

Type I Design Review Narrative

May 24, 2021

ADU for Zone Holdings Residence
601 Blaine Street
City of Newberg

The proposed development consists of an existing single-story, single family residence with a detached garage under the same roof as the residence, with a 4' wide breezeway between the buildings. The roof over the garage is proposed to be removed and a second story added, to be used as an Accessory Dwelling Unit.

The ADU is a 441 SF studio unit. In order to not affect the existing septic design, one of the bedrooms in the existing residence will be converted to an office, so the number of bedrooms remains the same.

Type I applications require a written response to applicable criteria to determine whether approval is justified. Please provide a written response to each of the applicable criteria for a Type I design review. Your written response should address how you meet each of the following criteria. **(Responses inserted in blue ink)**

(1) Parking. Parking areas shall meet the requirements of § 15.440.010.

RESPONSE: The existing structure is a single family residence, which, per Table 15.440.030, requires (2) parking spaces. The existing condition meets this requirement. An Accessory Dwelling Unit does not require additional parking.

(2) Setbacks and general requirements – The proposal shall comply with §§ 15.415.010 et seq. dealing with height restrictions and public access; and §§ 15.410.010 et seq. dealing with setbacks, coverage, vision clearance, and yard requirements.

RESPONSE: All new construction shall occur within the footprint of the existing building. The existing building complies with required height restrictions, setbacks, lot coverage, vision clearance and yard requirements.

(3) Landscaping requirements – The proposal shall comply with § 15.420.010 dealing with landscape requirements and landscape screening.

RESPONSE: Landscape requirements seem to not apply to single-family residences. Existing residence is currently landscaped and shall remain.

(4) Signs – Signs shall comply with §§ 15.435.010 et seq. dealing with signs.

RESPONSE: No signage proposed.

(5) Zoning district compliance – The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in §§ 15.304.010 through 15.328.040 of this code.

RESPONSE: An ADU is permitted outright in the R-3 zone.