public parking lots.

The City Planner would like to note this is a re-use of a previously occupied space which demands very little parking. This waiver is recommended by the City Planner.

ii. Full Site Plan Review - Article XI, II (Procedure for Site Development Submission Requirements)

The City Planner would like to note there are no site improvements as part of this application. This waiver is recommended by the City Planner.

d. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

1. Provide sample lease form Premium Parking for the 5 spaces indicated in the application.
2. Where will self-service dumpster be located? Provide evidence of the ability to place and use said dumpster.
3. Provide copy of Deed.
4. Provide Ability to Serve Letters from:
 - a. Maine Water
 - b. Biddeford Wastewater Department

6. NEXT STEPS/SUGGESTED ACTIONS

- **Recommend the Staff Review Committee grant the waiver for 5 parking spaces.**
- **Recommend the Staff Review Committee grant the waiver for a full site plan review submittal given the scale, location, and nature of the proposal.**
- **If the applicant has addressed the outstanding items to the satisfaction of the Committee, and Committee approves the project, Staff recommend doing so with the following Conditions of Approval attached:**
 1. **The applicant shall obtain all other pertinent local, state and federal permits, licenses, and insurance such as blasting, building, electrical, plumbing, etc., prior to commencing business, unless authority issuing said permit allows for such actions.**
 2. **Standard Conditions of Approval apply.**

ATTACHMENTS

1. Application
2. Draft Findings of Fact and Conclusions of Law



**CITY OF BIDDEFORD, MAINE
PLANNING BOARD**

P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

Caldwell - Ciel@yahoo.com **APPLICATION FORM**

Type of Application:

☐ Shoreland Zoning Permit

☐ Conditional Use Permit

☐ Other: _____

☒ Site Plan Review

☒ Subdivision

☐ Extraction

☐ Private Way

Applicant Information:

Applicant's Name: TruNorth Development LLC

Applicant's Mailing Address: PO Box #343 Biddeford ME 04005

Applicant's Telephone: (617) 775 5669

What is Applicant's legal interest in the property?

☒ Owner

☐ Potential Buyer with Contract

☐ Lease/Rental Agreement

Owner's Name: Ciel Caldwell Douglas Darby

Owner's Address: 114 Mile Stretch Rd

Owner's Telephone: Biddeford ME 04005

Agent's Name: _____

Agent's Address: N/A

Telephone: _____

Engineer/Surveyor: _____

Engineer/Surveyor's Address: N/A

Telephone: _____

Project Location and Lot Information:

Street Address: 12 Washington Street Biddeford

Tax Map: 38 Lot: 350

Current Zoning: MSRD.1

Shoreland Zoning: _____

Size of lot: 08 ☒ acres ☐ s.f. Lot Frontage: _____

Existing Use of Property: Commercial, Restaurant

Property currently serviced by:

☒ City Road

☐ Private Road

☒ Public Sewer

☐ Septic System

☒ Public Water

☐ Private Well

☐ Public Trash

☒ Private Hauler

Slope Conditions in Area of Construction (if applicable): N/A

☒ Flat (0-3 % slope) ☐ Rolling (3-8% slope) ☐ Hilly (8-15% slope) ☐ Steep (15% + slope)

Are there any wetlands or waterbodies on the site? ☐ Yes ☒ No

If yes, attach information

Do you plan to bring fill onto the lot?

☐ Yes ☒ No

If yes, attach information

Description of proposed use of property:

Project/Proposed Use Description: Convert second and third floors to Residential units. 1st Floor will remain as restaurant.

Property to be serviced by:

☒ City Road

☐ Private Road

☒ Public Sewer

☐ Septic System

☒ Public Water

☐ Private Well

☐ Public Trash

☒ Private Hauler

Is this project part of a larger project?

