



# ACCESSORY DWELLING UNIT (ADU) FORM

FINAL  
Revised: 10/30/15

Yakima County Public Services  
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901  
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

## PLEASE ANSWER THE FOLLOWING QUESTIONS

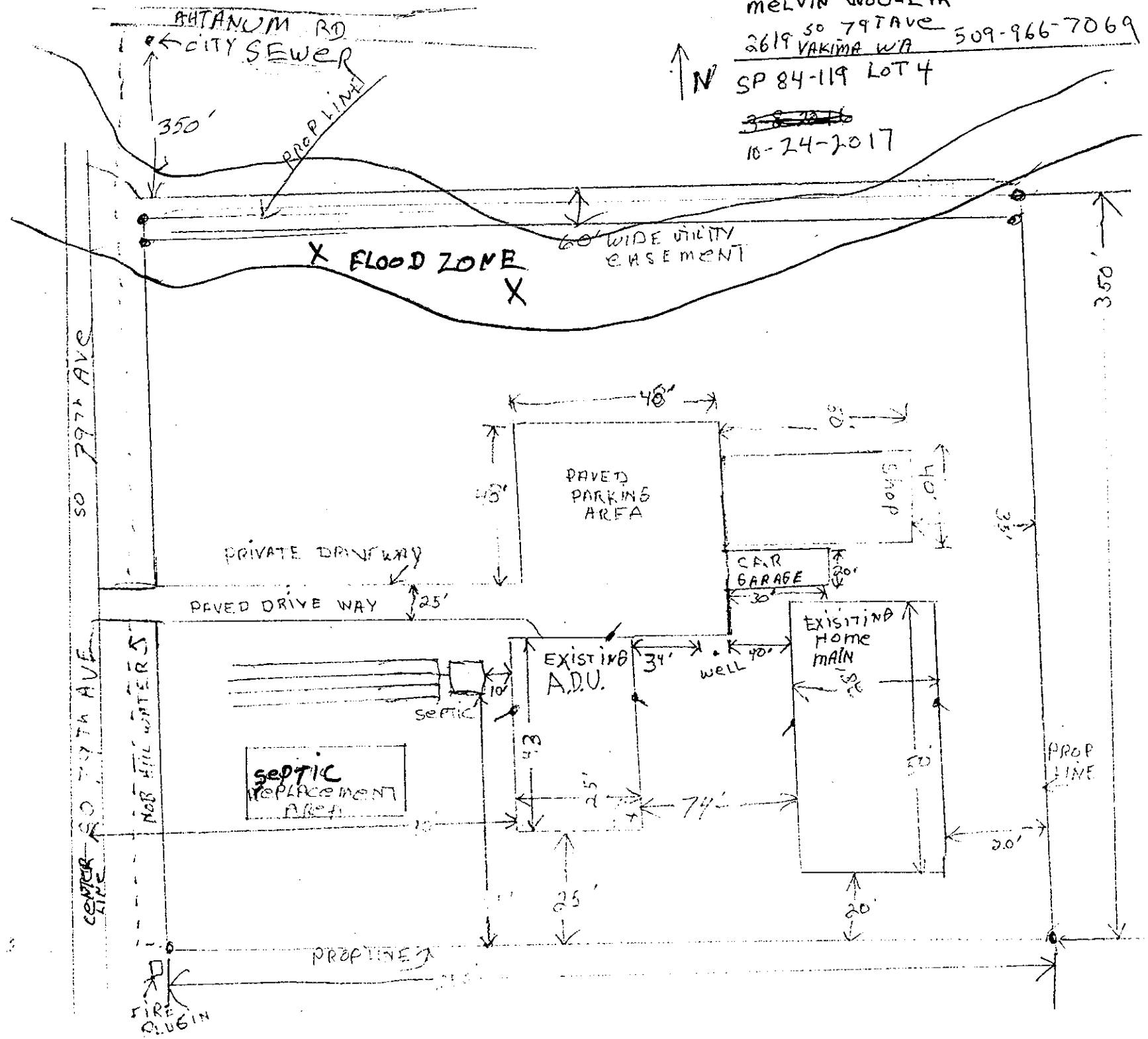
(Attach additional sheets if necessary)

