



Land Use Application Form

Conditional Use Permit For Accessory Dwelling Unit

SUBMITTAL ITEMS

- Base Land Use Application;
- Fees: \$315 + \$945 deposit [additional fees required if actual cost of processing exceeds the deposit].

A conditional use is a Type III-A land use decision subject to review by the City Planning Commission. Before any conditional use permit may be granted, the planning commission shall adopt written findings showing that the following criteria are met by the proposal:

- a. The proposed use will not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity.
- b. The proposed use will meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification.
- c. The proposed use will be consistent and compatible with the goals, objectives and policies of the comprehensive plan.
- d. All conditions necessary to lessen any impacts of the proposed use are measurable and can be monitored and enforced.

In addition, the planning commission may grant a conditional use permit for a detached accessory dwelling unit that exceeds the building footprint, height or lot coverage standards listed in subsection (a) if it finds that:

- a. The building and its use will not significantly impact adjoining properties;
- b. The architecture will incorporate exterior finish materials and design elements consistent with, or superior to, that of the principal residential structure on the property;
- c. The building will fit the character of the neighborhood;
- d. The architecture complies with the city's design guidelines;
- e. The building footprint will not exceed 800 square feet, and the building height will not exceed 21 feet at the top of ridge or 12 feet at the top of wall; and
- f. The combined building footprints of existing and proposed accessory buildings on the same lot will not exceed 1,000 square feet.

City of Fircrest Contact Information

Address
115 Ramsdell Street
Fircrest, WA 98466

Phone: 253 564-8901
FAX: 253 566-0762

(1) Described how the building and its use will not significantly impact adjoining properties.

(2) Described how the architecture will incorporate exterior finish materials and design elements consistent with, or superior to, that of the principal residential structure on the property.

(3) Describe how the building will fit the character of the neighborhood.

(4) Indicate how the architecture complies with the city's design guidelines

(5) Provide documentation that the building footprint will not exceed 800 square feet, and the building height will not exceed 21 feet at the top of ridge or 12 feet at the top of wall

(6) Illustrate on a site plan how the combined building footprints of existing and proposed accessory buildings on the same lot will not exceed 1,000 square feet

State how the proposed use will not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity.

State how the proposed use will meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification.

State how the proposed use will be consistent and compatible with the goals, objectives and policies of the comprehensive plan.

Describe how all conditions necessary to lessen any impacts of the proposed use are measurable and can be monitored and enforced.

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