

## **Project Narrative and Criteria Compliance Narrative- ADU**

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Baidwan Residence – 3777 79<sup>th</sup> Ave SE

4.23.24

### **Project Narrative**

The owner recently experienced a significant fire event in her home. She'd like to repair, renovate and add-on to her home. One of her wishes is to create a new ADU within the area of her daylight basement. This ADU may initially serve as housing for an aging parent. But she'd like to plan for the opportunity to utilize that space as a rentable ADU in the future. This will not only provide an income stream, but also added safety with more people residing on the property. For the owner, this was an important factor as a single women/empty nester. We planned for the eventual transition of the ADU occupied by parent to ADU occupied by renter by providing elevator access and an entry point through the primary dwelling (when the space is occupied by her parent). The entry point through the primary dwelling can be closed/locked/sealed in the future to offer privacy to the new tenant and will still allow elevator use for the primary dwelling.

The ADU will be located on the southern side of the lower level, accessed from the rear yard. While the entire project will involve added footprint, the ADU will be in what is existing daylight basement area. The ADU will consist of 577 SF of finished space comprised of (1) bedroom, (1) bathroom, laundry closet, small kitchen and living space with an entry point located on the western side (rear yard).

### **Criteria Compliance Narrative**

Per 19.02.030 – Accessory Dwelling Units

- The principal dwelling unit (or the accessory dwelling unit) will be owner occupied.
- The proposed square footage (577 sf) of the ADU falls within the accepted range of 220-900 SF.
- The proposed ADU is included within the principal unit (portion of lower-level daylight basement).
- The proposed entry to the ADU is located at the rear yard, leaving only one entrance to the single-family dwelling on the street side.
- The proposed ADU fits seamlessly into the architecture of what will be a newly remodeled home.
- The proposed project includes adequate parking for a dwelling greater than 3,000 SF. Included are two enclosed spaces (garage) and a driveway area that allows for up to four more vehicles.

Thank you,



Matthew Mawer