

March 11, 2025

Michael Stevenson

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**City of Columbia
Planning and Zoning Commission**

I'm writing this to support a Concept Review Meeting regarding building an Accessory Dwelling Unit (ADU) on my property at 2317 Cherry Ridge Ct.

The purpose of this ADU would be for additional guest quarters. Our current residence has 4 bedrooms but we'd like to host family from out of town more often (none of our family live within 200 miles).

I've attached a scaled picture of where I'd like to site this on my property. It is to scale. The ADU would have a footprint of 20' by 30'. It would consist of sleeping quarters (bedroom) and a large bathroom. It would also include an area for HVAC, water heater, storage, etc.

I'd like to site it on the area of my property where there's currently a play set. The play set would be removed prior to construction.

Also, I'd like to add a paved path from the front of my property to the ADU (See plat sketch).

The ADU will be the 2nd and final dwelling unit for this lot.

The ADU will be behind the principal dwelling by at least 10' and will be set back from the lot line at least 6'.

The total sqft of the main dwelling is 3,210. The sqft of the ADU will be 600. The ADU will be approximately 19% of the main dwelling's size. The height of the ADU will not exceed 17'. The height of the back of the main dwelling is approximately 25' high.

Sincerely,

Michael Stevenson

Michael Stevenson, Owner

Please see my responses in RED. Thank You. .

(A)

The proposed conditional use complies with all standards and provisions in this chapter applicable to the base and overlay zone district where the property is located;

The ADU is sited to be near a flood zone, but is not in a floodzone.

(B)

The proposed conditional use is consistent with the city's adopted comprehensive plan;

Unknown.

(C)

The proposed conditional use will be in conformance with the character of the adjacent area, within the same zoning district, in which it is located. In making such a determination, consideration may be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site;

The ADU will be of CFU construction but will be painted with matching color of the house it will share the lot with and will have an identical roof appearance. The goal will be to blend in with surrounding construction. Note: where it will be located will only be visible from the back windows of my own house and my neighbor to the east (Joe Montgomery). The surrounding vegetation will obscure it from all other angles. The area is zoned R-1 - hence the application for a conditional use permit.

(D)

Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion;

This ADU will not affect traffic. Our lot is at the terminal end of a cul-de-sac.

(E)

Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided; and

The ADU will be connected to city sewer and city water/electric. It will not affect lot drainage.

(F)

The proposed conditional use will not cause significant adverse impacts to surrounding properties.

This will in no way impact my neighbors. The ADU will be constructed in an attractive way and will in no way affect neighbors views or lots. I do have the verbal approval of my two adjacent neighbors to proceed with ADU construction.