

# Project Description

After remodeling my current home I found a signed city building permit from 1947 in the walls. The home is tiny (437sqft) with a large and long backyard right next to liberty park. I'd like to make good use off the long back yard and add value to the surrounding neighborhood.

My proposal is to double the footprint of the current 437sqft home and build a detached dwelling unit on the back edge of the property with a common area in between (firepit and permaculture site).

Alan Hardman informed me that the zone requires conditional use approval and that the proposed rear addition to the original home special exception approval due to existing structure.

\*There is an existing 18-inch sewer main in 600 East. The lateral on site was built in 1950 and because it is older than 50 years old, it may only be reused if they can pass a video inspection. I will need to acquire a city permit and have an inspector onsite at the time my plumber comes to do a video inspection.

\*\*As stated in the review comments I qualify for a parking reduction under 21A.40.200.E.1.g. The property does have one parking spot legally located along the street frontage and is also located within a one-quarter mile of a transit stop.

## Conditional Use Information

**Operating/Delivery Hours:** 9AM-5PM, normal working day hours.

**Adjacent/Abutting Land Use:** All surrounding properties are residential. There is a 4-plex directly North, and the Park Cafe about a half block down the street.

**Expected # Employees:** 5-8 employees expected to make most efficient use of time

**Seats Provided:** Not Applicable

**Neighbors:** I have spoken with the neighbors to the South. I showed them the plans and they are happy with them. I have left messages with the owner of the 4-plex to the North. They do not live on site. I would need their approval for use of their driveway access for construction.

**\*21A.54.080 standards have been reviewed**