

## Narrative for Vom Baur Four-Plex

Property Owner's: Cory and Kendal Vom Baur

Property Address: 124 SE Everett ST. Camas WA, 98607

Prepared by: James Hall, Sustainable Zen LLC, 971-219-5249, 640 NW 19<sup>th</sup> Ave, Camas WA, 98607

### Project Description:

The property owners are proposing to add three units to an existing single family residence at 124 SE Everett St. in Camas, Washington in Clark County. The additional units will be attached to the rear, North East side, of the existing home. The new addition will consist of three units. The first, unit A, will be a ground level, 2 bedroom, 1 bath unit, approximately 842 square feet. The second and third, units B and C, will both be two levels and sit above unit A. Units B and C will mirror each other and will be 2 bedrooms and 1 ½ bath. They will be approximately 807 square feet each.

### Existing Site Conditions:

The existing site is a 9,062 square foot lot in a mixed use zoned area close to downtown Camas. The site is relatively flat with several trees on the property. The existing house is a 1920's ranch, approximately 1092 square feet, with an unfinished basement. There is an existing garage, attached to the home, which will be removed with the project. The property is larger than a majority of lots in the neighborhood which lends itself to further development. The lot neighbors homes on the North West and North East sides and borders railroad tracks and SR500 on the South side. Public utilities currently provide for the property and will continue to do so with the additional units.

### CMC 18.43.050(A-F):

The project meets criteria for a conditional use permit by the following:

- Licensed professionals in the state of Washington have and will continue to be used in all aspects of this project, from design and engineering to construction services. Ensuring a safe structure be built and that no harm comes to the public welfare or vicinity.
- The additional units will bring new tenants and patrons to the downtown Camas area. The project provides infill to an existing downtown Camas lot while maintaining the original architecture of the existing home.
- Proper design for parking and traffic has been taken in the project design to prevent congestion or overwhelming the neighborhood. The new units design in modest and will not impose on the

general feel of the neighborhood. Similar three story structures have been erected in the vicinity. See 203 SE Franklin St.

- This project will utilize existing conditions to help bring revitalization to the downtown Camas area in support of the comprehensive plan of the city of Camas.

CMC 18.18.060:

The project meets criteria for approval of the site plans by the following:

- As stated, this project supports the city of Camas' comprehensive plan by utilizing an existing lot to provide additional units and tenants through infill of the downtown Camas area. While the property does not sit within the designated downtown Camas area, it does border this and will provide new patrons to the efforts of the city within that area.
- Appropriate measures will be taken to provide utilities to the new units.
- Parking, sanitation and mail services will all be addressed within the scope of the project.
- Site and building development and design have taken into consideration fire safety and access to the property and it's residents in case of emergency.

CMC 18.19.050(A)(1-4):

The project meets criteria for approval of the design review by the following:

- Measures have been taken to minimize total non-permeable area and promote natural vegetation as able. Tree removal will be minimized at the building site and during construction to maintain the general landscape of the lot and area.
- The design will be modest but provide an appealing blend of the old house and new units. Materials, colors and design features will create a "finished" look to the property and its' appearance.
- There are no specific historic or heritage elements to the site but by keeping the existing home intact and revitalized through exterior improvements, the project will not only create three new units but raise the appeal of the existing home.

CMC 18.19.050(B)(3)(c):

The project meets criteria for Duplex, Triplex and Four-Plex design specifics by the following:

- There will be no garages on the site, therefore there will be no impact on the design.

Thank you for your time and consideration.