☐ Yes ☒ No

☐ If in a Shoreland Zone:

Percent of residential lot coverage (Max. 20%): _____

Percent of structure expansion (Max. 30%): _____

☒ If Subdivision Review, number of lots proposed: _____

existing
1 lot 5 apt units

☐ If a Private Way is proposed, number of lots served: _____

☐ If Site Plan Review, you must provide the following information:

Total new square feet footprint of structures: _____

Total new square feet paving/parking: _____

Waiver Requests (attach details):

1. _____
2. _____
3. _____
4. _____
5. _____

Attachments:

A. Letters of Approval

☐ Fire Department - Contact Chief or Deputy Chief - 282-9986

☐ Ability to Serve for Water Service – Maine Water - 282-1543

☐ Ability to Serve for Sewer Service- Engineering Dept (Sewer) - Tom Milligan 284-9118

N/A ☐ Police Department - E-911 Road Name Designation - Contact Joanne Fisk - 282-5127

B. Letter to Planning Board describing project, waiver requests, proposed improvements, addressing permit requirements, etc.

C. Photographs of site.

D. Architectural renderings/drawings of proposed buildings, as required.

E. Engineered Plans, as required.

Fees (due at time of application):

Refer to "Attachment A Fees and Charges" of the Land Development Regulations for more information. Consult with Planning Staff if you have questions.

Required Signatures:

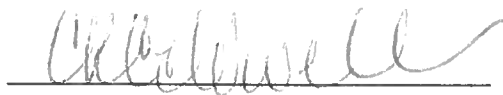
By signing this application, as the foresaid applicant or authorized agent:

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and it's attachments are true and correct;
- I understand that all information provided on this form and all other documents submitted as part of my proposal is a matter of public record;
- I understand that copies of this information may be supplied upon request to an interested party.
- I understand that additional funds may be required through the course of review for special studies, legal review costs, and/or engineering review.
- I understand that by submitting this application I am not guaranteed a place on any particular agenda. I further understand that the City Planner will place me on an agenda for review when the application is deemed substantially complete.

☒ Project proposed to have 1 acre or more of site disturbance:

-Project may need to apply for a Maine Construction General Permit and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.

Signature of applicant:



Date:

8/18/2021

Signature of owner of property:



Date:

8/18/2021

**IF PLAN APPROVAL IS ANTICIPATED, PROVIDE 2 FULL SIZE MYLARS & 2 FULL SIZE PAPER COPIES FOR BOARD SIGNATURE (AS APPLICABLE).
CHECK WITH PLANNING STAFF FOR CLARIFICATION.**

To: Biddeford Planning Board

From: TruNorth Development LLC
Ciel R. Caldwell, Owner
Douglas Darby, Owner

Date: August 17th 2021

RE: 12 Washington Street, Biddeford – Residential apartments on second and third floors

Background:

Effective August 4th 2021 TruNorth Development LLC acquired 12 Washington Street (a.k.a. The Wonderbar Building) from Vincent Keely. This building is designated as “contributing” to the historic profile of the city. We are working with the City Planning Department and presenting to the full Historic Committee for approval for any proposed impacts to the exterior of the building. For reference to the Planning Committee external changes to the street facing exterior of the building is limited to replacement windows and signage. The included plans do require that the rear of the building and the sides have changes to accommodate new / altered windows.

Currently 12 Washington Street is a restaurant / event space on the first and second floors. The third floor has never been “finished” and is used as storage. The building has an installed “sprinkler” fire suppression system in the basement through the third floor. There is no onsite parking at the location. The building has been inspected for asbestos and lead with asbestos found around heating duct work and pipes in the basement and small areas in a stairwell. Such Asbestos is being professionally removed.

Proposed Scope of Work:

The included plans document the proposed floor plans for apartments on the second and third floors. The first floor will remain as restaurant space. The apartments will be “market rate” rental units. One parking space per apartment unit will be secured with Premium Parking. Trash will be “self-service” to a dumpster which will be shared with the restaurants. Floor plans incorporate all existing structural beams and columns into the wall designs for the apartment units. The walls between units are designed as 6in accommodating structural columns within such walls. The units will have dedicated electric panels in unit. Heating and cooling will be provided by in unit heat pumps (compressors on roof). Hot water will be centrally provided. We are working with Code enforcement on required materials to separate the residential units from the restaurant commercial space in compliment to the existing fire suppression system.

