

**ARYEH SIEGEL**  
ARCHITECT

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**Project Narrative**

**177 Main Street**

March 31, 2020

177 Main Street is an existing 3-story building that was previously located in the CB zoning district, and after a zoning change by the City Council, is now located in the CMS District. The project received Site Plan and Special Use Permit approvals in 2017 for additions at the rear of the building, and conversion from 3 residential units to 2 residential units, with the commercial space unaffected by the new work. The Site Plan and Certificate of Appropriateness was approved July 11, 2017.

Construction work on the approved addition was completed in 2018-2018.

The Owner, who occupies the duplex apartment on the first and second floors, is proposing to add a small sunroom structure to the rear of the 1<sup>st</sup> floor. The footprint is approximately 10' x 10', and the sunroom is one story high.

This is the subject of the current Site Plan application. The property's zoning has been changed from CB (Central Business) to CMS (Central Main Street) since the project was completed, and now requires only Site Plan approval without a requirement for a Special Use Permit. The proposed sunroom addition complies with the requirements of the CMS district.

This Amendment also requires a Certificate of Appropriateness. The addition is a simple framed sunroom. The framing is white to match the existing trim on the building. There is an existing wood stockade fence around the rear yard where the sunroom is proposed to be constructed. Therefore, it is not visible from Cliff Street for all intents and purposes.



Aryeh Siegel  
*Aryeh Siegel, Architect*