

Backyard Cottages Annual Report



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Credits

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Introduction

Since 1994, the City of Seattle has allowed accessory dwelling units (ADUs) that are inside or attached to the main residence. In September 2006, the City allowed detached accessory dwelling units (DADUs) or backyard cottages for homeowners living in Southeast Seattle (south of I-90 and east of I-5). After examining DADUs built in Southeast Seattle, the City allowed DADUs citywide in December 2009. As part of the legislation allowing DADUs, the City Council directed the Department of Planning and Development to report on the permitting and construction activity for backyard cottages.

This report presents the information requested by the City Council and includes the location, photo documentation, basic site plans, and elevations of DADUs. This report is the continuation of an April 2011 report on backyard cottages. Contained within are the 96 cottages with construction permits that were finalized between 1/4/2011 and 10/1/2014.

Introduction

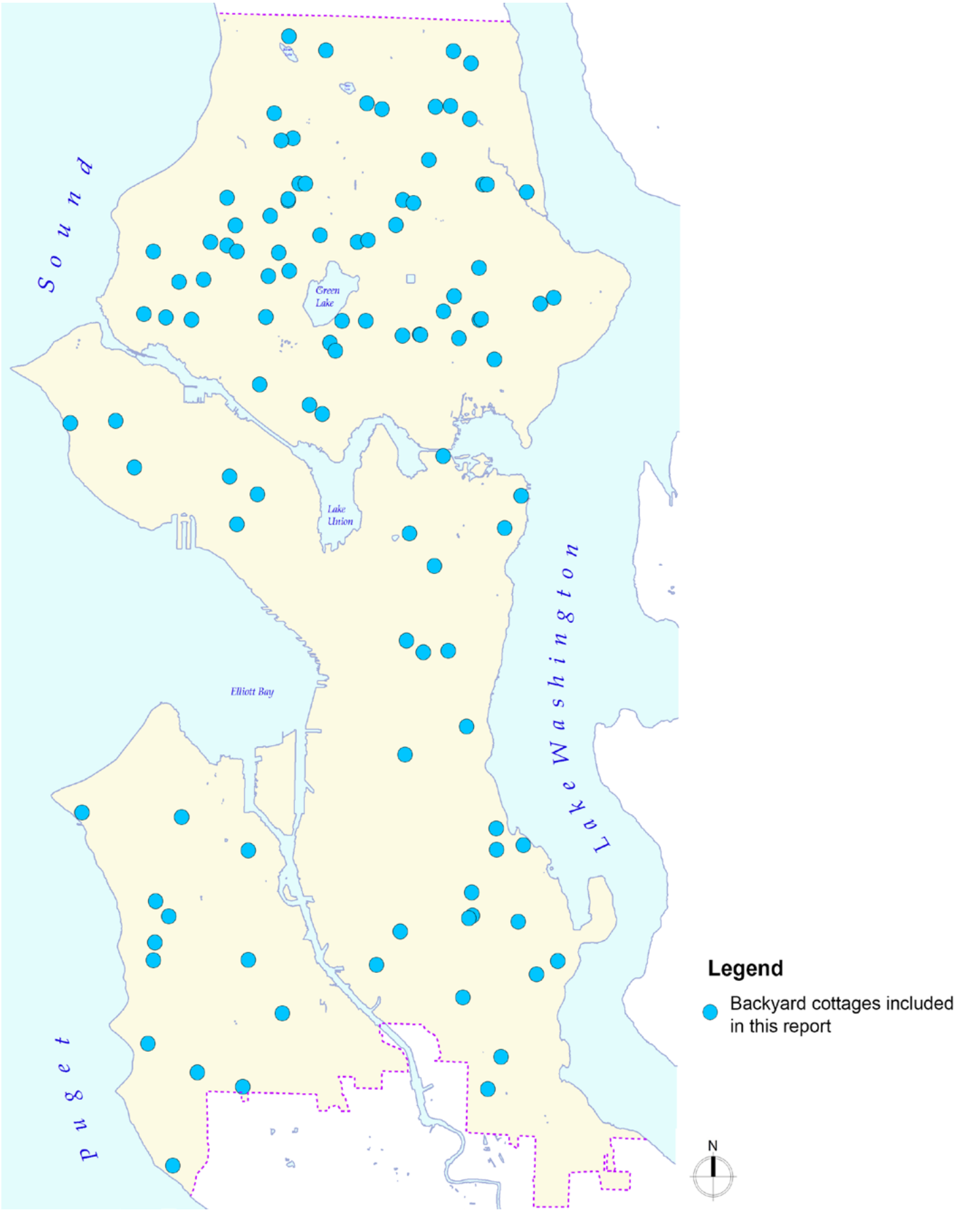
Summary

Average area of cottages (square feet)	632
Range of cottage area (square feet)	138-800
Average lot size (square feet)	6,770
Number of cottages created by converting an existing structure or garage	33
Number of newly built structures	63
Average height of cottages (feet)	18.25
Range of cottage heights (feet)	10-23
Number of parking waivers requested	1
Number built with alley access	40
Number built above a garage	36