1. Will the property owner live in the:  Main Residence or  Accessory Dwelling Unit (ADU)  
*NOTE: If there are currently more than one residence on the property then ADU is not permitted on-site.*
2. What is the total gross square footage (area) of the ADU? 995
3. What is the total gross square footage (area) of the main residence? 2400
4. Will the ADU be attached to:  House,  Garage, or  Free Standing  
*NOTE: If the ADU is freestanding (not attached) shall be located within 100 feet of the main residence.*
5. On which side of the ADU will the front entrance be located? WEST OR EAST
6. Are you proposing to use a park model for the ADU?  Yes  No
7. Will the ADU be constructed of material and paint color similar to the primary residence?  
 Yes  No, explain: \_\_\_\_\_
8. A minimum of four (3) parking spaces are required (2 for the primary residence and 1 for the ADU).  
Are you able to provide a minimum of 3 parking spaces?  Yes  No
9. The ADU must share the same access as the primary residence. Will the ADU meet this requirement?  
 Yes  No
10. What type of road serves the property?  Private Road  Public Road (County, City or State Highway)
  - a. What is the road surface:  Gravel  Paved
11. What is the source of domestic water for the existing residence and the ADU?
  - Public Water Supply (operated by a public entity such as Nob Hill Water, a city, etc.)  
Name of the water provider: \_\_\_\_\_
  - Expand use of an existing community well/shared well (3+ connections including the ADU)  
Name, or State ID# of existing community water system \_\_\_\_\_  
Well is located on Parcel Number: \_\_\_\_\_ Number of existing connections: \_\_\_\_\_
  - Shared well with main residence, this well is:  Existing  Proposed
12. Which of the following methods of sewage disposal do you propose for the ADU?
  - Public sewer, Name of the System: \_\_\_\_\_
  - Community on-site sewage system with main residence.
  - Individual, on-site sewage system separate from the main residence.
13. Explain how the proposal and associated site improvements are compatible with neighboring land uses.  
(examples: location of building to property line, type of construction, etc.) THE DOUBLE WIDE MANUFACTURED HOME BLENDS WELL WITH OTHERS IN NEIGHBORHOOD, SIMILAR STYLE, FENCED AND LANDSCAPED YARD.
14. Required Attachments:
  - Attach a complete copy of the subject properties legal description from the recorded deed.
  - Attach a floor plan drawn of the accessory dwelling unit showing: living areas, storage areas, mechanical rooms, and other interior residential spaces.

## NARRATIVE:

MELVIN AND SHIRLEY WOOLEM WHO OWN AND RESIDE AT 2619  
50 79TH AVE WOULD LIKE TO APPLY TO CONVERT A EXISTING  
MANUFACTURED HOME ON THE PROPERTY TO A ACCESSORY  
DWELLING UNIT. THE PURPOSE WOULD BE TO PROVIDE OUR  
SON GENTRY WOOLEM A DISABLED VETERAN WITH HOUSING.  
TO HELP CARE FOR EACH OTHER AS I ALSO AM  
A PARTIAL D.A.V.. GENTRY WOULD ALSO HELP WITH  
MAINTANCE ON THE PROPERTY, PROVIDE SECURITY AND  
COMPANIONSHIP TO FAMILY. ACCESS TO ADU AND PRIMARY  
HOME ARE OFF OF 579TH<sup>AVE</sup> 20 FOOT WIDE PAVED DRIVEWAY  
ON TO PAVED PARKING AREA ON THE PROPERTY  
TOTAL 6-10 CAR PARKING AREA. NO NEW STRUCTURES  
OR DRIVE WAYS ARE NEEDED. ALL ARE EXISTING  
AND HAVE BEEN IN PLACE FOR OVER 30 YEARS.  
SEPTIC SYSTEM IS APPROVED WITH TWO EXTRA LINES AND ALWAYS  
WORKED WELL. WATER WELL IS OVER 100' AND NEVER HAS  
HAD ANY PROBLEMS. CITY SEWER IS APPROX 600' AWAY  
AT ANTIKUM RD. NOB HIL WATER IS AT CORNER  
OF PROPERTY (S.W CORNER).

