

Step 2 – (3) Written Statement

- a) We are soliciting a Conditional Use Review for 327 Seward. The current Owners would like to convert the existing studio space (Permitted as garage, 2010), into a detached ADU. The existing studio (520Sqft) would be modified to allow for a 600sqft ADU. The main residence is 1,100sqft and will not support an ADU over 600sqft.
- b) One could only assume that this conversion and addition will have minimal impacts on adjacent properties. The maximum occupancy will be limited to two. This is likely to be a couple. It will be priced competitively for lower income residents. It will operate on a yearly lease, and neighbors will likely be impacted by yearly move-in/move-out dates. The most striking neighborhood impact will come from cleaning-up the property, and enhancing the street/alley appeal.
- c) Additional traffic impacts from the ADU will be limited – maybe an additional 2-4 car trips per day assuming the tenants don't work out of the house, don't use public transport, and have jobs requiring their presence. There is currently no off-street parking supplied for the studio. One parking space has been proposed. There is ample parking in the front of the property, and guests or additional cars will be encouraged to park in the front.
- d) The ADU will only require an additional 12 Fixture units. The existing residence has roughly 12 fixture units, resulting in a combined demand total of 24 fixture units. The existing $\frac{3}{4}$ " water meter and 4" sewer service, should be able to service as many as 39 fixture units. The proposed building will be upgraded beyond 2015 IECC standards. Utilizing an Air to Water Heat Exchanger to supply domestic HW, heat and cool the building. Upgrading existing insulation, removing electric baseboard heaters, and a window AC that currently condition the space; All will contribute to less energy demand. Then Owners anticipate adding solar panels (S.Facade) to the roof when funds allow, and at this time a negative demand would likely be placed on the grid. No natural gas will be required for the building.
- e) The building will be upgraded and legally addressed. This should result in best fire and safety practices. The Owners are willing to consider residential fire sprinklers, should the Fire Marshal deem necessary. Electrical & alarm systems will be upgraded to the current code minimum. It is the intent of the owners not to rent to problematic tenants, and thus eliminate the need for additional police presence. However, typical problems may arise and additional police resources would be requested. It is unlikely that the schools will feel any impact from the proposed ADU. With only one bedroom, families with children are unlikely to rent this ADU. It is possible that public transportation will be utilized by the tenants. It would be expected that the tenants may visit city parks, and use the open space, as these are endearing qualities for the Town of Lyons. Tenants will also likely utilize local businesses for food, clothing, and entertainment, year-round. A small, reliable boost to local commerce.
- f) No measurable negative impacts on the Town's budget will be recognized.
- g) No measurable negative impacts on the environment will be recognized.
- h) The addition of this ADU to the Town Of Lyons compliments the Lyons Comprehensive Plan in all ways. It adds to the housing stock in town, with like and compatible development. It allows for a diverse population to inhabit the same area. These are core beliefs of the Lyons Comprehensive Plan.
- i) It increases and diversifies the housing stock in the Town of Lyons within the Town's existing, developed residential parcels. It also adds to the number of market-rate units that are attainable (or more affordable) due to the size of the unit.