Observations

1. Slightly more than half the backyard cottages in this report (54) were constructed in neighborhoods north of the Lake Washington Ship Canal and 42 were constructed south of the Ship Canal.
2. While certain areas such as Green Lake and Ballard appear to have slightly higher concentrations of backyard cottages, overall the cottages are fairly evenly distributed across the city.
3. Compared to other parts of the city with large amounts of single family zoning, Queen Anne, Magnolia, and the Central Area neighborhoods have fewer cottages.
4. Approximately two-thirds of the cottages are stand alone newly constructed buildings, and only one-third of cottages are built on top of or adjacent to a garage.
5. Only one parking waiver was requested and granted, suggesting the requirement of an additional parking space for the backyard cottage may not be a significant barrier to creating a backyard cottage.
6. Many of the cottages are not visible from the street because of fences, tree canopies, or slopes.

Introduction



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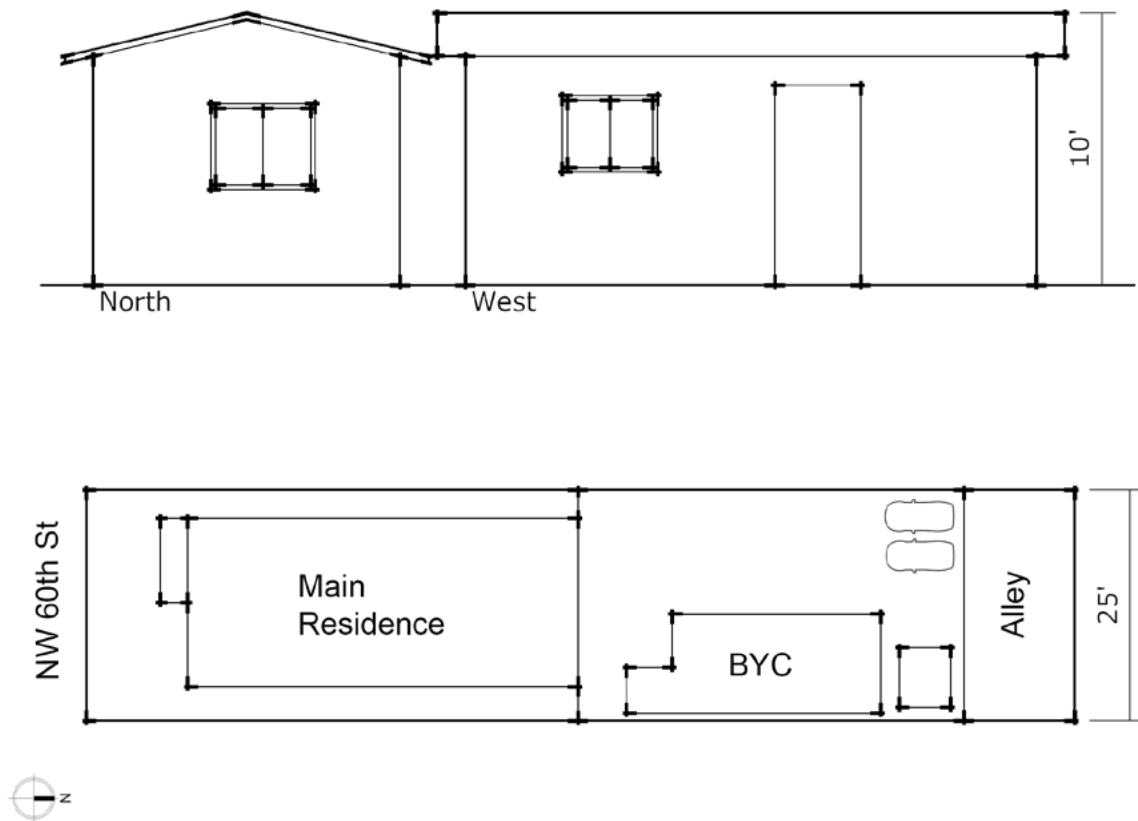
View of cottage from rear alley, looking southeast



View of main residence from NW 60th St, looking north



1738 NW 60th St is located in the Ballard Urban Village, two blocks west of 15th Ave NW and five blocks north of NW Market St. The zoning is Lowrise 1 (LR1).



The backyard cottage is a one story, alley accessed, converted unit located in the rear of the property. The thick plant cover and tall fences obscure the cottage from the street. The design of the cottage differs from the main residence in both building materials and color scheme.

