

## **709 N Radford Lane Bed & Breakfast Dwelling Application**

### **Detailed Narrative**

We are applying for a conditional use permit for a Bed & Breakfast Dwelling for the property 709 N Radford Lane. Our goal is to occasionally use our personal residence as a Bed & Breakfast dwelling. We would be staying onsite as required. We would provide basic breakfast pantry items for our guests. However we will not be cooking for them. We will be taking care of cleaning, landscaping and snow removal for guests staying in our home. There are 2 garbage cans and 1 recycling bin that will be used by both the owners and guests. The number of bedrooms occupied by guests would be dependent on the size of the group. Only one group per stay. We will not be using any signage on the property.

### **Parking Plan**

The attached garage has parking for 4 vehicles. In addition there are 3 - 4 additional parking spots near the detached garage. The detached garage also has parking that would be used by the owner while the Residence was being used as a Bed & Breakfast Dwelling. There will be no parking on Radford Lane for the guests or the owners.

### **Exterior Lighting Plan**

The driveway leading up to the Residence is lighted by Motion Sensor lighting. The attached Garage and the Detached Garage also have Outdoor lighting.

### **Water & Wastewater**

Pineview West Water is used for both primary and secondary water. A septic tank resides on the property. All uses of water, utilities, amenities etc. will be closely monitored while guests occupy the home.

In addition, because we stay onsite we will be constantly monitoring the activity on the premises and will make certain that guests comply with set quiet hours, and respect for neighbors in the surrounding area.