

## APPLICATION ADDENDUM

Property: 2-13 Alpine Street  
Applicant/Owner: Apres Ski LLC  
Agent: Adam Dash, Esq.  
Zoning District: BB (before), UR (now)

This is an Application for Modification regarding the above-referenced Property to revise the prior approval by the Zoning Board of Appeals in Case # PB 2016-75 on August 2, 2017, as it may have been previously amended or revised.

The plans filed herewith detail the Revisions being sought.

The Revisions currently being sought are as follows:

1. The right-side stair adjacent to the elevator overrun has been extended to the roof, replacing the proposed hatch and ladder. This is necessary to provide adequate access to the mechanical equipment on the upper roof level. This improved access makes it much easier for repair and replacement of the equipment in the future and eliminates the need for blocking the street with a crane when equipment is replaced.
2. The batten pattern at the top floor and right-side stair tower has been adjusted to the pattern created by the board seams. The batten color matches the board color (and looks better than the batten color on the plans which appear in shadow and the batten color on one material board proposal which was red).
3. The cast stone signage at the center of the front façade is now proposed to read “13 Alpine Street” in lieu of the previous “Faulkner Brothers” signage which was destroyed by the previous property owner Applicant/Owner did not destroy said signage.
4. The granite veneer at the front wall headers and columns is to be changed to Arriscraft cast stone siding. The Arriscraft is more in keeping with the building and neighborhood. The granite siding is extraordinarily expensive and does not fit with the style of the building.

5. The abutting neighbor to the East has requested that that CMU block be used instead of the previously proposed glass block on the Easterly wall to enhance said abutter's privacy and to eliminate light emanating from the garage.
6. The door and window pattern at the front left side ground floor space has been altered. This was previously approved as de minimis.
7. Windows have been slightly altered on all facades as shown in the elevations filed herewith due to interior layout revisions and structural requirements from Applicant's structural engineer's revisions in the permit set.
8. Due to the instability of the original garage's front façade, the original wall had to be removed and rebuilt. This was previously approved as de minimis.
9. Iron railings originally shown as vertical on the plan elevations are now horizontal for a more modern design.
10. Iron railings have been added for safety, and planters for beauty, to the upper 4<sup>th</sup> floor roof. Due to code requirements, Applicant is required to add greater than 50% of the roof line in railings for fall safety protection around the condensers. The planters will soften the roof line and add vegetation for bee populations. Please see the article at this link: <https://e360.yale.edu/features/urban-refuge-how-cities-can-help-rebuild-declining-bee-populations>.
11. The wood decking is being extended to 3 sides of Unit 401 on the 3<sup>rd</sup> floor roof, also adding additional planters and flora to help create a bee habitat.
12. The ground floor front 2' high granite planters will be replaced with cast concrete planters at the front of the building. The granite planters are extraordinarily expensive and do not fit with the style of the building.