

**The Barn**  
**Change of Use from Retail to Short and Long Term Office with Coffee Service**  
**119 Griswold Street**



**Owner/Applicant:**  
**Joseph Tomkievich**

**Town Plan & Zoning Commission - §12.9 Minor Change**  
**July 7, 2020 - 7:00 PM**







SPACE REQUIRED  
 6 SPACES REQUIRED  
 3 SPACES REQUIRED  
 SPACE REQUIRED

ASSESSOR # 04-2790-N0008  
 131 GRESWOLD STREET

# Site Plan

-  Hemlock
-  Clump Birch
-  Arbutus Emerald Green
-  Russian Cypress
-  Fountain Grass

**NOTE:**  
 PARKING STREETS IS SHOWN ONLY TO DEFECT POTENTIAL  
 QUANTITIES AND LAYOUT USING A STANDARD 9' x 18' STALL  
 NO STREETS WAS OBSERVED ON SITE AT THE TIME OF  
 SURVEY.



N/F  
 JOHN ALAN SAKON  
 ASSESSOR # 04-2790-N0008  
 131 GRESWOLD STREET

N/F  
 JOSEPH TOMKIEVICH  
 ASSESSOR # 04-2790-N0006  
 99 GRESWOLD STREET

**12 ft.  
 Mounting  
 Height**



# Zoning & Parking Charts

<u>ZONING CHART</u>	<u>ZONE PT</u>	
	REQUIRED	EXISTING
MINIMUM LOT AREA	10 ACRES	2.049 A.C.
MINIMUM REQUIRED LOT FRONTAGE	400'	275.04'
MAXIMUM LOT COVERAGE	20%	12.5%
FRONT YARD SETBACK	75'	22.9'
SIDE YARD SETBACK	50'	40.7'
REAR YARD SETBACK	50'	28.9'

## PARKING CALCULATIONS

PROVIDED BY CHERYL NEWTON ARCHITECTS LLC

### BARN RENOVATION

BUSINESS USE, OFFICES AND SMALL COFFEE SERVICE - 5,190 S.F. / 200 S.F. PER SPACE = 26 SPACES REQUIRED  
 PROPOSED OUTDOOR PATIO - 24 SEATS AT TABLES / 3 SEATS PER SPACE = 8 SPACES REQUIRED

### EXISTING BUILDINGS

#### MERMAID POOLS BUILDING

WHOLESALE RETAIL - 2,544 S.F. / 2,500 S.F. PER SPACE = 1 SPACE REQUIRED  
 ANTIQUES BUILDING - 1,920 S.F. STORAGE PLUS 800 S.F. RETAIL = 800 S.F. / 150 S.F. PER SPACE = 6 SPACES REQUIRED  
 HAIRDRESSER - 432 S.F. / 150 S.F. PER SPACE = 3 SPACES REQUIRED

