

Owner proposes new duplex at 633 NW 7th Ave Camas WA 98607. The property is zoned R-18 Multifamily Residential, it is 5,663 sqft, and it's part of the City of Camas urban growth area and served by the Camas School District.

The lot is in a developed area, between a duplex on the West side at 650 NW 8th Ave and a residential property on the East side at 625 NW 7th Ave, and has 8th Ave to the North and 7th Ave to the South. The proposed duplex would face 8th Ave for entrance and driveway.

The lot is sloped down towards 7th Ave, with an elevation difference of around 16'-20', with no existing structures and vegetation in the forms of bushes and tall grass. Due to the slope a SEPA will be completed.

As described by the city of Camas, it can be served by water from 8th Ave and sewer from 7th Ave. Electric poles exist on both 7th and 8th Ave for PUD connection.

There are no public facilities or trails, or open spaces to be maintained.

The duplex units each have 1,475 sqft total living space, one car garage of 280 sqft, and covered decks of 142 sqft. They each have 3 bedrooms and 2.5 bathrooms, and are designed in the modern contemporary NW style that fits with the new developments in the area. The decks are south facing.

Currently there is sidewalk on 7th Ave with a rock wall, and no side walk on 8th Ave. The proposed duplex will add all required sidewalks, landscaping, and will adhere to the city design standards, setbacks, engineering requirements etc.