

2525 Belmont

v fowlkes <vw@fowlkesstudio.com>

Wed, Aug 7, 2024 at 11:08 AM

To: jsmith@semafor.com

Cc: Paul Bogosian < paul@peakprojects.com >, Toni Ann Cox < tcox@peakprojects.com >

Hi Justin,

As I mentioned on the phone, we have been working on plans for a renovation at 2525 Belmont -- next door to your house. The project will require zoning relief for the entry-level additions and I am reaching out to let you know our plans and see if you have any concerns. (The process basically requires that there are no objections from neighbors.)

On your side of the house, the plan is to extend the third floor over a portion of the flat roof on the SW flank of the building. This addition will be set in from the edge of the second floor by several feet. The garage, which butts against your property line will not change in size. As this addition is confined to the third floor, which is conforming, no relief is needed.

On the opposite side of the building from you, we are planning a 1-story sunroom addition that extends over the side terrace and a new hipped roof over the second-floor flank of the building that will be green terra cotta to match the existing roof over the central volume. The sunroom will require relief for side yard and lot occupancy.

Finally, we are proposing a small porch over the front door. This will extend off the front of the building by approx 24". This too will require relief for lot occupancy.

In addition to the enlargements described above, the entire house will be reclad in limestone, all of the windows will be replaced, one of the rear balconies will be removed and we will be adding one small juliet balcony to the front.

I have attached a zoning diagram as well as a front elevation. I would love it if you could take a look and let me know if you have any concerns. I am happy to talk it through with you at your convenience.

These are schematic drawings. I have shared them with the various approval bodies and have gotten preliminary feedback but there will be many details and refinements to come. Let me know the extent to which you'd like to be kept in the loop. I also wanted to introduce you to Paul Bogosian and Toni Ann Cox, who are cc'd here. They will be representing the ownership and can serve as a point of contact if Zach or I are ever out of reach.

Best,
VW

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2 attachments

 **240806 - Zoning Diagram.pdf**
55K

 **2525 Front Elevation.pdf**
632K

2525 Belmont

Justin Smith <jsmith@semafor.com>
To: v fowlkes <vw@fowlkesstudio.com>
Cc: Paul Bogosian <paul@peakprojects.com>, Toni Ann Cox <tcox@peakprojects.com>

Wed, Aug 14, 2024 at 10:32 AM

Hi VW - I have no objections at this time. Best Justin

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