

Oakland Development Activities Meeting
December 15, 2020, 6 pm
Hosted by OPDC on Zoom
Project: 255 Atwood St.
Presenter: Jody Schurman, Lab8 Designs

Addition to 255 Atwood St. Existing building currently houses four dwelling units. We are proposing a new addition to rear of building. Four dwelling units in Oakland public realm zoning district is an existing non-conforming use, and thus subject to the procedures of a special exception for any sort of enlargement or enhancement. The enlargement of a non-conforming use is limited to 25% increase in total square footage of building. Existing building is 2,178 square feet. A 544 square foot increase is allowable, we are proposing 522 square foot addition (24% increase). Two-story addition, with 261 square feet per floor.

Two units per floor, four units total. Front units are not under our scope of work, but there will be minor cosmetic improvements done to them. Our work is on the rear-unit additions. Floorplan: open plan living/kitchen area leads into a corridor towards the rear with a bath and three bedrooms off of the corridor. There is a second exit at the end of the corridor that leads to the deck and rear yard (which includes existing parking pads). Second exit is not required by code, but we feel it provides a higher level of safety than partially sprinkling the building. Second floor is bedroom additions, small reconfiguration of living area to make an open floorplan. New exit stairs. Shed roof will tie into existing low-slope roof on building. Emergency escape and rescue buildings, proposing to re-clad entire building with vinyl siding (not including brick portion of front façade).

Q: What is the approval process? Is working happening on this right now?

A: No substantial work is being done. There may be a demo permit of 255, client also purchased 257 but I am not involved. Special exception for enlargement of non-conforming use will require Planning Commission approval (beginning of February) and Zoning Board of Adjustment (early January).

Q: Can you describe the access to parking in rear and if that's changing?

A: That is not changing. There is a breezeway on the site's south side, which gives access to rear parking pad. We are not adding any additional dwelling units, so there are no additional parking requirements that we have to accommodate. There's a certificate of occupancy already on file.

Q: How many bedrooms are being built?

A: Rear units will be 3 bedrooms each. First floor front is studio apartment, second floor front is two-bedroom unit.

Q: How many bedrooms were in the rear units prior to renovation?

A: I don't know the answer, units were in bad shape so it is tough to say. Between 2-3 bedrooms.