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December 12, 2016

Subject: Statement of Justification for Conditional Use Permit Application for a new Accessory Dwelling Unit – to be located at 5332 N Bennett Street, Ruston, WA 98407

The proposed Accessory Dwelling Unit (ADU) for The North lot of Former 5332 N. Bennett St. shall meet the criteria for conditional use as specified in RMC 25.01.110(b)(1)(A), and the criteria of the underlying Zone. RMC 25.01.110(b)(1)(A) states that “The proposed use will not be injurious to the neighborhood or otherwise result in substantial or undue adverse economic, aesthetic, or environmental effects on adjacent property.”

The proposed ADU is designed to incorporate the principal structure’s aesthetics and features, being integrated into the Principal structure’s detached garage, matching the neighborhood’s context of single-family dwellings, many with detached garages. Environmental effects are addressed by following Ruston’s Municipal Code Requirements, such as meeting open space requirements, WSEC requirements, and addressing site drainage. By providing additional diverse housing options to the community, the ADU will provide a benefit to the neighboring residents and local economy, and will not result in any substantial adverse economical injuries to the adjacent properties which already include a number of rental units including the mid rise Commencement Apartments building nearby.

The Proposal also addresses the requirements of the underlying zone, particularly as specified in 25.01.040(j). There is only one proposed ADU as required, the owner will be occupying the principal structure, and as stated above the aesthetics are integrated with the primary structure to match the community’s single-family residential nature. Height limitations, open space requirements, and setback requirements are addressed in the proposal. Additionally parking requirements as set forth in 25.01.090 are met by providing on-site parking for the primary residence in the form of two detached garage parking spaces, and for the ADU by providing two additional on-site parking spaces in the driveway.

With the submittal of the Conditional Use Permit Application and Submittal Checklist all requirements for conditional use of the accessory dwelling unit should be addressed. Please feel free to contact Drager Architecture with any questions or comments regarding the proposal.

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