

Project Narrative

Project description: Existing parcel 00513100011012 and 00513100011002 will be short plat into 8 individual lots. Grading, utility infrastructure and improvements to be made under separate plat. Individual building permit submittal for lot 1, 2, 4, 5, 6, 7, 8. ADU building permit and established use submittal.

The project will comply with LMC 21.42, see plan sheets.

Two parking stalls will be provided for the principal SFR, and one parking stall will be provided in a private garage for the accessory dwelling unit.

The single family residence will have 3,084 square feet of conditioned area. The ADU will have 799 square feet of conditioned area, with 65 square feet of outdoor porch and patio area.

The ADU's bulk and scale, architectural design, roof lines and front façade composition follow the principal dwelling unit's features.

The owner occupancy covenant is not required per conversation with Zach Spencer.