Project Narrative

DuBois Addition – 2955 74th Ave SE 10.18.22

The owner plans to create a 440-sf upper-level addition to their existing home. The addition would take place atop existing main level space.

HEIGHT LIMIT

As the overall footprint we be unchanged, we are using the A.B.E. from the most recent permit approved site development sheet. A.B.E. listed there is 344.29'. However, existing residence and proposed addition are not approaching the height limit.

TREES

Zero trees are being proposed for removal. We are showing tree protection measures at the only tree location on site that is near construction activities. This location is the large evergreen tree located near the front entry of the home, and nearby to where the upper-level addition will occur. As an upper-level addition with no change to overall footprint any impact to trees should be very limited, if any. Also, this is the only location within the existing house/site where an addition would be possible.

HAZARDOUS AREAS

Site is nearly level and mapping portal shows no hazardous areas overlapping with site.

SETBACKS

The existing home is legally non-conforming to the rear yard setback. As such the new upper-level addition is offset from the main floor below to conform to the rear yard setback.

LOT COVERAGE

The existing roof area and driveway result in a legally non-conforming Lot Coverage total. The new addition results in no new Lot Coverage area. All proposed/new roof area is within the perimeter of existing roof area. No changes to driveway. Although we aren't requesting an adjustment, it might be noted that due to being a flag lot the driveway area does constitute well over 25% of allowable Lot Coverage (54.4%).

HARDSCAPE

The hardscape area is legally non-conforming. The new addition results in no new Hardscape area. All proposed Hardscape area is within the perimeter of existing Hardscape/Lot Coverage area.

DRAINAGE

This project results in no additional roof area. As such, all new/replaced roof areas will drain into existing storm drain lines.

Thank you,

Matthew Mawer