

Letter of Intent

It is our intent to rezone 2615 Stevens from TR-C2 to TR-C4 and get a Zoning Variance.

2615 Stevens was a legal nonconforming 4-unit building and lost its ability to be used as a 4-unit, and it may only be used for a single family dwelling in the TR-C4 zoning that applies the property. The building was built as a 4-unit in 1940, and cannot be easily modified for reuse as a single family dwelling. The most practical re-use is as a 3-unit, most easily accomplished would be elimination of the basement unit or combining it with the first floor unit. To accomplish this, we request a rezone and probably will need a zoning variance.

Project Team: Dino Christ, Tom Christ and Bob Coutre'.

Existing Conditions: Well maintained 4-unit building with separate electric with a driveway that can park 3 stacked cars, mature landscape, and large fenced rear yard with large deck.

Building Square Footage: 2288 square feet

Number of Dwelling Units: Currently 4. Proposed 3.

Parking Stalls: three stacked

Lot Coverage & Usable Open Space: Lot has 5280 sq ft. Building and concrete has 2278 sq ft. Green Space 3002 sq ft (some of green space is in front yard).

Land Value: Per City Assessor, \$45,500

Estimated Project Cost: Cost of Rezoning and Zoning Variance not more than \$6,000. Cost of removing kitchen in Lower Level not more than \$2,000.