

## Conditional Use Application: Project Description

There are currently two buildings on the subject property. We propose demolishing the existing, dilapidated two car garage and replacing it with a pre-fabricated, steel frame, 640 sq. ft. single level Accessory Dwelling Unit measuring 40' x 16' x 12'. The unit will serve as a rental income property for the owners, who promise to complete the Good Landlord Program and any other necessary prerequisites. The owners will continue to occupy the main, existing dwelling. The ADU is composed of high quality building materials commonly found in single family construction, such as cement fiber Hardy Board siding, double pane vacuum sealed windows, spray foam insulation, Pergo laminate flooring, quartz countertops, Moen fixtures, etc. The ADU utilizes efficient utilities such as LED lighting throughout and the use of electric mini-split HVAC systems. No gas lines will be installed. The properties surrounding the subject property are of single family, multi-family and commercial use. There are three dedicated parking spaces on the property as well as free, off-street parking available on 1700 South and public transit stops less than ¼ mile away from the property.