

**Letter of Intent**  
**Aug 17, 2016**  
**2725 Atwood Ave**

**Single Family Conversion of Existing Detached Carriage House**

**Submittal of proposed changes:** This submittal reflects a proposed change of use to the existing carriage house located at the back of the lot, from the existing commercial use to a detached single family use. A remodeling of the existing carriage house building would be needed to facilitate the new use, and other than dormers in the existing roof, no change is proposed to increase existing building bulk or footprint. No change is proposed to the existing main building which is currently considered a live/work use.

**Statement of purpose:** The property owner, Ken Koepler, currently resides at the main building at 2725 Atwood Ave., and would intend to use the proposed carriage house residence as a rental unit, or for his own use with the existing residence unit in the main building as a rental unit.

**Unit Density:** 2 UNITS: 1. Existing live/work, main building: 3 bedrooms  
2. Proposed dwelling unit @ existing carriage house: 2 bedrooms

**Usable Open Space Provided:** 2144 sq.ft. Total