MELVIN WOODRUM  
2619 SO 79TH AVE  
3619 VAKIMA WA 509-966-7069  
SP 84-119 LOT 4  
~~3-8-2016~~  
10-24-2017



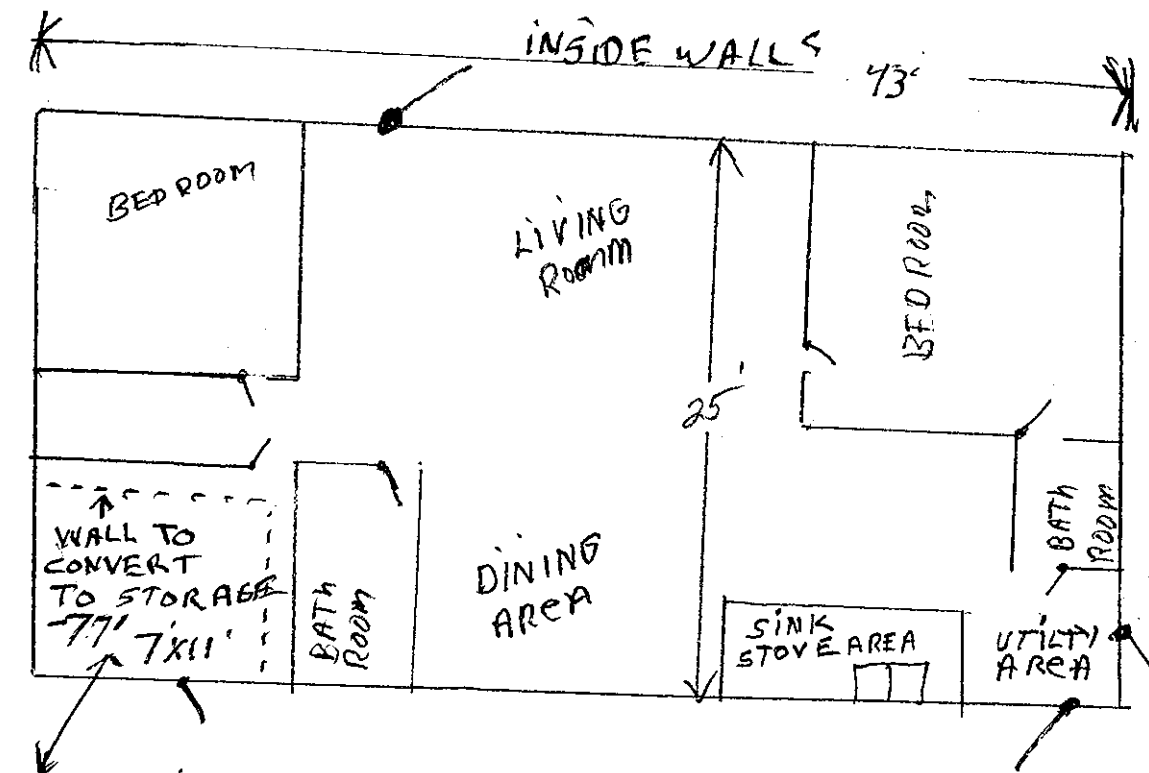
EXISTING

2619 SO 79TH AVE

A.D.U. FLOOR PLAN

MELVIN WOOLEY

509-966-7069



WILL BRING  
LIVING SPACE  
TO 1000 SF OR LESS



# VARIANCE FORM

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JAN 26 2018  
Revised 10/1/15  
Vern      Gary      Don      Lynn       
Harold      Lisa      Carmen     

## Reference to Zoning Code.

### 1. Zoning Ordinance Requirement and Variance Requested: (Answer the following)

- a. The Unified Land Development Code requires the following standard: 19.18.020(1)(b)(v)  
WITHIN AN URBAN GROWTH AREA CONNECT TO A REGIONAL SEWER SYSTEM
- b. The variance requested is: TO UTILIZ ON SITE SEWER SYSTEM
- c. Identify the standard out of the Unified Land Development Code that the variance is requested from:  
Section YCC 19. 18.020(1)(b)(v)

