

73 Klocke Rd - Manufactured Home ADU Conversion Jefferson County CDS

We would like to convert the existing manufactured home (1041 sq ft with a 352 sq ft enclosed porch) into an ADU unit as we will be building a new primary residence in 2025. The manufactured home will be the residence of my father, Steven Merten, a senior citizen. The new home will be my residence.

Our parcel (#239433) is 5.72 acres. The manufactured home was built in 1981 and will be the only ADU on the lot. It also does not exceed 1500 sq ft. The current zoning and setback requirements have been met.

The manufactured home is already connected to a private well and septic tank, and have been approved previously by the health department. Road access has already been approved by Public Works as this is an already existing residence.

Being on 5.72 acres, there is ample off-street parking.

The established driveway will be shared by both units.

These are the permits that were previously issued for current buildings on the property:

Building Permits

Permit No.	Date	Description	Amount
2006-8682	11/13/2006	RENEWAL OF 2005-04047	
2005-04047	4/19/2005	POLE BLDG 2400 SQFT	
2002-06011	6/5/2002	PORCH 352	

The property is accessed off Klocke Rd, then down a long gravel driveway (easement granted by the Washing State Parks Department-Iron Horse State Park Easement LPE #96-1004). Recording #199803230031, recording date 3/23/1998

This project will not be detrimental to public health, safety, and general welfare. We are located out in the country. Adjacent property owners will not be impacted by this project. The property to the east is vacant land and used for cattle from time to time. The property owner to the west are relatives.