

Sweet Homes
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Letter of Intent 729 East Gorham Rear Stair Tower/Deck Project

Existing Conditions:

We have an existing exposed deck and stair tower system that was poorly constructed years ago by a previous homeowner. The 6x6 treated posts and structure are twisting and showing signs of age. The footings also are showing signs of shifting and sinking. I met with Linda Elmore, City of Madison building inspector, last May and she looked at the structure with me. Linda agreed that we should expect future safety and maintenance issues as this deck ages.

The existing building is being used as a residential rental property. There are 3 bedrooms each, on the first and second floor. The third floor is a loft/efficiency apartment.

Project Goals:

Change zoning to 3-unit.

Replace existing structure with an enclosed stair tower and a deck system that complies with current code for a 3 unit residential property. The reasons to enclose the stair tower are:

- 1) So that our tenants will be able to safely use the stairs year round.
- 2) Tenants with keys will be the only ones that can access the stair tower, decks and apartments. We have experienced homeless and other unauthorized people on the open decks and stair tower in the past.

Finally, we are making the new decks 10x10 which is much smaller than the existing decks. The tenants will each have their own private deck space. We are also hoping to add back green space to the yard by making these decks smaller.

We propose to have 3-4 parking spaces for our tenants.

Architect:

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