

**ADDENDUM TO APPLICATION FOR RELIEF FILED BY  
ARBORGREEN INC AS TO 90-92 GREEN STREET, READING, MA**

The applicant submits the following additional information in support of its application for relief:

**The Property and its History**

The property is located at the northwest corner of the intersection of Green and Elliott Streets. The lot contains 12,368 square feet. There is a three-story, wood-frame building on the lot that was built in the 1920's. The building contains five apartments. The property is in the A-40 Zoning District, which allows multi-family housing. The lot, the building and the use as a multifamily structure predate the zoning bylaws.

The property is a lawful nonconformity as to lot area, front yard setback and rear yard setback. The principal building is only seven (7) feet from Green Street. The garage is slightly more than three feet from the rear lot line.

The overall condition of the property is fair to poor. It predates the current building and life-safety codes. The building needs significant structural and system upgrades, restoration and renovation.

There is no useable garage on the property. All parking is exterior parking on the sides of the building or in the street.

**The Proposal**

The applicant would like to tear down the current multi-family structure and build a new four-family structure of a townhouse design. The photographs, drawings and plans show the existing structure and the proposed new structure.

The new structure would provide safer and more usable housing in a more attractive structure. The height of the new building would be significantly lower than the height of the current structure. Each unit would have its own garage and its own driveway. The lot would be attractively landscaped.