

## 4 Three Elm road Summary

1. Question, the building looks bigger. They did get a variance on January 21<sup>st</sup> 2020 to add 10 feet to the Thimble Island side of the property and enclose it into the building envelope.
2. Question, the building looks too tall. According to P&Z the building is at 31' and the max is 35'.
3. Question why did construction stop? The building official was on site and entered the building and found work being done on the attic (3<sup>rd</sup> floor) which was not approved and issued a verbal stop work order.
4. What happens next? ZBA meeting September 21<sup>st</sup> looking for variances for an ADA ramp along Three Elm road. Stony Creek Architectural Review Board asked the architect to improve the look of the building and the architect added gables on the TI side and dormers on the back side.

*21/9 – 3. ALMR LLC/David D'Atri, Owner, 4 Three Elm Road, (J9-9-12 R-2) Var. Sec. 3.4.A – Line 5: Front setback from 15 ft. to .7 ft. for south balcony w/3 columns and south long walk and running wall from 15 ft. to .47 ft.. Also, Sec. 8.1.C (3): Nonconforming, in order to complete renovation of existing nonconforming building into four (4) residential units.*

After ZBA, back to P&Z to get the 3<sup>rd</sup> floor approved.

*ALMR LLC, c/o David D'Atri- Applicant & Owner  
4 Three Elm Road  
Special Exception Modification-Multi Family Dwelling  
**Application #21-6.9**  
**A/ R on 7/1/21 & PH set for 9/2/21**  
The applicant needs ZBA approval.  
**The item was continued to the 10/7/21 meeting***