



studio T3

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April 2, 2019

Division of Real Estate
ATTN: Angela Webber
City Hall Room 901
Buffalo, New York 14202

Re: Statement of Intent and Project Description for Symphony Row

Ms. Webber,

On behalf of our client Severyn Development (Developer and Construction Manager) we are submitting herein the required plans and documentation for the construction of five (5) single family residences at 71-77 Fourteenth Street and 390 Jersey Street ("Symphony Row"). Currently the property is a vacant parcel owned by our clients Severyn Development. The property is located on the northeastern corner of the intersection of Jersey Street and Fourteenth Street. Each residence will have approximately 2,100 square feet of living space. The first floor will be set at grade and host a 1 car garage with entry from the rear of the building. The first floor will also incorporate a front entrance court facing Fourteenth Street with interior front lounge, and a full bathroom. The second floor will house the main living space for each unit. The kitchen will be positioned in the center of the unit with family room space in the front of the unit facing Fourteenth Street, and dining to the rear. The third floor will be finished with 2 bedrooms, 1 full bathroom and an option to add an additional full bathroom if requested by future owners. Laundry units will be housed on the third story as well. Each residence will be completed with a penthouse which will house mechanical equipment and will also access a roof-top sun terrace. Parking and driveway access will be located in the rear of the building off Jersey Street and will use the existing curb cut to access the rear garages. All five units shall be attached and parceled into five $\pm 1,200$ square foot lots. Severyn has a vested interest in the neighborhood and continues to improve a variety of properties surrounding Symphony Row. Severyn Development is excited about the growing demand for residential housing units within the City of Buffalo and are proud to be a part of its revitalization. Severyn believes the Niagara District is the perfect place to introduce this type of new construction and looks forward to investing in the neighborhood.

Thank you,
STUDIO T3 ENGINEERING, PLLC

Andrew Terragnoli

Andrew Terragnoli, P.E.
Managing Member