Overview by floor:

Second floor:

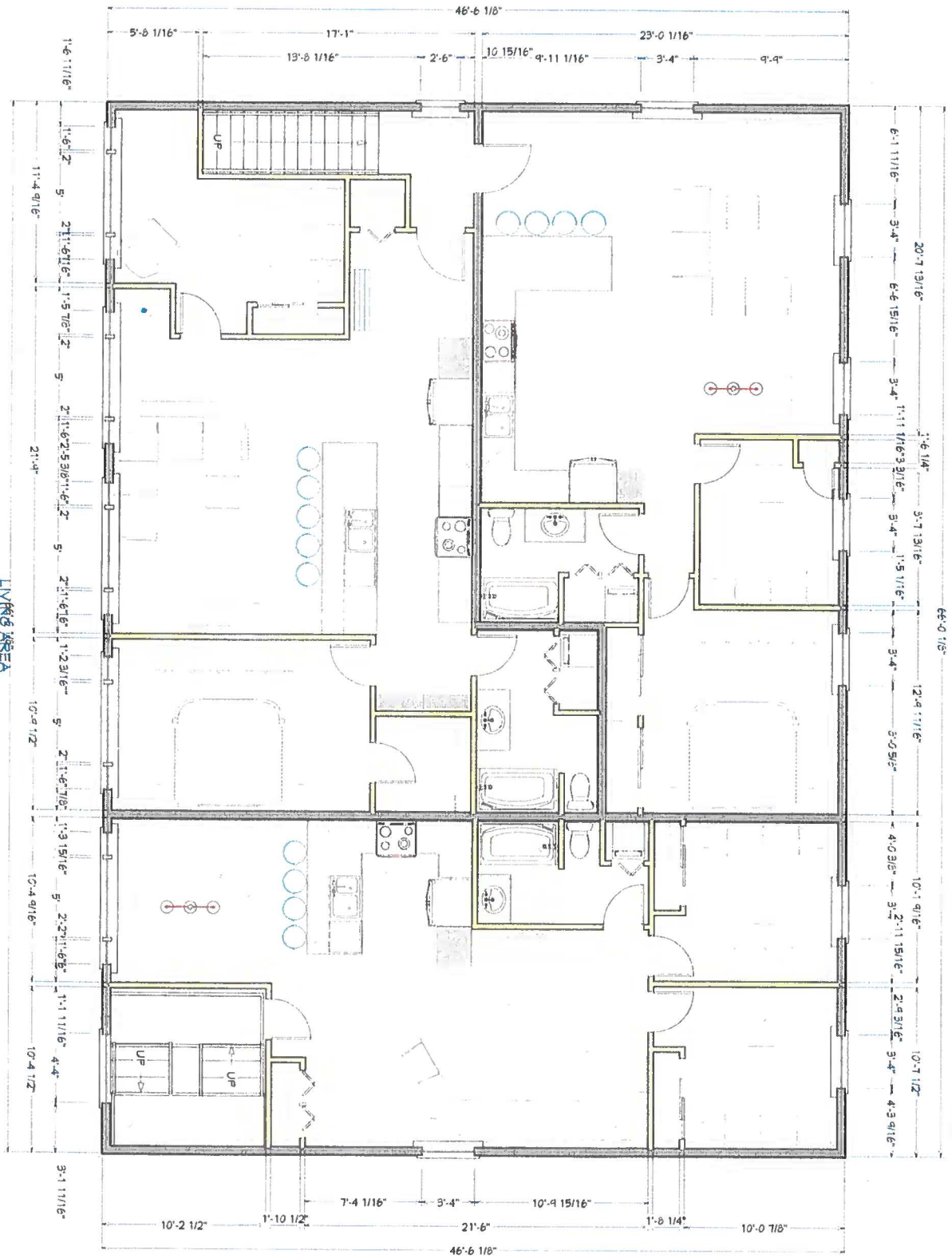
- Two three-bedroom apartment units.

- Unit 201 would enter through the door on the left when facing the building and leverage the existing stairwell on such side of the building. Unit 202 would use the right entrance and the right existing stairwell.
- High partial windows will be installed along the rear of the building adding natural light to the units. An existing external door to “nowhere” will be removed and replaced with a window.
- Each unit will have two bathrooms, in unit laundry, and large open living space.

Third floor:

- Three two-bedroom units.
- Units 301 and 303 will enter at the left entrance to the building and use such existing stairwell. Unit 302 will use the right entrance and stairwell.
- Certain windows will be added on the rear and another door to “nowhere” will be removed and replaced with a window.
- Each unit will have a full bathroom and in unit laundry.

3rd Floor



LIVING AREA
3070 SQ. FT.