



Project Narrative
125 Quinnipiac Avenue
April 8, 2021

The property at 125 Quinnipiac Avenue is approximately 24,245 s.f. (0.56 ac) in size located in a split CB-20/R-20 zone. Existing site improvements include an approximately 1,225 sf building which is currently vacant as well as a paved parking area consisting of two (2) parking spaces.

The applicant is seeking approval of a change of use for a business office to accommodate a plumbing business. There are no external improvements proposed for the building, however three (3) additional parking spaces will be constructed to comply with the required parking regulation. In addition, a new sidewalk will be constructed along the side of the building to provide an ADA accessible route from the parking area into the building. A drywell will be installed to collect and infiltrate the 1" of runoff from the new impervious surfaces. Existing utilities will be maintained to the building.