

## **8/29/22 Proposed Addition to Rear of Previte's Marketplace, Inc:**

### **Narrative/Overview:**

The proposed Project's Addition, as submitted is to expand the existing Loading Dock/Receiving Area, as well as to add a second level directly above the Loading Dock/Receiving Area.

The purpose of the proposed Addition is to provide an additional area to the Loading Dock/Receiving area, and a "Marketplace" office on the first floor level, consisting of approximately 800 square feet.

The second floor will be built for the Marketplace's Corporate Office/Operations Area, consisting of approximately 1,000 square feet (i.e., 3 offices, a workstation/reception area, and a restroom).

The following matters have been studied and documented as part of the Special Permit Modification request:

- 1.) The addition to the Loading Zone/Dock Area does not interfere with any emergency or other vehicle's ability to access or traverse through or around the back driveway or Loading Dock Area.
- 2.) The proposed Addition does not add any additional parking burden on the Project given that the Marketplace's employees, who will be using these "new" office spaces, are already present on site and parking in the existing parking areas.
- 3.) A further parking analysis has been done to update the commercial tenant "uses" currently located at the property today, and there remains a surplus number of parking spaces available, since the original project parking required are in excess of what was noted in the initial Special Permit Decision.
- 4.) The proposed Addition exterior façade construction materials will be the same as the Original building materials, and the design will be in keeping with the design of the overall building's aesthetics.
- 5.) The proposed Addition will not be visible from the Columbia Road (front) side of the building.
- 6.) There are no proposed site changes anticipated in this Project except for a small re-working of the retaining wall located in the back side of the building, so as to allow for easier access to the dumpster area's location.