

MISTRY DESIGN

August 22, 2022

Midland Park Zoning Board of Adjustment
280 Godwin Avenue
Midland Park, NJ 07432

RE: 714 Godwin Ave.
Project # 1889-1

Dear Ms. Harmon,

In response to the Richard Wostbrock & Associates letter dated August 19, 2022 for the above mentioned project, please see our responses below. (SEE ALSO REVISED ARCHITECTURAL PLAN DATED 8.22.22)

1. *The building shall be side facing with the front of the building facing the parking on the left side of the property. Testimony should be provided regarding the efforts, if any, to make the street facing façade mimic other dwellings in the neighborhood. **WILL PROVIDE TESTIMONY. ADJACENT HOMES ARE COLONIAL IN NATURE AND WE HAVE KEPT IT SIMILAR.***
2. *Testimony should be provided regarding the accessibility requirements for the building and units. **WILL PROVIDE TESTIMONY. ONLY GROUND FLOOR UNITS NEED TO BE ADA ADAPATABLE- AND THEY ARE SHOWN ACCORDINGLY.***
3. *Will the structure have fire suppression sprinklers? **YES- REQUIRED BY BLDG CODE.***
4. *The 1-bedroom and 2-bedroom units are near identical except for access to the bedroom closet. This may create an enforcement issue as the 1-bedroom unit has both a living room and a tv/den. We question the need for both and the possibility to convert (legally or illegally) the tv/den into a second bedroom. This would add intensity to the use and could impact the parking requirements for the site. **THE PLANS HAVE BEEN REVISED TO REFLECT ALL TWO-BEDROOM UNITS, HOWEVER, NO PARKING CHANGES ARE REQUIRED.***
5. *The elevation of the first floor is questioned as it necessitates stairs and accessible ramping that could be reduced if not eliminated by lowering the first-floor finish floor elevation. This could in turn convert the basement to a cellar eliminating a variance condition. Based on the information submitted, it appears that the lowest level of the structure meets the definition of basement, therefore the structure is a 3 ½ story building. **WE NEED TO MAINTAIN A MIN OF 8" CLEAR TO WOOD FRAMING SO EVEN IF WE LOWERED THE FIRST FLOOR A LITTLE, IT WOULD NOT MEET THE DEFINITION OF A CELLAR.***

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6. **WE HAVE ADDED AN ATTIC PLAN TO THE REVISED PLAN. THIS IS STILL CONSIDERED A HALF-STORY.**

If you have any further questions please feel free to contact me at 973.347.2727 x 1

Sincerely,

A handwritten signature in blue ink, appearing to read 'Yogesh Mistry'.

Yogesh Mistry, AIA
President