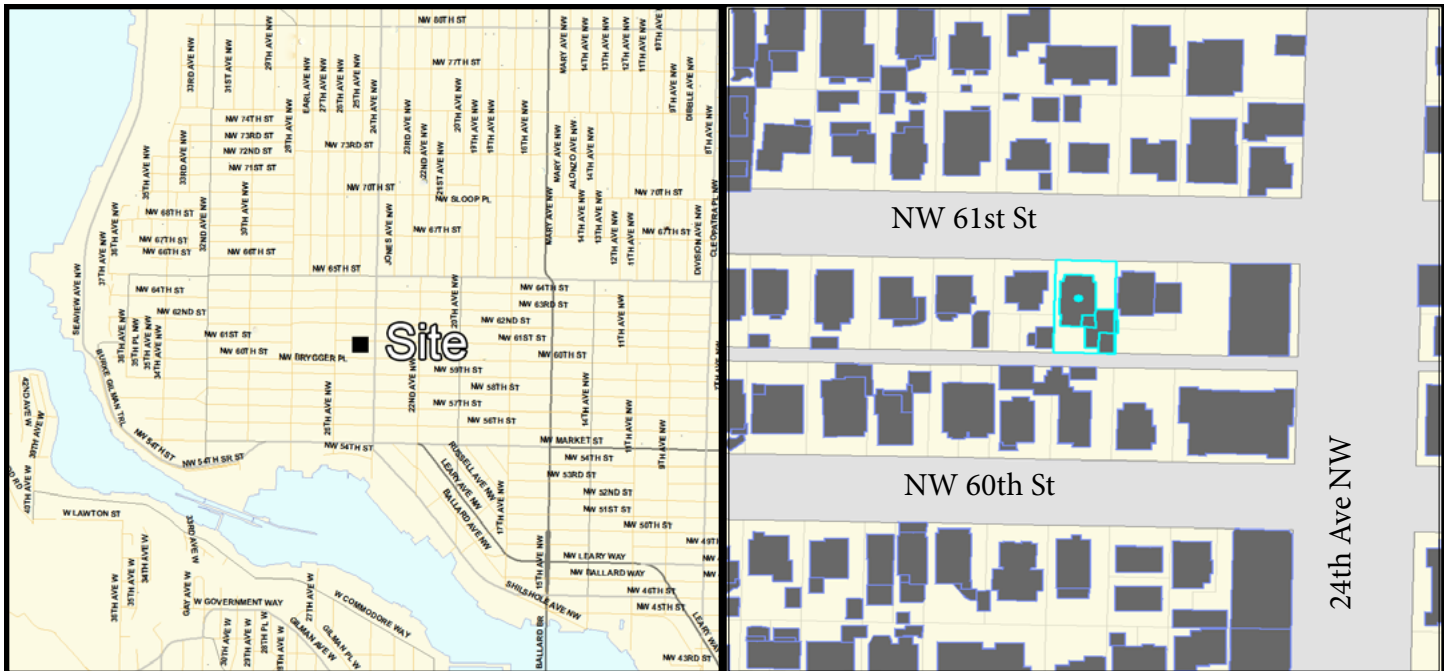
Address	1738 NW 60th St
Permit number	6301676
Total lot area (square feet)	2,375
BYC floor area (square feet)	290
Garage or storage area included	No
BYC height	10'
Total lot coverage	51.4%
Parking exception	No
New unit or conversion	Conversion



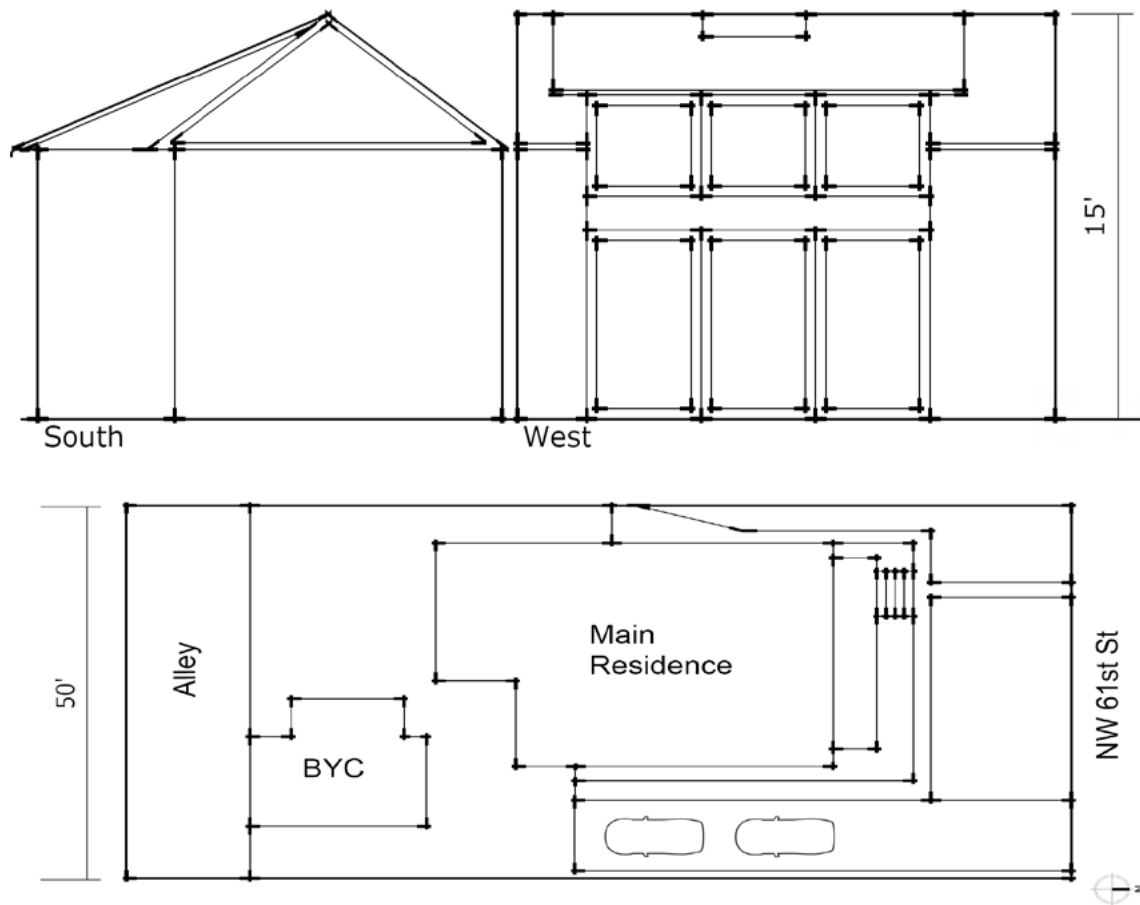
View of cottage from the rear alley, looking northwest



