



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

MEMORANDUM

December 11, 2019

TO: Site Plan Review and Appearance Board (SPRAB)

FROM: Anthea Giannotes, Development Services Director

THROUGH: Scott Pape, Principal Planner

DATE: December 3, 2019

SUBJECT: Class II Site Plan Modification for 100 Gleason Street (2020-029)

On November 20, 2019, the SPRAB considered a Class II Site Plan Modification for 100 Gleason Street for the modification of an approved duplex site plan to allow rooftop appurtenances that exceed the maximum height. The Board voted 5-0 to continue with direction (Carol Perez and Todd L'Herrou absent). Direction included reducing the massing of the appurtenance above the maximum height of 35 feet.

The Applicant has resubmitted plans that have the following changes in regard to the appurtenance.

- Appurtenance floor area reduced from 230 sf to 195 sf per unit.
- Appurtenance height reduced from 12 feet to 10 feet in height.
- Air Conditioner mechanicals relocated from within the appurtenance.
- Appurtenance setback increased by 4.25 feet along the western façade.
- Buttress stopped at the top of the Appurtenance roof parapet.