

Narrative Description:

The intention of this project is to provide an improved patio layout as well as a more level area for tables and seating. It will provide better separation of the patio area from the street sidewalk by removing the "driveway" and creating an elevated patio as currently exists to the east of the driveway. The ADA accessible entrance ramp will be relocated to the west side of the property adjacent to the single-family residence. A solid vinyl fence is proposed at the west edge of the ramp extending from the rear of the single-family residence to the front setback of the residence as shown on the site plan. In discussions with the neighbor, it was verbally agreed to install the fence 8 ft high from the south fence termination point to the north side of the 1st floor windows. From this point the fence would be lowered to 6 ft. There was also a verbal agreement that the space between the fence and home would be landscaped with a stone mulch to avoid turf maintenance in this area. The current driveway apron will be removed, and barrier curb installed. The apron would be replaced by a 6 ft wide paved area in the terrace for delivery access from the street.