View of main residence from NW 61st St, looking south



2419 NW 61st St is located in the Ballard Urban Village, one block east of Adams Elementary School, Ballard Playground, Ballard Community Center, and six blocks north of the Lake Washington Ship Canal. The zoning is Lowrise 1 (LR1).



The backyard cottage is an alley-accessed, one-story remodeled garage. It is located in the rear yard abutting the alley. The cottage and main residence are built with similar building materials but are different colors. The cottage is not visible from the street but can be seen from the alley.

Address	2419 NW 61st St
Permit number	6277226
Total lot area (square feet)	4650
BYC floor area (square feet)	248
Garage or storage area included	Yes, garage
BYC height	15'
Total lot coverage	34.10%
Parking exception	No
New unit or conversion	Conversion



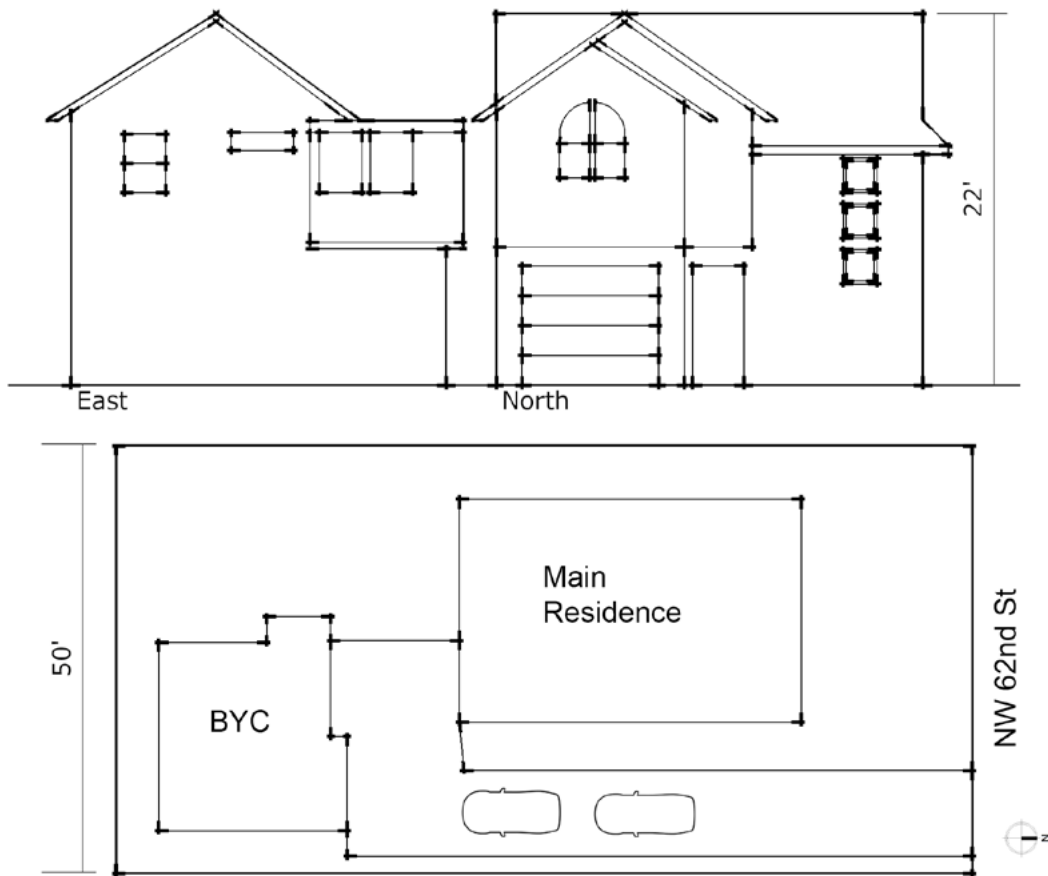
View of cottage from NW 62nd St, looking south



View of main residence from NW 62nd St, looking south



2853 NW 62nd St is located just west of the Ballard Urban Village, one block west of Adams Elementary School, Ballard Playground, and Ballard Community Center.



The backyard cottage is a newly constructed, two-story unit located in the rear yard. The ground floor is used as a garage while the second floor is used for living space. Primary access to the cottage is from a shared driveway. The cottage can be seen from the street but is partially obscured by the main residence. The cottage and main residence match in color and building materials.

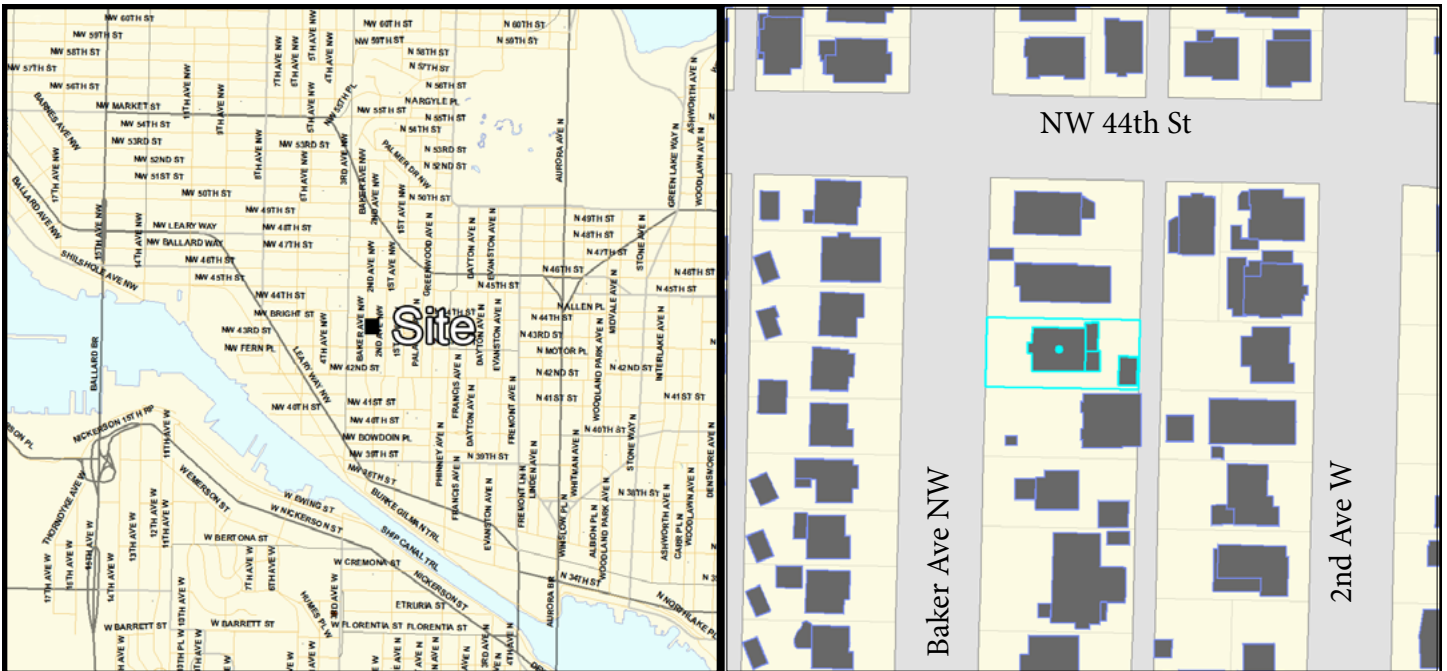
Address	2853 NW 62nd St
Permit number	6337322
Total lot area (square feet)	4,995
BYC floor area (square feet)	800 (352.5 garage, 447.5 living)
Garage or storage area included	Yes, garage
BYC height	22'
Total lot coverage	34.10%
Parking exception	No
New unit or conversion	Conversion



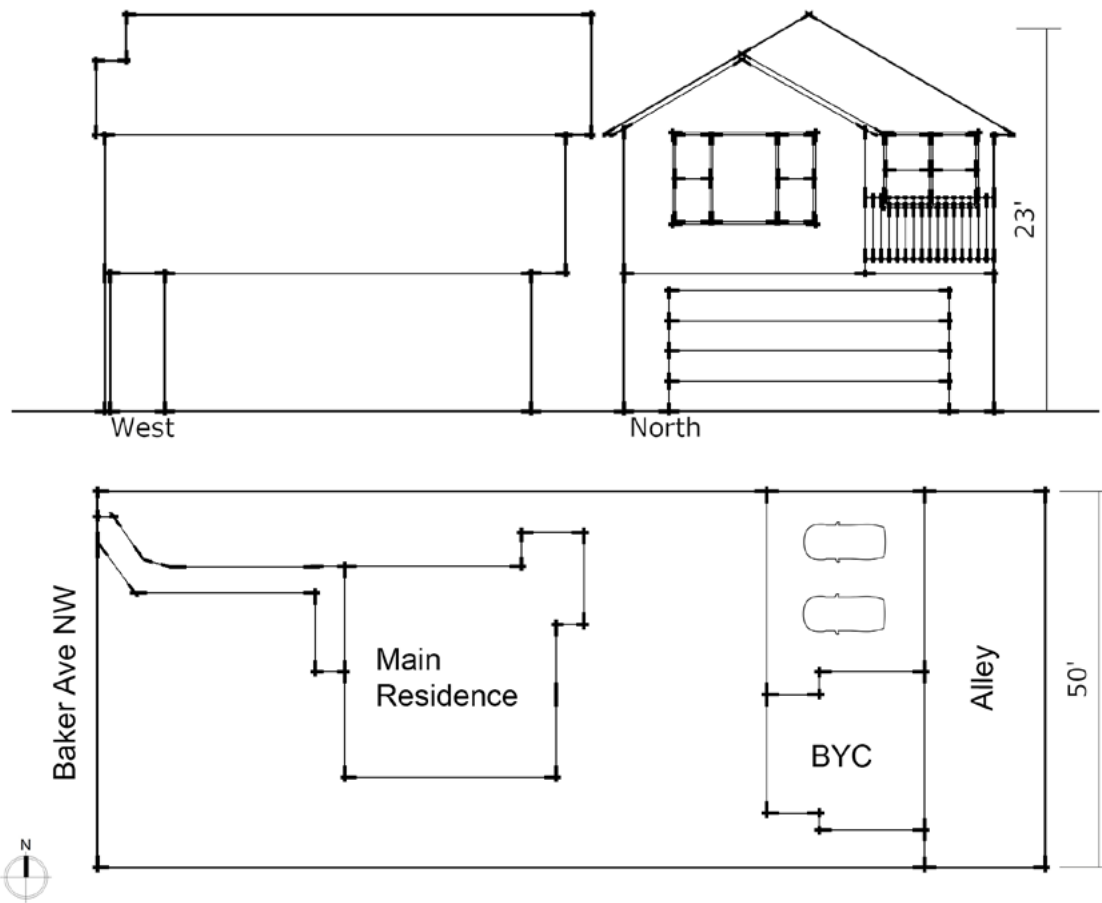
View of cottage from rear alley, looking northwest



View of main residence from Baker Ave NW, looking south



4328 Baker Ave NW is located in the Fremont Neighborhood, one block east of the Ross Playground, and six blocks north of the Lake Washington Ship Canal.



The backyard cottage is a newly constructed, two-story unit. There is garage space on the ground floor, and living space above. Located in the rear yard, primary access to the cottage is via the alley. The design of the cottage is different from the main residence in both building materials and architectural style. Built atop a hillside, the cottage cannot be seen from the street.

