

08/16/2023

Response letter regarding DRC comments dated 8/1/2023

Zoning case ZC23-0074: Accessory building

7409 Burse Road

Please find requested comments / narrative as requested.

- 1a.** The proposed permanent accessory building is planned to serve several functions. We will utilize it for storage of yard equipment, outdoor holiday decorations, etc. We will also use it to store normal household items such as clothing, furniture, etc that no longer is needed but being kept for specific reasons (Ex: keeping old kitchen furniture for daughter to utilize while away at college). We currently have a large storage unit that we are using and plan to eliminate the need for that with the new building. The building will also house wood working tools that I use from time to time. The timing of construction should be quick if zoning variance is approved. We have already chosen the company that will be doing the work and have plans completed. My goal would be to have it finished by the end of the year. The only planned utility for this building is electricity.
- 1b.** The existing accessory building is planned to be used as an accessory dwelling unit. The footprint of the building itself will not change – approx. 579 sq ft; we are just renovating the inside. It is planned to have a bathroom (51 sq ft), a main area that can also serve as a bedroom 235 sq ft), and a gym (approx. 295 sq ft). This building was already on site when we purchased the property and has not changed since. It has water and sewer now. When the new home was built, we were made to pull the electricity. The end plan is for it to have water, sewer, and electricity. We plan to use electricity for heating and cooling, so no natural gas should be needed.
- 2.** Please see above in reference to utilities. Accessory building will have electricity only, and the dwelling unit will have water/sewer (existing) and electricity. I would propose a variance to allow for a separate electricity meter for the proposed accessory building. Tying into the existing meter on our home would be extremely costly as it would involve going underneath a concrete drive, and add'l 175 ft or so of trenching that would also damage existing sprinkler system.
- 3.** There will be no business or dwelling functions served by either of the accessory units.
- 4a.** Standard – maximum number of buildings- I believe this standard is being cured by including both accessory buildings in this special permit application.
- 4b.** Standard – 4:12 pitch on each side of the ridge, I would propose a variance to allow for a 3:12 pitch
- 4c.** The proposed building will have a lean to on the left side (east) of the building. There will be no vehicles parked here. This area is going to be used as a porch to the building and for plants so they will catch the morning sun and then be protected during the heat of the day.
- 5a.** The accessory dwelling unit will never be rented or leased. It is planned to allow for family members to be able to stay when visiting.
- 5b.** There are no plans to connect the primary house to the accessory dwelling unit by a breezeway attached to the roofline, so would be requesting a variance for this. The pitch of the primary house and the pitch of the accessory unit are such that it would be extremely costly to do this. Not to mention that it would be aesthetically unpleasant to do it in this manner.