#### HOUSE

RESIDENTIAL- 1 DWELLING UNIT PER SPACE=1 SPACE REQUIRED

TOTAL PARKING REQUIRED = 45 SPACES

TOTAL PARKING PROVIDED = 67 SPACES

ACCESSIBLE SPACES = 1 PER 25

PROVIDED ACCESSIBLE SPACES = 2


VAN ACCESSIBLE = 1 PER 6 ACCESSIBLE

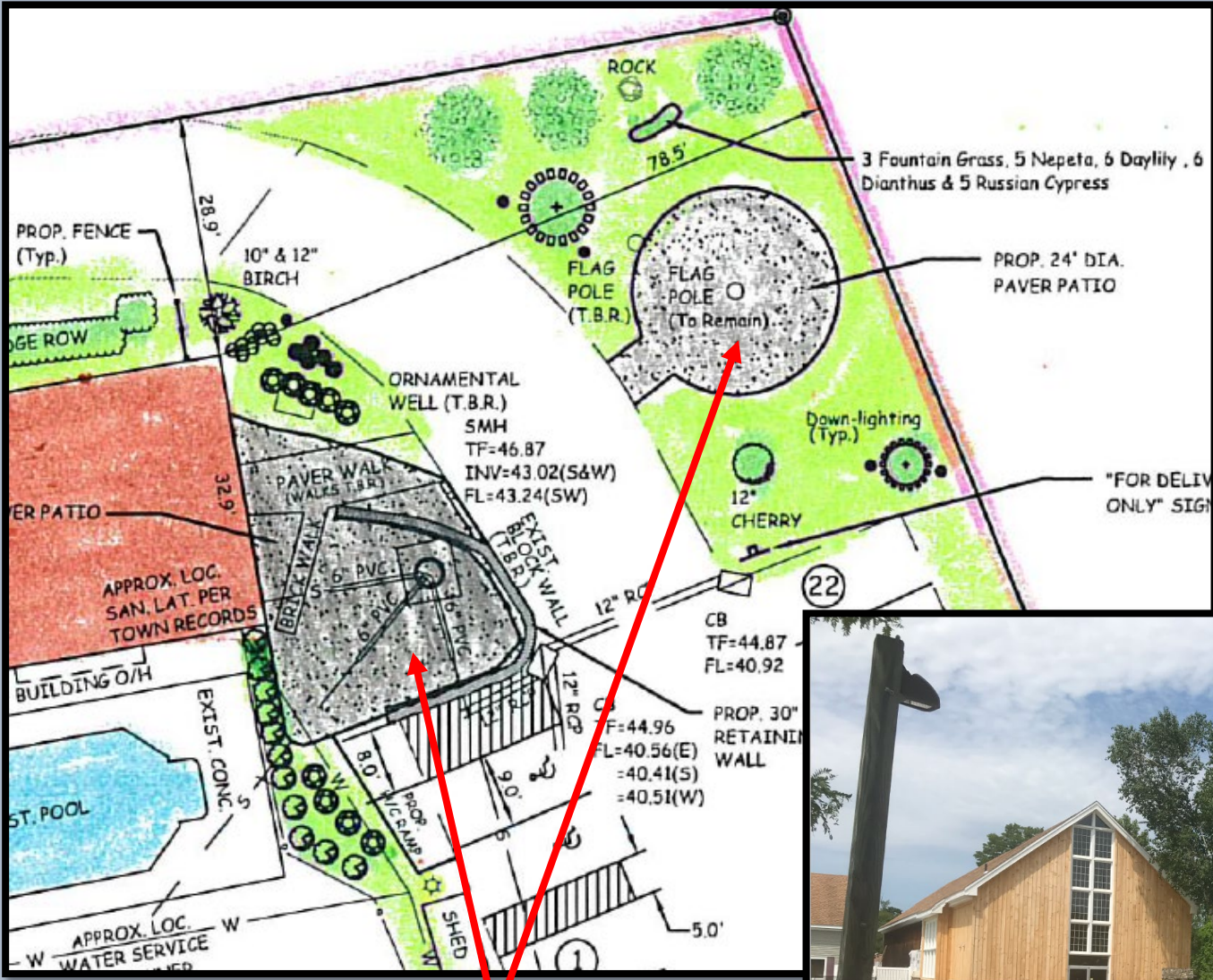
VAN ACCESSIBLE PROVIDED = 1



# Landscape Plan

## PROPOSED PLANTINGS

-  Hydrenga Firelight
-  Hemlock
-  Clump Birch
-  Arborvitae Emerald Green
-  Russian Cypress
-  Fountain Grass



3 Fountain Grass, 5 Nepeta, 6 Daylily, 6 Dianthus & 5 Russian Cypress

PROP. 24' DIA. PAVER PATIO

"FOR DELIVERY ONLY" SIGN

CB  
TF=44.87  
FL=40.92

PROP. 30" RETAINING WALL  
TF=44.96  
FL=40.56(E)  
=40.41(S)  
=40.51(W)



