



ARCHITECTURE – INTERIORS – EXHIBITS – EVENTS

116 ARCADIA BOULEVARD, SPRINGFIELD, MASSACHUSETTS 01118
413-781-3010 / 413-222-3588

October 1, 2018

Richard Harris
Town Planner
South Hadley, MA

RE: Request for special permit amendment

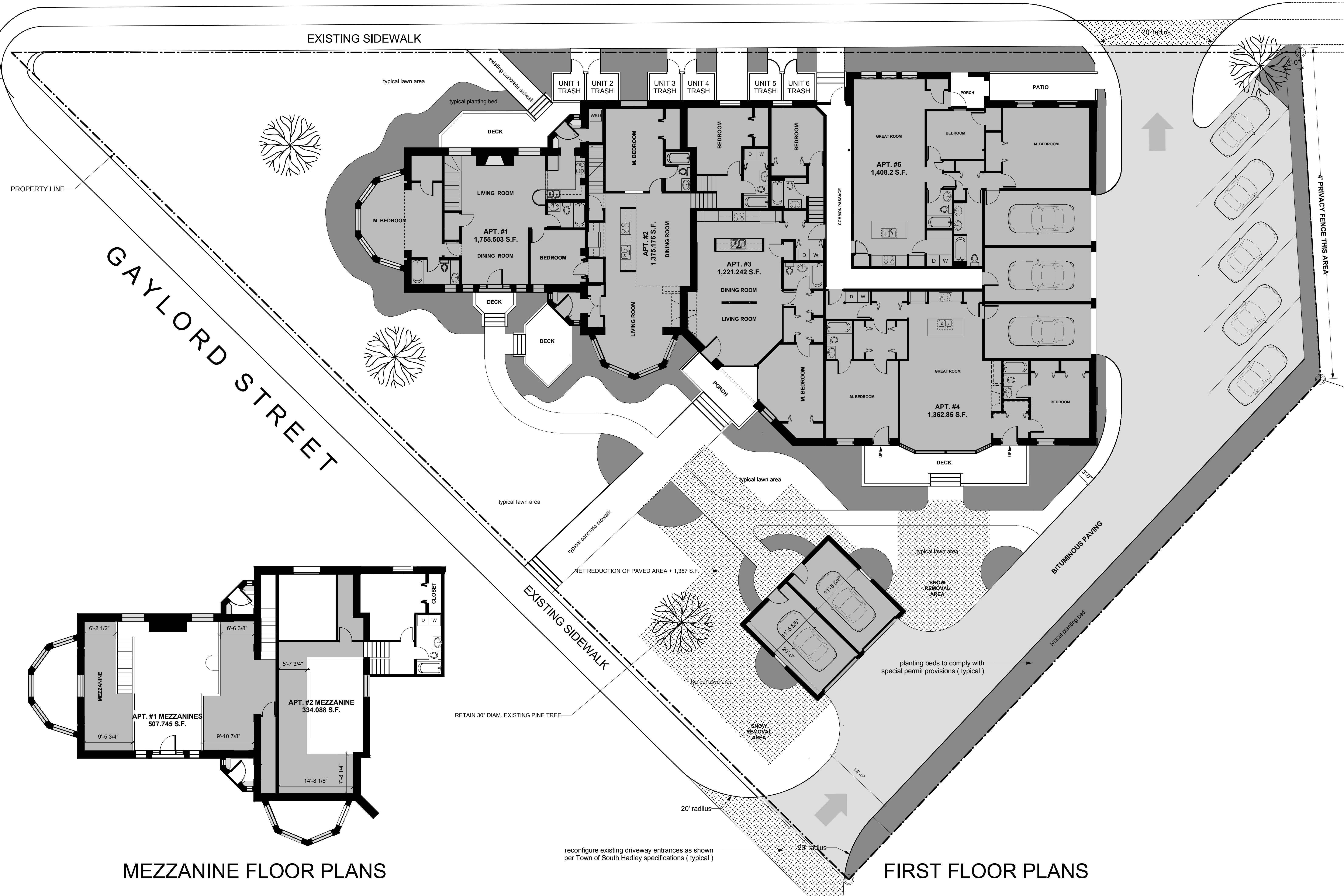
Hello Richard,

Since listing the condos for sale, the overwhelming response has been positive except for the lack of indoor parking. We are therefore proposing to reduce the number of apartments from six to five. This will allow us to provide three garages within the existing building. Two additional garages would be built as a detached accessory structure on the Gaylord Street side of the property. I've designed this structure to be no closer to the street than the existing building. By reducing the number of units for sale, we forfeit the potential profit, but in doing so we accomplish many desirable benefits.

1. The impermeable paved surfaces of the original and amended special permit has been reduced by 1,357 s.f. (as shown on the attached site plan).
2. We've reduced the number of open surface parking spaces from 12 to 5 and positioned them in the side yard of the building instead of in the front yard.
3. We have styled the detached garage to match the older part of the existing building and by doing so, have minimized the institutional aspects of the existing building addition.
4. With this change, the open landscaped area of the project more nearly resembles the original site plan's plantings and lawns.
5. Though moving all the parking to the side yard requires the removal of an existing maple tree, we are able to save the sizeable pine tree in the Gaylord Street yard.
6. Less obvious benefits are to the designs of units four & five, which are now larger and have direct access to their garages. Two parking spaces are still provided for each unit.

