

Dear Mr Teddy:

I write to request a conditional use permit for my property at 103 Anderson Avenue, Lot 11. I live in the primary dwelling and I would like to build a small one-bedroom Accessory Dwelling Unit, approximately 450 square feet, in my back yard. If granted, I would of course comply with all standards and provisions applicable to the base and overlay zone district where the property is located. This proposed conditional use is consistent with the city's adopted comprehensive plan: Columbia Imagined: West Central Columbia Neighborhood Action Plan. Adequate access will be provided and designed to prevent traffic hazards and minimize traffic congestion. Sufficient infrastructure and services exist to support the proposed use, including but not limited to utilities, storm drainage, water, sewer, and electricity. Lastly, this proposed variance will not cause adverse impacts to surrounding properties.

I believe it would be important that the structure be consistent in design with my own and neighboring homes, because the character of this fine old neighborhood is of great value. The design of the ADU is quite similar to the principal house, with a long porch on the gable end, only smaller and of single story with small loft. Like many of my neighbors, I am interested in density that is context sensitive, and design that appropriate to and consistent in style with existing neighborhood homes.

I was originally zoned R-2, as are nearly all of my neighbors. I had understood that switching to R-1 would help preserve the neighborhood's charm and discourage multi-story multi-family rental units. I failed to understand that this rezoning would also disallow a granny flat. I am sorry for this misunderstanding. I did not educate myself well in this instance. Please allow me to have a conditional use permit.

Thank you for your time.

Sincerely,

Jonalyn Siemer
103 Anderson Avenue
Columbia, MO 65203

107
ANDERSON
AVE

105
ANDERSON
AVE

REMOVE
OLD
GARAGE

103
ANDERSON
AVE

101
ANDERSON