Patio Paver





# Building Elevations & Building Lighting

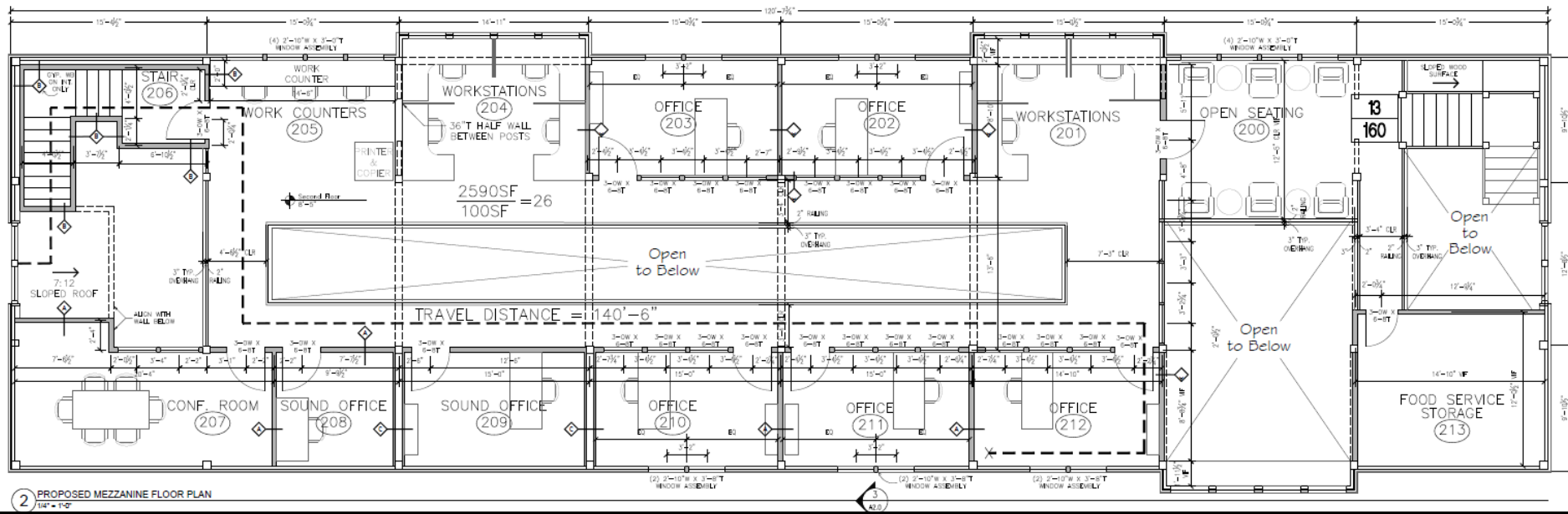
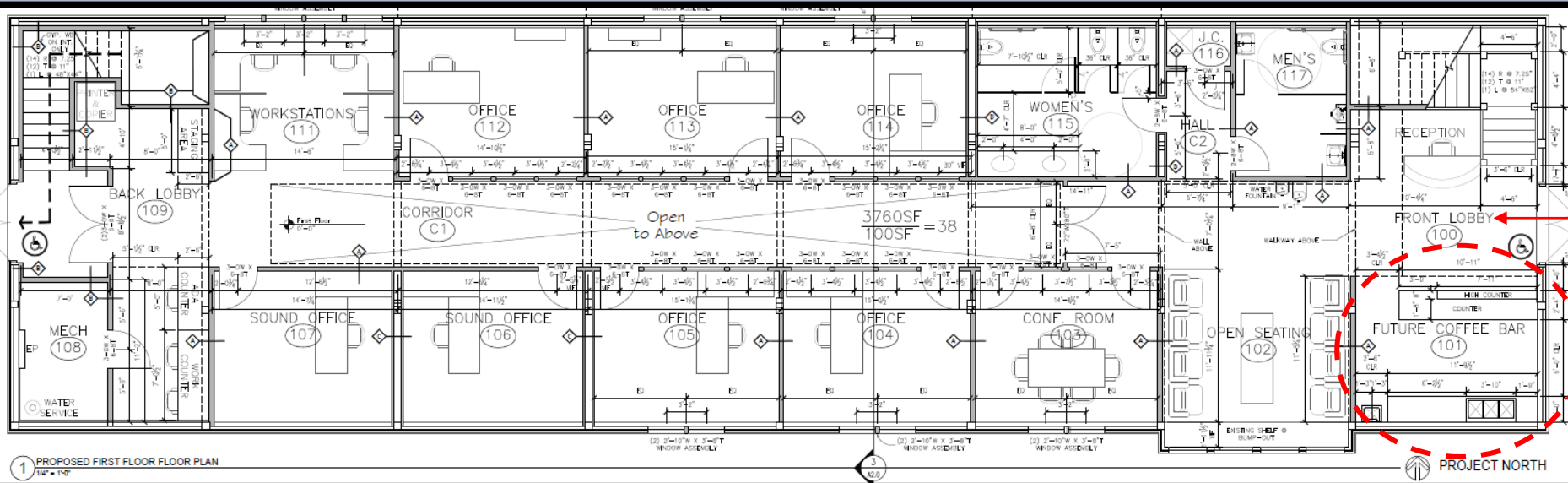
Goose neck fixtures to flank entrance doors