### 2. Please answer the following questions. Attach additional pages as needed.

- a.) What are the special circumstances that are applicable to the property, including size, shape, topography, location or surroundings that exist? See ATTACHED NARRATIVE 2(a)
- b.) Due to the above special circumstances, how would they deprive the property of rights and privileges that are enjoyed by other properties in the vicinity under an identical zoning district classification?  
See ATTACHED NARRATIVE 2(b)
- c.) Explain how the granting of this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and to the zoning district classification in which the property is situated? See ATTACHED NARRATIVE 2(c)
- d.) Are the special circumstances a result from the actions applicant/property owner?  Yes  No
- e.) Is the proposal the minimum variance needed in order to make possible the reasonable use of the land, building or structures?  Yes  No  
Please Explain: see ATTACHED NARRATIVE 2(e)
- f.) How will the proposed variance meet the general intent of the zoning district in which the property is located? see ATTACHED NARRATIVE 2(f)
- g.) Why couldn't the proposed variance be reviewed as an Administrative Adjustment or Modification?  
See ATTACHED NARRATIVE 2(g)

3. Is the property located within the Floodplain?  Yes  No

4. Is the property located within the Airport Safety Overlay?  Yes  No

Melvin Woolem

Jan 26<sup>th</sup>, 2018

Written Narrative

The proposal is to convert a previously approved SPU to an accessory dwelling unit.

The manufactured home currently on the property was placed here on a special property use permit for the aged or infirmed relatives. My mother has passed away and the permit is no longer valid. My son now resides in the home. There is a real desperate need to keep the home on the property for him to reside in. He is a disabled veteran. He is currently rated by the dept of veterans affairs at 70 percent mental and 50 percent physical. Myself and his mother reside in the primary residence, which is 70 feet away. We provide him with care, companionship, security and emotional support.

2(A) – When property is in an urban growth area, an accessory dwelling unit must be connected to a regional sewer system. The connection is 600 feet away and would create an undue hardship at this time. Perhaps a clause to connect at a later date when the line connection gets closer could be agreed to.

2(B) – Other properties similar in area are allowed one A.D.U. It would deny our rights to provide housing to our disabled veteran son and to provide the care, companionship and security that he needs.

2(C) – Granting the variances will not be materially detrimental to the public welfare or injurious to the property or improvement in the vicinity and to the zoning district classification because the dwelling unit is currently on the property and has been for 30 years. To the property owner’s knowledge, there have been no complaints about the unit which is well maintained and fits in the neighborhood and zoning district. No new structures, driveways or sidewalks are needed. It also the intent of the property owner to retain the accessory dwelling unit and continue to use it for the same purpose as its original Special Property Use Permit. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity because under the current code, an accessory dwelling unit is also considered caretaker dwellings under 19.18.020(1)(a)

Some of the legislative intent of accessory housing in the current code states that accessory housing is intended to make good use of existing infrastructure, to allow flexibility to respond to changing needs, to diversify affordable housing and provide relatively independent living for the elderly and disabled from neighboring family (with a preference for attached or detached accessory dwelling unit)



In this case, the existing dwelling unit is connected to a two-party well and has its own septic system, responds to the changing needs of the property owner and their son, provides affordable housing opportunities and provides independent living for a disabled family member. So in this situation, the proposal meets the legislative intent for an accessory dwelling unit.

2(D) – When dwelling was placed on property, the property at that time was not in the urban growth area, so connecting to the regional sewer system was not required. Subdividing was also allowed, which now is not allowed. The connection is presently 600 feet away.

2(E) – Minimum variance is needed in order to make possible the reasonable use of the land. All other regulations are being applied to.

2(F) – Zoning district allows for one A.D.U to better utilize existing infrastructure and community resources (sewer, water roads, etc) Provide a housing type that allows flexibility to respond to changing needs and lifestyles; Add to and diversify the supply of affordable housing; Protect neighborhood character and stability by ensuring ADU's are compatible with surrounding land uses; Provide the opportunity for relatively independent living for the elderly or disabled with support for neighboring family or other care-giver, with a preference for

attached or detached accessory dwelling units; The house blends well with others in area, is a part of the community and has been in the area for 30 years.

2(G) – Administrative adjustments cannot be made to 19.18 standards.