

## Right Size Design Build

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Site visit report

Address:

Prepared by Benj Wadsworth / Right Size Design Build

Date:

Right Size Design Build was contacted by the owners, XXXX, regarding their interest in using the “Wedgwood Fonzie Flat” DADU design on their property at XXXX. As designed, the Wedgwood Fonzie Flat is a 20’ x 20’, 800 sq ft structure consisting of a 400 sf garage with a 400 sf DADU studio apartment above it.

### **Lot characteristics:**

According to information from Seattle’s ADUniverse website, the lot is 41.4’ x 100’ / 4108 sf corner lot bounded by alleys on both the N and E sides (note that King County parcel data lists the parcel as 40’ wide and 4000 sf). Based on a visual inspection of the Seattle GIS map, the NE corner of the lot appears to be rounded, which raises some questions regarding the siting of a future DADU. A formal survey of the N, E, and W property line would be necessary and likely required by the city prior to construction, particularly if the DADU were located in the NE corner of the property as discussed. There is currently a principle residence on the lot with a footprint of 980 sf according to King County parcel data. There is a small shed in the rear of the lot that the owners propose to remove. The rear portion of the lot, including the entire backyard is roughly 3-4’ above the level of the adjoining alleys. It is assumed that the proposed garage/DADU would be built into this raised yard with the entrance to the garage at alley level.

### **Allowable DADU:**

For lots under 5,000 square feet, the maximum lot coverage limit is 1,000 square feet plus 15 percent of the lot area. The area of a lot with an alley or alleys abutting any lot line may be increased by one-half of the width of the abutting alley or alleys.

The required rear yard for a typical lot in Seattle’s SFR neighborhoods is 25’ or 20% of the lot depth, whichever is less, plus ½ the width of adjoining alleys. The maximum rear yard coverage for a DADU is 60% assuming no significant trees are removed.

Based on the above lot characteristics, total allowable lot coverage is 1616 sf plus one half the width of the abutting alleys, which has not yet been determined. With the existing principle residence on the

site, there are 636 sf remaining for the DADU (without counting any additional square footage from the alleys). The allowed rear yard coverage would be 480 sf without counting the alleys. There is thus ample space to site a 400 sf footprint DADU in the backyard.

The base structure height (the height to the top of the walls) limit for a DADU is 18' for lots 40' up to 50' wide. An additional 5' is allowed for a pitched roof and 4' for a shed roof. This provides enough space for a 9' garage with an 8' DADU above.

### **Siting:**

The owners expressed interest in siting the garage/DADU toward the rear of the lot. Because the lot abuts alleys to the N and E, no setback would be required on those sides. However, it would be necessary to site the garage entrance at least 12' from the centerline of the adjacent alley. Assuming a typical alley width of 16' (needs to be verified), this would require siting the garage/DADU 4' back from one the alleys.

### **Potential obstacles:**

Sewer – According to the Seattle sewer card for the property and the owners' verification, the sewer line exits the main house on the E side, roughly 1/3 of the distance from the front of the house. It is roughly 4' deep at that point. Assuming that the garage/DADU is built into the elevated lot, it seems likely that there is enough vertical drop to tie into the sewer via gravity, but this would need to be verified.

Overhead electrical lines – there are overhead electrical lines running along the N side of the property. These may create some challenges in the construction process.

Grade change – As mentioned above, the backyard is built up roughly 3-4 ft from the street, and it is assumed that the garage/DADU would be built into the elevated yard with the entrance to the garage at street level. This is very doable but will result in additional cost for excavation and dirt removal.

### **Next steps:**

The owners agreed to give some thought to the size of the structure and agreed that 400 sf might be too big for the lot. They will contemplate this and layout various scenarios with ribbon in the coming weeks.

Assuming there is a decision to move ahead, a survey is recommended to establish the exact property line, particularly in the NE corner.