

Project Statement
Cottage Use-Variance
1536 Cheyenne Blvd
ADU Application

1. Description:

The attached proposal is regarding the existing cottage located in the rear property of 1536 Cheyenne Blvd. The cottage currently has Legal Non-Conforming status. Our application is to request a Use Variance to establish this cottage as a legal Accessory Dwelling Unit. We purchased this property in 2014 specifically because of the existing cottage for us to use as a music studio and guest house for family and friends. It is not our intention to use as a rental unit.

2. History / Justification:

The cottage was built in 1929 and is approximately 529 square feet. It is a single level with A frame roof and has a covered porch, an open porch and a small crawl space accessible from the outside. Prior to us purchasing the property it served as a rental unit for nearly 30 years and has a separate street address (1601 Highland Way). It has all its own separate utilities from the main house. There had been signs of numerous upgrades prior to us purchasing the property. When we purchased the property in 2014 we discovered some structural issues in the foundation and had major work done to correct it and also put on a new roof. Appropriate permits were pulled and the work was done by licensed and insured contractors. We also upgraded many cosmetic things inside including new windows, cabinets, flooring, and tile.

When we purchased the property there were a total of three existing rental units. The cottage served as one and the main house had been illegally converted to a duplex. All units were vacant when we purchased and I immediately began the process of rehabbing the main house back into a single family house. However, during the demolition process we discovered the house had deteriorated beyond repair and we were forced to do a complete demolition. The attached elevations show the new house recently built. We re-built the main house back into a single family dwelling and to the exact size and footprint of the original house. We also kept the same time period design and features to compliment the surrounding community. We have received nothing but praise and support from all our neighbors for the work we've done in restoring and improving the look and condition of the property.

We have the largest lot size on the entire block at approximately 10,323 sqft with the smallest lot on our block at 3,920 sqft. As per the Use Variance application we are asking to set limits on the rear cottage to 750 sqft (should a rebuild be necessary) with a height limit of 16 feet. *

It is my understanding that because we tore down more than 50% of the main house we lost the legal status of the rear cottage. Now that the main house has been rebuilt we are applying to get that status back.

3. Issues:

Issues determined during the pre-application included whether or not certain utilities were shared with the main house (none are shared), whether or not neighbors would take issue with the cottage being a legal residence (neighbors have been in full support as suggested by the attached signature list), lot size vs. cumulative square footage of all buildings (10,323 sqft lot, 2303 sqft of buildings), and adequate parking spaces.

* A 528 sf ADU exists onsite, these conditions would apply if the structure was rebuilt or an addition added.