

Criteria Compliance Narrative 2740 61st Ave SE

1. Owner occupancy: Owner occupies and resides at the site more than six months out of any given year.

2. Subdivision: Accessory dwelling units will not be subdivided or otherwise segregated in ownership from the principal dwelling unit.

3. Size and scale: The square footage of the accessory dwelling unit is more than 220 square feet and not greater than 900 square feet, excluding any garage area; the square footage of the accessory dwelling unit does not exceed 80 percent of the total square footage of the primary dwelling unit.

4. Location: The accessory dwelling unit may be added to or included within the principal unit or located in a detached structure.

5. Entrances: The single-family dwelling unit has only one entrance on the street side of the residence.

6. Additions: There are no additions to the primary structure.

7. Detached structures: ADU is a detached structure.

8. Parking: 3 parking spaces are provided.