

Statement of Justification for SUP regarding ADU at 226 E Lee St.

September 19,2023

To Whom it May Concern,

I am writing this letter of justification as part of my Special Use Permit request to convert an existing structure in my backyard to an Accessory Dwelling Unit in order to house my elderly parents. They are in declining health and I would like to have them nearby to help them around the house. We feel like this move will allow them to live with some level of independence for several years.

The barn/shed that is in our backyard is in poor shape and this would allow us to invest in the space to prevent further decline by funding the improvements with the anticipated rent from my parents.

We are working with a local architect and have preliminary plans that have been reviewed by the ARB and they are in favor of the direction we are taking.

There is plenty of space in our backyard and since our existing SFH is approximately 4,000 sq. ft. we can make the ADU approximately 1,000 sq. ft. which would allow my parents to have a well-laid-out home on one level.

The Town of Warrenton 2040 Comprehensive Plan clearly envisions ADUs to tackle the “missing middle” housing supply in the TOW. This SUP could be a model for future requests to add ADU’s in the TOW. This particular use would address housing for my elderly parents who are on a fixed income.

I respectfully submit this request and am available at your convenience to discuss further. Please let me know if you need any additional information and thank you for considering this request.

Jim

**Statement of Justification**

Compatibility of the proposed use with the existing and proposed land uses adjacent to and in the vicinity of the site and any potential impacts on the environment and on the neighborhood

due to the proposed use intensity, number of participants, acreage, hours of operation, traffic, lighting, and access.

*Proposed use is residential which is compatible with the surrounding SFH or Townhouse/Condo.*

### **Proposed Site Development Plan & Vicinity Map (12 Hardcopies, Folded)**

- A vicinity map depicting the adjacent and nearby (within 1,000 feet) land uses, streets and other data customarily incidental to a vicinity map.

- A proposed site development plan indicating the location of the anticipated structures, setback lines, street pattern, parking provisions, a screening plan, and common open space if applicable. Such plans shall be contained on sheets measuring a minimum of 18" X 24" and a maximum of 36" X 24".

- An analysis of the impact on the Town's transportation network and the ability of adjacent streets and intersections to efficiently and safely move the volume of traffic generated by the development, along with estimates of cost and means of providing improvements required to service the proposed special use.

*Proposed use adds one vehicle with light, perhaps one trip per day, usage. Our daughter recently left for college so with her frequent trips being removed total vehicle trips/impact will still be reduced/minimal.*

- An analysis of the impact on the Town's community facilities including estimates of costs and means of providing the additional community facilities which will be needed to serve the proposed special use. Community facilities include, but shall not be limited to, sewage disposal facilities and systems, solid waste disposal facilities and systems, water supply facilities and systems, storm drainage facilities and systems, and electrical utility facilities and systems.

*Proposed use would need to be added to TOW water and sewer as well as power utility. Increased footprint from exiting barn to ADU does not trigger stormwater requirements and will have minimal impact on storm water. Excess sewer and water from two adults should have minimal impact on TOW ability to provide sewer and water.*

- An analysis of the ability of the Town to provide police and fire protection to the proposed special use.

*Additional two adults residing here should have no impact on police and ADU will be accessible via same means as existing SFH for FD.*

- Noise impact and abatement studies to determine potential impact on adjoining properties and neighborhoods.

- *Two elderly residents occupying ADU should have no impact adjoining properties and neighbors.*

- The proposed configuration and intensity of lighting facilities to be arranged in such a manner to protect the streets and neighboring properties from direct glare or hazardous interference.

*Exterior lighting will be limited to one front porch exterior light and one side porch exterior light and will conform to TOW residential exterior lighting requirements.*

- The delineation of any necessary screening for any uses or structural features deemed to be incompatible with the objectives of this Article, the remainder of this Zoning Ordinance, or the Comprehensive Plan including walls, fences, plantings, and/or other enclosures. Other landscaping to enhance the effectiveness of the screening and to insure the compatibility of use may also be required.

*Applicant is aware of no screening requirements.*

- The delineation of screening and buffering of all parking areas will be required in accordance with a landscaping plan. Parking areas forward of the established building setback line will be prohibited.

*Parking shown on attached proposed plat.*

- The delineation of major trees on the site. Except to protect the public safety, avoid property loss, or provide for required parking, all major trees forward of the building setback line may be required for preservation if their removal would diminish the character of the neighborhood.

*Applicant anticipates no major trees will need to be removed.*

### **Evaluation Criteria; Issues for Consideration (§11-3.10.3)**

In considering a Special Use Permit application, the following factors should be considered. The applicant also shall address these factors in its **statement of justification**:

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.

*Plan Warrenton 2040 places significant emphasis on tackling the Missing Middle Housing issue by encouraging ADU's among other alternative housing options.*

2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.

*This ADU will have fire alarms and allow for FD access.*

3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.

*This ADU will not generate any more noise than a typical smaller SFH.*

4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.

*This ADU will not generate any more light than a typical smaller SFH.*

5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.

*This ADU will not have any signs.*

6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.

*This ADU is surrounded by other SFH, townhomes, and condos.*

7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.

*See attached.*

8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.

*This ADU will not necessitate screenings and will have minor landscaping for aesthetics.*

9. The timing and phasing of the proposed development and the duration of the proposed use.

The ADU construction will commence immediately upon approval due to the desire to provide housing for my aging parents.

10. Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archaeological or historic feature.

The ADU will preserve portions of a rapidly deteriorating barn.

11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.

This SUP requests an ADU which will be used to provide affordable housing for my aging parents which is something that the general public can use as a model for their similar needs.

12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety, efficient traffic movement and access in case of fire or catastrophe.

This ADU will be accessible via the same driveway as the existing SFH.

13. Whether the proposed use will facilitate orderly and safe road development and transportation.

This ADU will not impede safe road development nor transportation.

14. Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.

This ADU will be constructed to meet or exceed code.

15. Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.

This ADU will require town utilities.

16. The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.

This ADU will not disturb any wildlife habitat and vegetation, water quality and air quality.

17. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

This ADU will employ local construction contractors during the building phase and will increase value of this parcel which will incur higher property tax as well as add a household and two adults who will solicit area businesses.

18. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the Town, if applicable.

This ADU will specifically provide affordable housing for my elderly parents.

19. The location, character, and size of any outdoor storage.

1. No outdoor storage is proposed.

20. The proposed use of open space.

1. No open space is proposed.
21. The location of any major floodplain and steep slopes.
  1. The ADU will not be in a floodplain nor on a steep slope.
22. The location and use of any existing non-conforming uses and structures.
  1. N/A.
23. The location and type of any fuel and fuel storage.
  1. N/A
24. The location and use of any anticipated accessory uses and structures.
  1. The proposed SUP is for an ADU.
25. The area of each proposed use.
  - 1.
26. The proposed days/hours of operation.
  1. N/A
27. The location and screening of parking and loading spaces and/or areas.
  1. Parking will be added in front of the ADU so my elderly parnets can easily acess the building.
28. The location and nature of any proposed security features and provisions.
  1. N/A
29. The number of employees.
  1. N/A
30. The location of any existing and/or proposed adequate on and off-site infrastructure.
  1. Water/sewer, and power will need to extended from the street to the proposed ADU.
31. Any anticipated odors which may be generated by the uses on site.
  1. N/A
32. Refuse and service areas.
  1. ADU will be serviced by existing curb trash and recycling service.