Wall washer fixtures installed under eaves

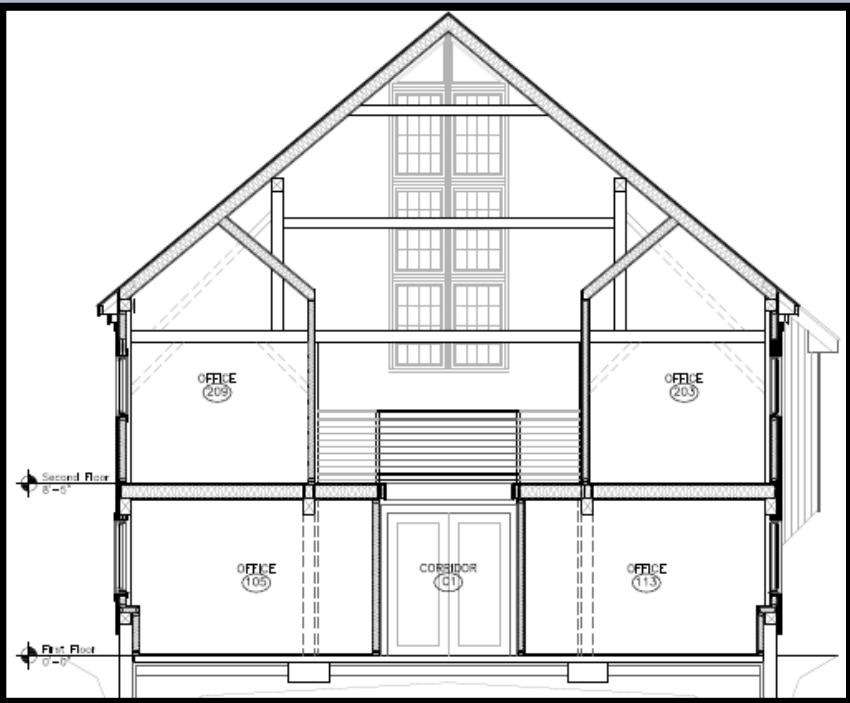
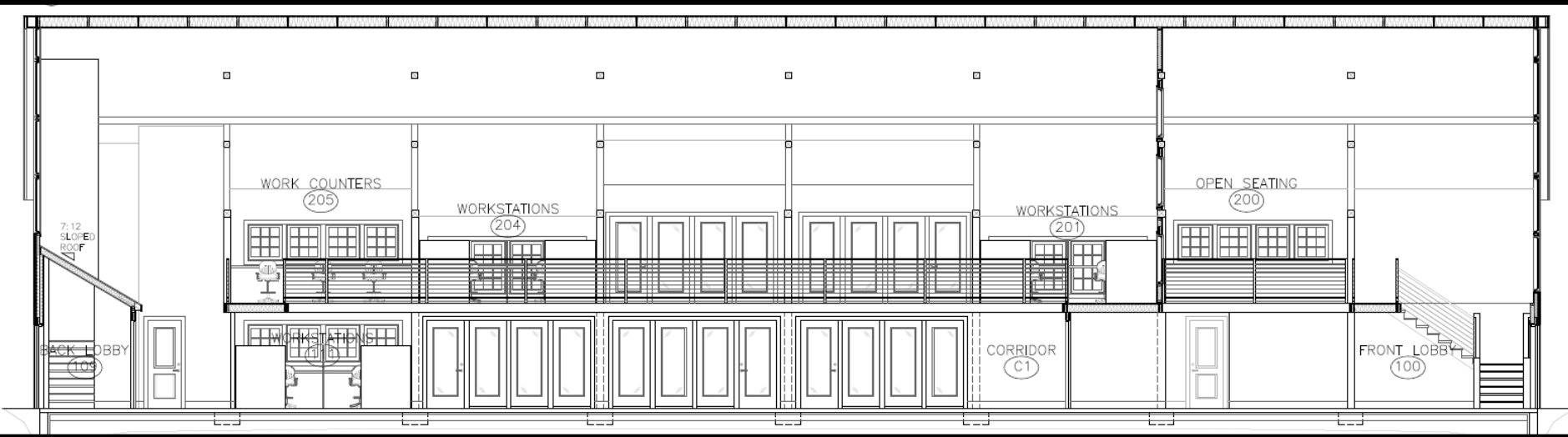


# Floor Plans





# Cross Sections



**Photo of Existing Building Interior  
Shown for Reference**