

Conditional Use Application:

Above Garage ADU

Permit# BLD2022-03941

1. Project description:

This project is associated with Permit BLD2022-02477.

We will be demolishing the original property and building a new Single Family residence in the front and a 2-car garage in the rear, with access through the neighborhood easement. As a bonus, we will be adding some livable square footage on the 2nd floor of the garage. The square footage will be about 550 sqft and when finished, will be have 1 bedroom and 1 bathroom.

2. Conditional Use Information:

With this being livable space for residents, there is no anticipated commercial use, and therefore will not have any business hours, nor employees. There will be anticipated 1 to 3 residents living in this unit.

The adjacent land uses are all residential with either single family or multi-family/ADU dwelling. These properties also have garages backing up to the common easement and is in frequent use.

The nearby neighbors are excited to see a new higher quality property in their neighborhood in place of the small vacant home with a cracked foundation that is currently there. The next door neighbor has asked if we can leave one of the trees at the front of the house that is on our property line which we will do everything we can to accommodate her request. The property across the street has a property that already received a similar treatment with a new houses being finalized.

3. Minimum Plan Requirements:

ATTACHED

4. Site Plan

ATTACHED

5. Elevation Drawing

Included in Site Plan

If you have any further questions or requests, please feel free to reach out!

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