

## **STATEMENT OF INTENDED USE**

The owners of the property wish to provide a small legal accessory apartment in the existing cellar of the house, a use permitted by-right under the R-2 zoning regulations, pursuant to Subtitle U § 253. A portion of the cellar would be retained for use by the owners, resulting in a one-bedroom accessory apartment of approximately 733 sq.ft.

While an accessory apartment unit is permitted by right in this zone, it is required to meet a number of conditions. The proposed unit would meet all of these conditions, except for one: due to the existing siting, configuration, and layout of the house and property, a new, direct access to the accessory apartment on the front (south) elevation is needed, while the regulations state that an additional entrance for the unit shall not be located on a wall that faces a street (Subtitle U Section 253.7(c)).