

# Project Description and Justification

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City of Ruston  
5219 N Shirley St  
Ruston, WA 98407

To Whom It May Concern:

We are applying for a conditional use permit to build a multi family building on the property located at 5114 N 49th St Ruston, WA 98407 (Parcel #365000700). The project we are proposing will be a main building that would house 4 individual dwelling units. The units will be approximately 1,300 square feet with 3 bedrooms and 2 bathrooms. The total building area will be about 5,600 square feet. We are proposing a detached garage that would be accessible off the back alley. There would be a single garage building split into four bays, with individual garage and man doors for each bay. Our total lot size is 10,363 square feet with 6,816 square feet of imperious surface (65.7%) and 5,629 square feet of open space (54.3%). The lot is 80.03 feet wide and the proposed building would be approximately 60 feet wide. The lot is zoned for single family use so we need a conditional use permit to get approval for this project.

Ultimately the units will be condominiumized and sold off as individually. We would also like to establish the max building height based off of the property corners as opposed to the building setback corners due to the fill that need to be placed on this lot to get it to street level.

We hope to justify this scope of project for the following reason:

- House Bill 1110 passed and we believe this allow for a building of this occupancy to be constructed in this zoning within the next few years.
- We think this is the best use of space to create more dense and affordable housing.
- We will able to design and build this building to conform to the City of Ruston design criteria so it will be coherent with the neighboring properties.
- With the lot being 80.03' wide we can provide four street parking spaces. The garages would add four more plus an additional spot on the side off the garages off the alley.

Thank you,

Alex Koval/Filipp Kapustin