

CRAMSIE RESIDENCE – 77 Willow Street (Hearing Date: 03/04/21)

OPTION #1 – Proposed Second Floor Addition as Originally Submitted

COSTRUCTION COST: **\$26,000** (*BASE PRICE AS DRAWN*)

Second floor addition would fully cover the existing first floor structure that was previously approved for a variance back in 1973. See Attached Resolution.

OPTION #2 – Proposed Reduced Second Floor Addition with Covered Balcony

ADDED CONSTRUCTION COST: **\$13,500** (*51.9% increase*)

Second floor addition is reduced along the Oak Place side of the home, to match the same width the front portion of the home. This would create enough space to stand on a balcony and allows the wall plane to be broken. The Owner wants the roof above to maintain the wider profile in order to provide a cover over the balcony and to allow for use of the attic space. The wider roofline also allows for the Master Bedroom windows along the rear elevation to align with the ridge.

OPTION #3 – Proposed Reduced Second Floor Addition with Uncovered Balcony

ADDED CONSTRUCTION COST: **\$11,000** (*42.3% increase*)

Second floor addition is reduced along the Oak Place side of the home, to match the same width the front portion of the home. This would create enough space to stand on a balcony and allows the wall plane to be broken. The Owner does NOT like this approach as it would make the attic uninhabitable, in addition to shrinking the size of the proposed Master Bedroom. Also, the shifting of the new roof ridge line would not be on-center with the Master Bedroom windows and would like weird.

OPTION #4 – Proposed Reduced Second Floor Addition with Roof Skirt

ADDED CONSTRUCTION COST: **\$3,500** (*13.5% increase*)

Second floor addition is reduced along the Oak Place side of the home by 18-inches. The shifting of the second floor wall would allow for a small roof skirt, which would break the roof plane. The Owner does NOT like this approach as it would make the attic uninhabitable, in addition to shrinking the size of the proposed Master Bedroom, though not as drastically as the previous options. Also, the shifting of the new roof ridge line would not be on-center with the Master Bedroom windows and would like weird.