

# ADU Project Narrative

Site Address: 3508 96TH AVE SE  
 Parcel No.: 413930-0045  
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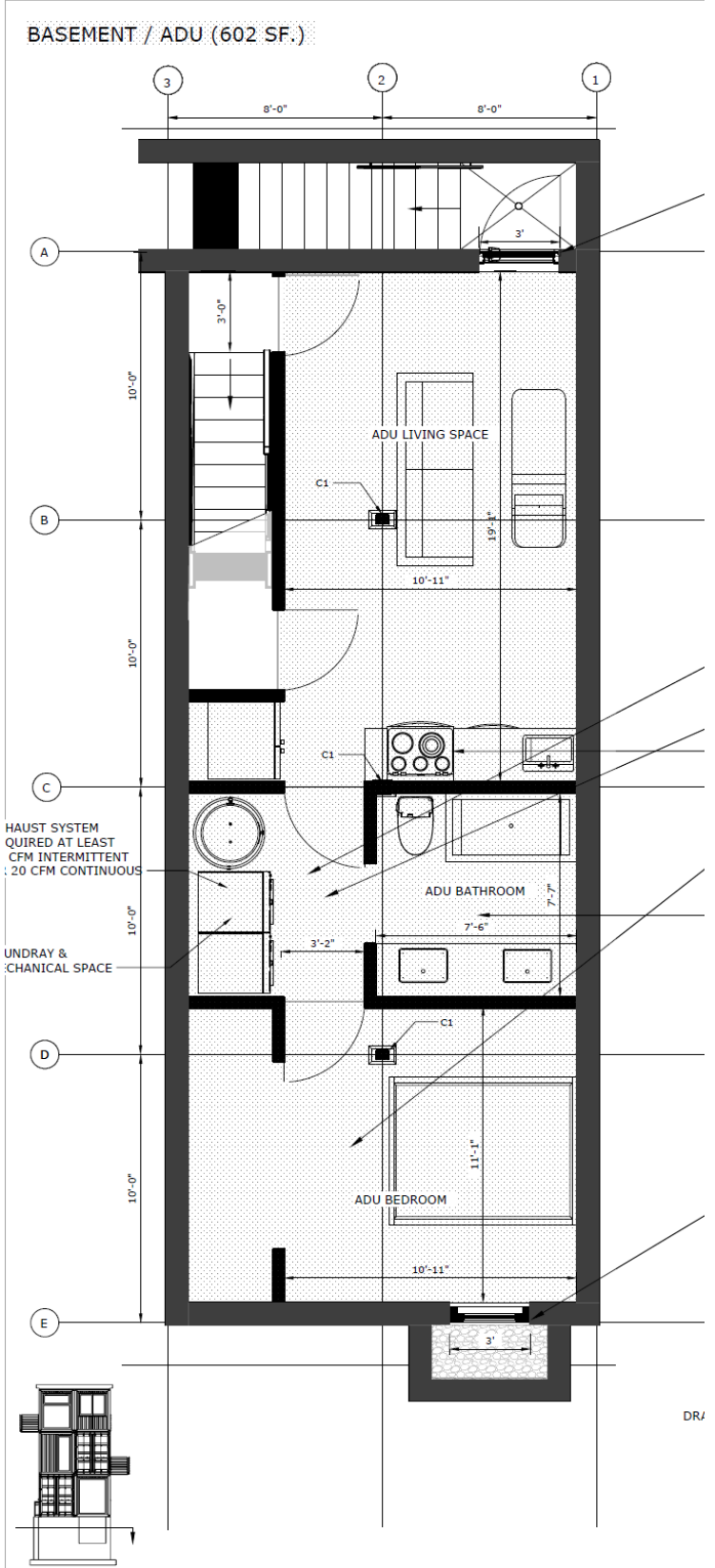
## [introduction]

This application is related to the ADU aspect of the proposed larger building permit application for a single-family home to be built at: 3508 96TH AVE SE. The ADU comprises the basement of the proposed home for a total of 602 square feet. The building itself will be covered under the main building permit.

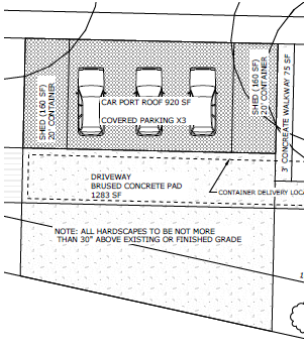
The ADU is accessible from stairs on the outside at the north of the building and has a private entrance. The main door opens to a living area with a small kitchen. Off the living area there is a hall with a bathroom and laundry. At the end of hall is the one bedroom. The site has 3 covered parking spaces usable by the main home and the ADU.

Detailed plans can be found in the construction documents.

## Floor Plans - Basement & 1F



## [Criteria Compliance Narrative]

MICC 19.02.030.B. ADU Requirements	Narrative
1 The minimum lot size for the principal unit under MICC <a href="#">19.02.020(A)</a> is satisfied.	Zone R-9.6 requirement: 9,600 SF, 75' wide, and 80' deep. The principal unit's lot is: 11,900 SF, 78' wide, and 208' deep
2 Number of units. Up to two attached or detached accessory dwelling units are permitted per lot pursuant to subsection 6 below.	One unit is proposed.
3 <i>Reserved.</i>	-
4 Size and scale. The square footage of the accessory dwelling unit shall be a minimum of 220 square feet and a maximum of 1,000 square feet, excluding any garage area;	ADU area is 602.
5 Development standards. Except as noted in this section, development standards applicable to ADUs are the same as those required for principal unit as defined in MICC 19.02.020.	The ADU is being developed in conjunction with the primary unit's building permit, so the whole project is being reviewed per the standards.
6 Detached accessory dwelling units may be sited at a lot line if the lot line abuts a public alley.	NA. The ADU is not detached, and the site does not have an alley.
7 <i>Location.</i> An accessory dwelling unit may be added to or included within the principal unit, or located in a detached structure.	The ADU is located within the principal unit.
8 <i>Additions.</i> Additions to an existing structure or newly constructed detached structures created for the purpose of developing an accessory dwelling unit shall be designed consistent with the existing roof pitch, siding, and windows of the principal dwelling unit.	The ADU is part of an all new building.
9 <i>Parking.</i> All single-family dwellings with an accessory dwelling unit shall meet the parking requirements pursuant to MICC <a href="#">19.02.020(G)</a> applicable to the dwelling if it did not have such an accessory dwelling unit, except as provided below: a. Accessory dwelling units within one-half mile walking distance of a major transit stop are not required to provide additional parking. b. One off-street parking space is required per unit with development of accessory dwelling units on lots of 6,000 square feet or smaller before any zero lot line subdivisions or lot splits. c. Two off-street parking spaces are required per unit with development of accessory dwelling units on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.	The site has a carport area with 3x covered parking spaces.  <p>The diagram is a site plan showing a carport area with three covered parking spaces. It includes labels for 'SHED (LIVE) 20' CONTAINER', 'CAR PORT ROOF 920 SF', 'COVERED PARKING X3', 'DRIVEWAY BRUSED CONCRETE PAD 1283 SF', and 'CONTAINER DELIVERY LOG'. A note at the bottom states: 'NOTE: ALL HANDICAPS TO BE NOT MORE THAN 30" ABOVE EXISTING OR FINISHED GRADE'.</p>
10 <i>Conversion of existing structures.</i> Existing structures, including legally nonconforming structures, may be converted into accessory dwelling units.	NA. The ADU is not a conversion.