

February 29, 2020

CITY OF COLUMBIA

PLANNING & ZONING COMMISSION
CITY COUNCIL

I am writing to request a Conditional Use Permit to build an Accessory Dwelling Unit in an R1 zoned location in the city of Columbia.

The purpose of the proposed Accessory Dwelling Unit will be to have a one bedroom, guest or mother-in-law apartment for our family to stay near the residence. The current residence only has 3 bedrooms and 2 small bathrooms therefore we would like to be able to host additional family members or guests in the proposed 1-bedroom accessory dwelling unit.

Attached you will find the layout of the unit as well as the layout on the lot. The Dwelling Unit is 27' deep and 41' wide and since there is no current garage on site (old garage was torn down), will consist of a 3-bay garage below a 764 square foot living space. The driveway from the accessory dwelling unit to the side street will be paved.

- There will be no more than 2 dwelling units on this single lot; principal residence and accessory dwelling unit.
- The lot is 16,640 square feet and the lot is 80' wide.
- The accessory dwelling unit will be more than 10' behind the principal dwelling, 8 ft. from the side lot line, 15' from the back-lot line, and 27' from the side road. The accessory dwelling unit will be set back several feet more than the house on the side that faces the side street.
- The total square footage of the primary residence is 2177 square feet (not including the basement) and the proposed accessory dwelling living space is 764 square feet. Therefore, the accessory dwelling unit is not more than 75% of the principal dwelling. In addition, the proposed accessory dwelling does not occupy more than 30% of the rear yard.
- The proposed accessory dwelling is 21' high and the house is 26' feet high.

Thank you for your time and consideration of this project. If you have questions, please feel free to contact me by phone at 573-424-4422.

SINCERELY,

Stacy Bryant-Wimp

STACY BRYANT-WIMP
OWNER



AERIAL SITE PLAN

SCALE: 1" = 20'-0"