

157 West Allen Street Conditional Use Request

I purchased 157 West Allen Street in 2021 and have owner occupied since. I live in the first floor 3BR/2BA unit with my partner and a roommate. Our roommate just put a house under contract and will move out Q4 2022. My partner and I have no need for a 3BR/2BA unit and are okay with downsizing to better use the property and collect rent from the larger 3BR unit. The large unfinished garage would be a great fit for us if a bathroom/kitchen/bedroom were approved. Below is a brief outline of why I feel this project should be approved based on the Conditional Use criteria.

I am submitting a request to the DRB for a Conditional Use permit because my home is in district R-C, so I am limited to having two living units, but would like to add a third.

Section 6.7 – Conditional Use Review

C. General Standards

1. Capacity of community services or facilities.

I have not consulted with municipal and state officials, however I am aware of the current housing crisis and lack of affordable housing. All I can say here is that I am sure my property taxes will increase which will aid in the hiring of additional teachers, police officers, municipal workers, etc. to help keep the city running.

2. The character of the area affected.

I live on a relatively quiet street, so I understand the concern of not drastically growing the neighborhood. However, the neighborhood has capacity to grow. We have ample on-street parking, the park down the road is rarely full, and traffic is low. This would not be the first 3+ unit building in the neighborhood and the other triplex down the street is quiet. For what it is worth, I also feel that I bring a lot of pride in ownership to the neighborhood and enjoy improving the property.

3. Traffic on roads and highways in the vicinity.

As mentioned, there is ample on-street parking. Traffic is low. If traffic and roadways is a concern of the board, I would prioritize doing something to limit speeding. I have considered helping pay for a speed check radar near my house. I would volunteer that as a condition if I have say in the matter.

4. Bylaws in effect.

I am not aware of any ordinance violations other than that I will be exceeding the maximum unit count for R-C. There will be additional permits (ex: wastewater, certificate of occupancy) which I'll need to work with the State on, and I'm sure any ordinance violations will be handled at that time.

5. The utilization of renewal energy resources

I don't think this requirement is applicable to my project. However, I do plan on putting in heat pumps and using very little natural gas.

D. Specific Standards

1. Performance Standards – Refer to section 4.13 (below)
 2. Legal Documentation – as requested by DRB
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Section 4.13 – Performance Standards

1. Noise

I don't foresee much additional noise, nor anything outside the norm for habitational occupancies

2. Vibration

Perhaps a little bit while trenching the sewer/supply/gas lines. Otherwise, N/A

3. Glare, Lights, Reflection

In considering the addition of windows, none will be in areas that will reflect light on neighboring properties or the street.

4. Fire, Explosives, Safety

N/A

5. Smoke, Fly ash, Dust, Fumes, Vapors, Gases, Air Pollution

N/A

6. Heat, Cold, Moisture, Mist, Fog, Condensation

N/A

7. Liquid or Solid waste and Refuse

All contemplated with the wastewater planning and permitting. I may have to increase my Trash/Recycling pickup frequency/capacity.

8. Electromagnetic Radiation

N/A

9. Radioactivity and Other Hazards

N/A