

## Letter of Introduction

As owners and the primary residents of 1620 Chester Street we are proposing to build an alley served ADU in our backyard. This detached unit is being built with the intended use of a mother-in-law type unit for family or possibly a rental unit in the future. Currently we only have one single-family dwelling on the 6,250 square foot lot and it is the only ADU to be built on the property. We have situated the proposed building in a manner that there will be over 360 feet of usable private common space for the ADU in which all measured distances being 10ft or over.

As for the structure, we are proposing a rectangular building with the outer dimensions of 36ft x 18ft which will keep the inner square feet under the permitted 650sq ft maximum. It will have a single sloping shed style roof with a maximum height of 16ft from roof apex to ground. The outside appearance will complement the existing structure and color scheme. A new fence line will be created and an additional, alley accessible off-street parking spot will be created to avoid adding to the already hard to find street parking on Chester Street.

We will be occupying either the proposed ADU or the existing home as our primary residence and understand that the lot will not be subdivided. We also note that this ADU may be used as short term rentals by a property owner or long-term renter who is living in the primary structure on the property per guidelines. This proposed structure is not above or attached to any garage and complies with all setback rules.

The surrounding area near 1620 Chester St is primarily multi-unit properties and this will not adversely impact the area. The size, scale, height, density and traffic impacts will be comparable to the other residential units in the surrounding area. This is to be a small additional dwelling unit and should not materially impact the city's infrastructure or public improvements. As previously mentioned, this additional dwelling unit will apply with regulations and include alley accessed, off-street parking to mitigate the use of on-street parking. 1620 Chester St is already zoned for up to three units and there should be no zoning change needed. Thank you very much for considering this proposal.