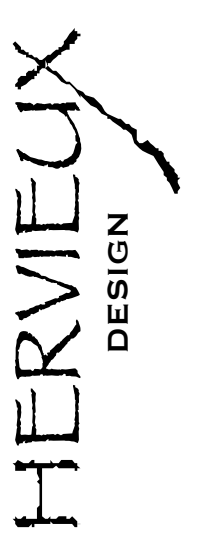
We hope the Board and all concerned will agree that the proposed changes offer a net improvement to the project. We re-affirm our agreed commitment to all the provisions of the original special permit.

Ray Hervieux



27 BARDWELL ST, SOUTH HADLEY - CONDOMINIUM S

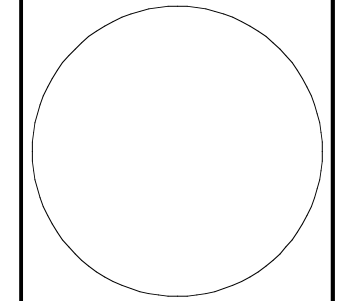
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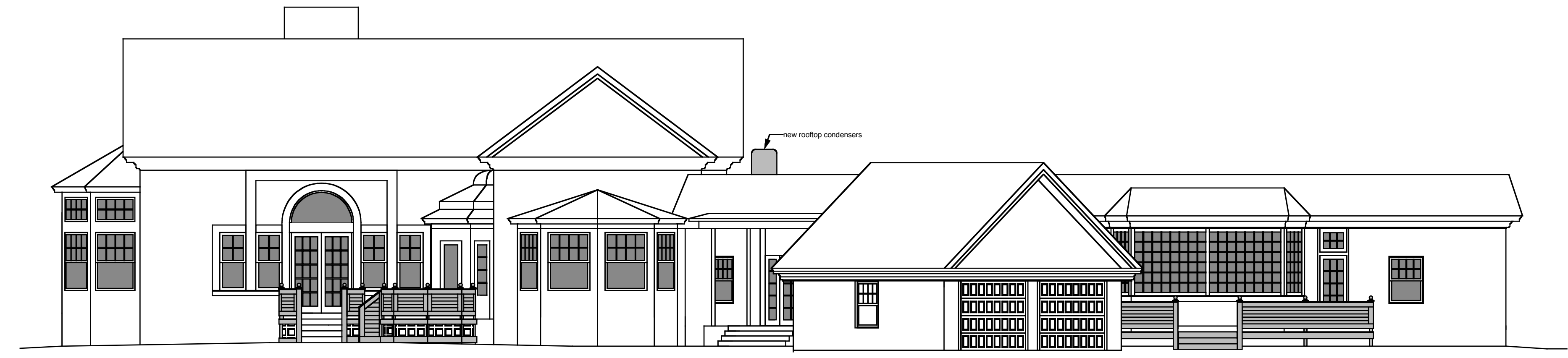
ARCHITECTURE - INTERIORS - EXHIBITS - EVENTS
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 413-781-3010 herveuxdesign@gmail.com 413-252-3888

MEZZANINE FLOOR PLANS

FIRST FLOOR PLANS



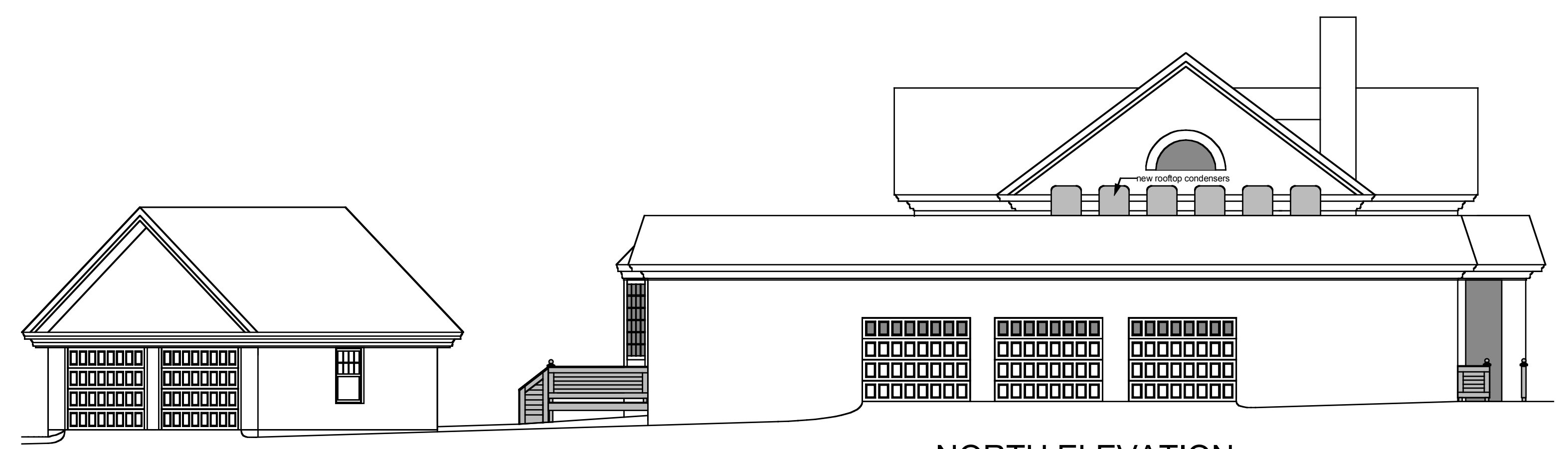
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION