

Alternative Dwelling Unit Permit Application

1.

John and Linda Graf

109 East 10th Ave.

Ellensburg WA 98926

(509) 899 – 0833

johnny@4humangoodinc.com

2.

N/A

3.

N/A

4.

2601 Hannah Road

Ellensburg WA 98926

5.

“That portion of the northwest quarter of the southwest quarter of section 26, township 18 north, range 18 east, W.M., Kittitas County, State of Washington, which is described as follows:

Beginning at a point on the west line of section 26, which is 430 feet south 00°25' west, from the quarter section corner, thereon; thence running east, 403 feet; thence south 00°25' west, 202 feet; thence west 403 feet to a point on the section line; thence north 00°25' east on said line, 202 feet to the point of the beginning.”

6.

Tax Parcel #: 841113

7.

1.87 Acres/81,403 square feet

8.

Zoning: Residential. Comp Plan Land Use Designation: Urban Growth Area

9.

This project includes the construction of a single level one bedroom/two bath ADU measuring approximately 1200 sq feet to be placed along the northwestern portion of the property. Water supply will be provided by way of an existing well currently serving the existing residence. Sewage disposal will come by way of a recently replaced/installed septic system designed with a capacity for up to 5 bedrooms. The current residence exists as a 3 bedroom.

10.

The design of this building will comply to modern energy code, be designed with northwest architecture in mind, and generally align with the established character of the surrounding vicinity and planned uses. Previously, this property was inhabited by squatting tenants that did a fair amount of damage to the landscape. We have taken great care in restoring the property to an organized farm/garden landscape. Debris has been removed and repairs to fences and so on have been carried out. It is our goal to continue to beautify this property with the construction of the ADU and surrounding landscape.

We intend for this property to become a family community with our daughter and family residing in the main residence whilst my wife and I occupy the proposed ADU.

I am happy to discuss this project ad nauseum and as needed.

11.

Currently the property holds a residence with an attached garage that is being remodeled; as mentioned, this will eventually house my daughter/son in law and granddaughter. Two smaller buildings also exist including a small toolshed and goat barn.

12. This property is served by a driveway that is abutted to Hannah Road.

13.

A. NO

B. YES – LOT SIZE IS 81,403 SQ FT

C. YES – ONLY ONE ADU IS BEING PERMITTED/BUILT

D. YES – APPROXIMATELY 1200 SQ FT.

E. YES – SETBACKS WILL BE ADHERED TO.

F. YES – WELL TESTS ARE SCHEDULED FOR THE FIRST WEEK OF APRIL

G. YES – NO MOBILE HOMES OR RECREATIONAL VEHICLES WILL BE USED AS THE ADU

H. YES – OFFSTREET PARKING WILL BE PROVIDED IN A TWO CAR GARAGE.

I. YES – ONLY ONE ADU WILL BE LOCATED ON THE PROPERTY.

J. YES – THE ADU SHARES THE SAME DRIVEWAY AS THE MAIN RESIDENCE