

22SN0092 – Bermuda



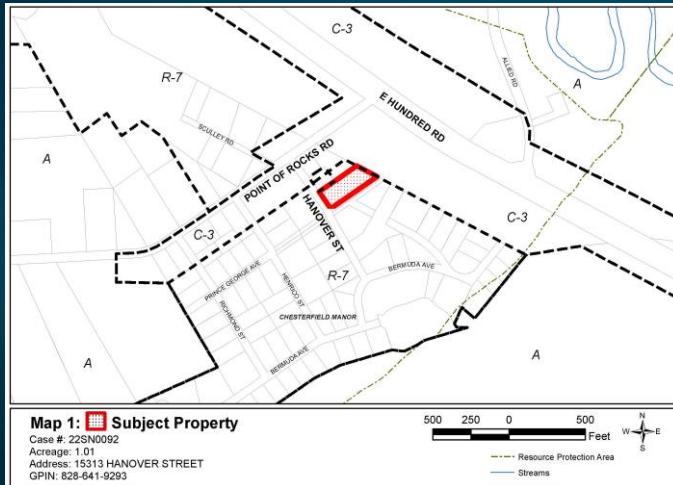
Rachel Hawk

Conditional use to permit a two-family dwelling in a
Residential (R-7) District on 1.01 acres

This is case 22SN0092 in the Bermuda District.

The applicant, Rachel Hawk, is requesting conditional use to permit a two-family dwelling.

22SN0092 – Overview



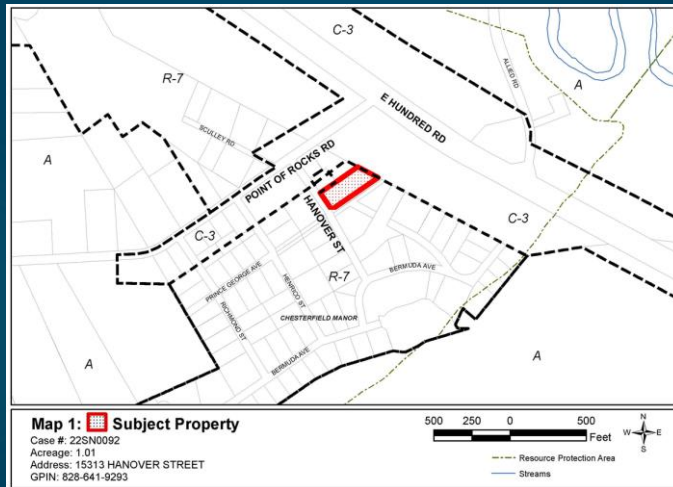
1. Conditional use for a two-family dwelling
2. Converting attached garage to an apartment
3. Conditions limit occupancy of the proposed apartment to the applicant, family, personal guests, and household employees.
4. Staff recommends approval.

The applicant is requesting conditional use for a two-family dwelling and proposes to convert the dwelling's attached garage into an apartment with a living room, bedroom, kitchen, bathroom, and office.

Conditions of approval limit the occupancy of the second dwelling to the applicant, their family, and guests.

Staff recommends approval of this request.

22SN0092 – Zoning Map



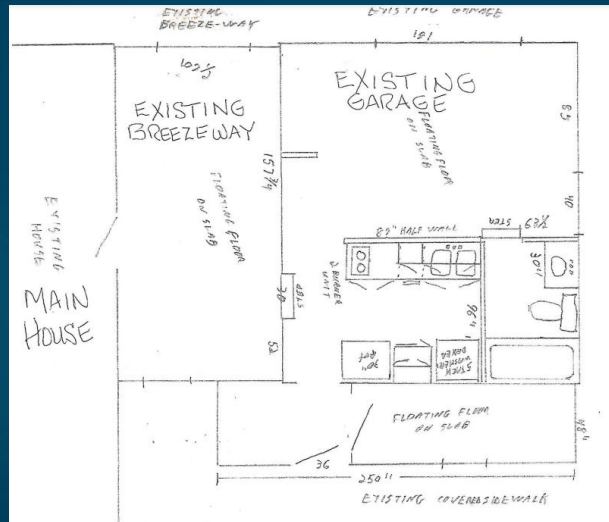
The subject property, which is zoned Residential (R-7), is shown outlined in red. All properties surrounding the subject property are also zoned Residential (R-7).

22SN0092 – Aerial & Land Use Plan Map



The aerial map on the left shows the subject property outlined in white. The Land Use Plan map on the right shows the subject property outlined in white and that it is designated as Suburban Residential II.

22SN0092 – Conceptual Plan



The conceptual plan submitted by the applicant shows the proposed location of the kitchen, bathroom, and living area. The applicant also intends to include a bedroom and office in the apartment.

The applicant plans to enclose the existing breezeway, which connects the garage to the house, in order to increase the size of the apartment. The primary dwelling would still be accessible through the space created by enclosing breezeway, even after its conversion to a room for the apartment. The apartment will also have its own exterior entrance and exit.

The applicant also plans to build an addition to the rear of the garage over where there is currently a covered walkway (labeled as “existing covered sidewalk” on the conceptual plan). The proposed addition over the covered walkway would include a door to allow for exterior access to the apartment.

The following slide shows the location of the existing breezeway and covered walkway.

22SN0092 – Proposed Expansion of Garage



Existing Breezeway



Existing Covered Walkway

The applicant is proposing to increase the size of the apartment by enclosing the existing breezeway and by building a small addition, as described in the previous slide.

The image on the left shows the location of the existing breezeway, which connects the garage to the house, outlined in red. The image on the right shows the location of the covered walkway, which provides access from the garage to the backyard, outlined in blue.

22SN0092 – Recommendation



Staff recommends approval of this request.

Staff recommends approval of this request.

22SN0092 – Zoning Map