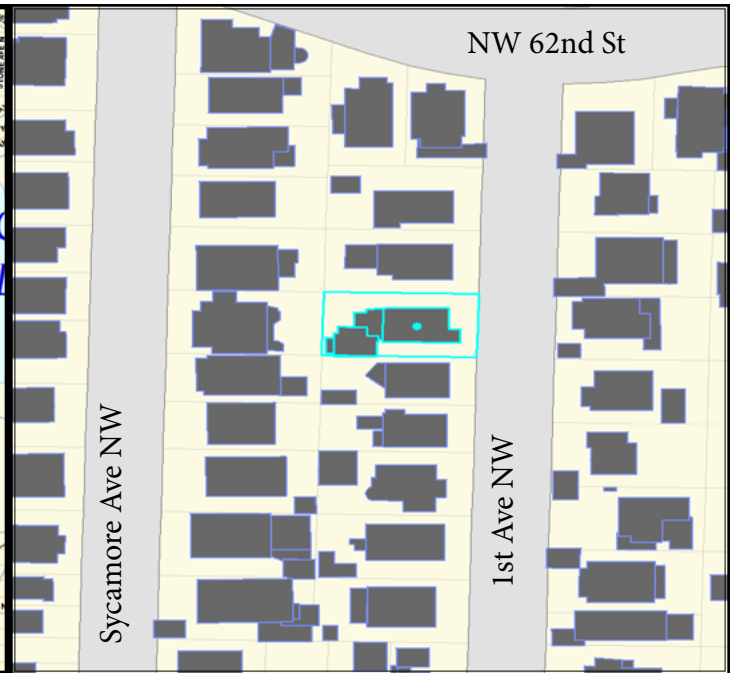
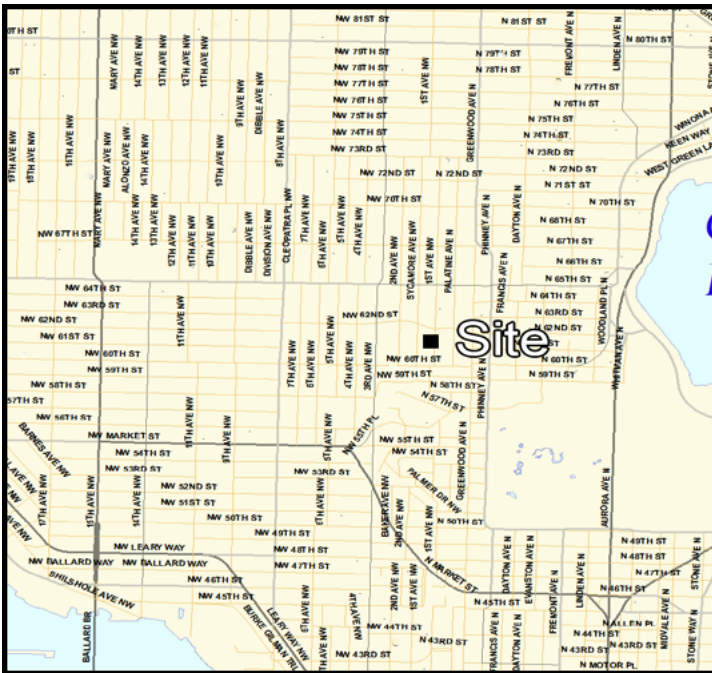
Address	4328 Baker Ave NW
Permit number	6348545
Total lot area (square feet)	5,500
BYC floor area (square feet)	793 (407 garage, 386 living)
Garage or storage area included	Yes, garage
BYC height	23'
Total lot coverage	31.33%
Parking exception	No
New unit or conversion	New unit



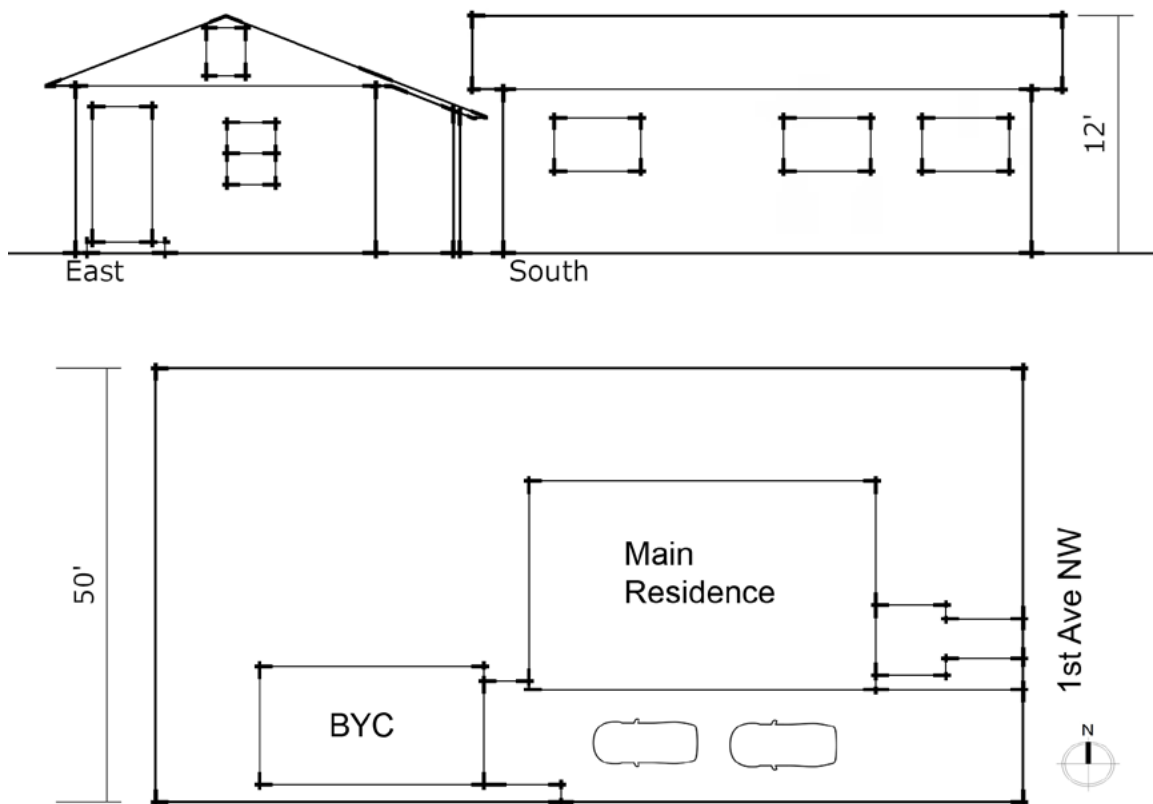
View of cottage from 1st Ave NW, looking west



View of cottage and main residence from 1st Ave NW, looking west



6035 1st Ave NW is located in the Phinney Ridge Neighborhood, three blocks north of West Woodland Elementary School, four blocks west of Woodland Park.



