

# Project Narrative

**Project Record Number:** ADU-010027-2022

**Property Parcel:** 27042100310200

7/31/2023

This project is a new construction on the undeveloped parcel to build up a three story with attached two car garage single family house.

The zoning designation of this site is RS-8. Minimum setbacks are marked on the site plan as well as the maximum lot coverage which is 6.8% of the 35% max. Compliance with LMC 21.42 shall be met and compliances can be found on the building plan set.

The current lot is undeveloped and has not existing parking spaces. The proposed number of on-site parking is 3 spaces. A two-car garage and one ADU designated parking space shown on the plan set.

The square footage of the primary residence's habitable area is 324sf on the first floor, 1496sf on the second floor, and 1368sf on the third floor. The ADU located on the first floor is 800sf.

The ADU is located within the building footprint of the primary residence. Appearance in design shall be similar to the primary residence and compliant with code.

In accordance with LMC 21.42.110(G)(11), I verify that I am the property owner (title holder or contract purchaser) and will occupy either the primary dwelling unit or the accessory dwelling unit as my permanent residence.

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