

Proposed Use of the Structure

1. We propose to finish the basement and convert the attached garage into living space (a bedroom). The apartment's entirety will be devoted to use as a two bedroom accessory rental apartment. Me, my wife and our two children will continue to reside in the subject dwelling as our principal dwelling and will rent out the accessory apartment.
2. Our home has 5 bedrooms, 2.5 baths and is 2,100 square feet. After the basement and garage area are converted into a two bedroom accessory apartment, the entire apartment will consist of 906 square feet of living space and the total gross floor area of the entire home will be 3,106 square feet.
3. Adding the square footage of the garage, the accessory apartment will occupy approximately 29% of the gross floor area of the home exceeding the "no more than 25% requirement" in 202.10. We therefore request that this requirement be waived under § 202.10(c) pursuant to §202(i).
4. If the apartment dweller(s) have a vehicle, the addition of one more vehicle in the neighborhood will not cause any significant impact on available on-street parking or on traffic as the driveway can facilitate three vehicles (see figure 1).
5. No exterior construction is necessary as the accessory apartment will exist within the subject dwelling's existing footprint.