Situated on a shared driveway behind the main residence, the backyard cottage is a one story, converted garage. The main residence and cottage match in building materials and color. The front of the cottage is mostly visible from the street.

Address	6035 1st Ave NW
Permit number	6240760
Total lot area (square feet)	5,000
BYC floor area (square feet)	352
Garage or storage area included	No
BYC height	12'
Total lot coverage	39.5%
Parking exception	No
New unit or conversion	Conversion



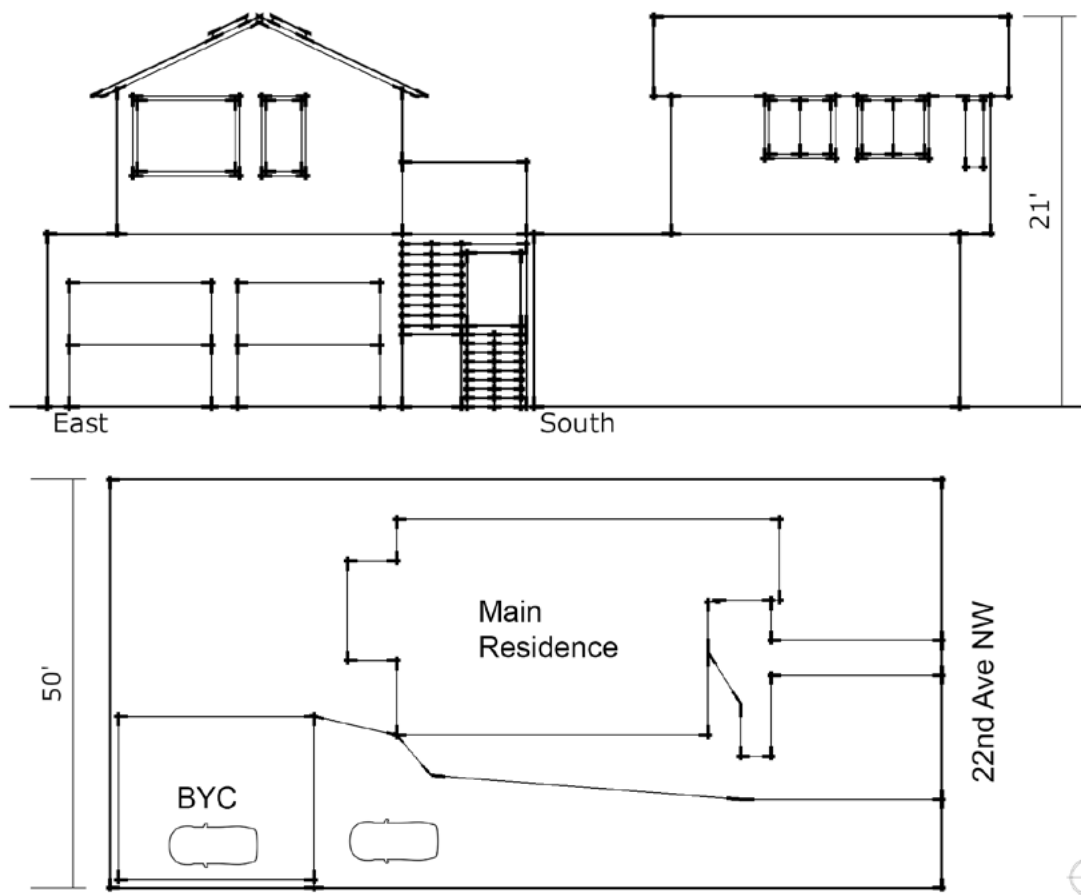
View of cottage from 22nd Ave NW, looking west



Front of main residence from 22nd Ave NW, looking west



7019 22nd Ave NW is located in the Loyal Heights Neighborhood, just north of Salmon Bay Park, and five blocks northwest from Ballard High School.



Located in the rear yard, the backyard cottage is a newly constructed unit. Primary access is through a shared driveway. Architecturally, the cottage matches the main residence in both building materials and color scheme. It is visible from the street down the driveway where it is partially obscured by the main residence.

Address	7019 22nd Ave NW
Permit number	6315227
Total lot area (square feet)	5,100
BYC floor area (square feet)	800 (482 garage, 318 living)
Garage or storage area included	Yes, garage
BYC height	21'
Total lot coverage	30%
Parking exception	No
New unit or conversion	New unit



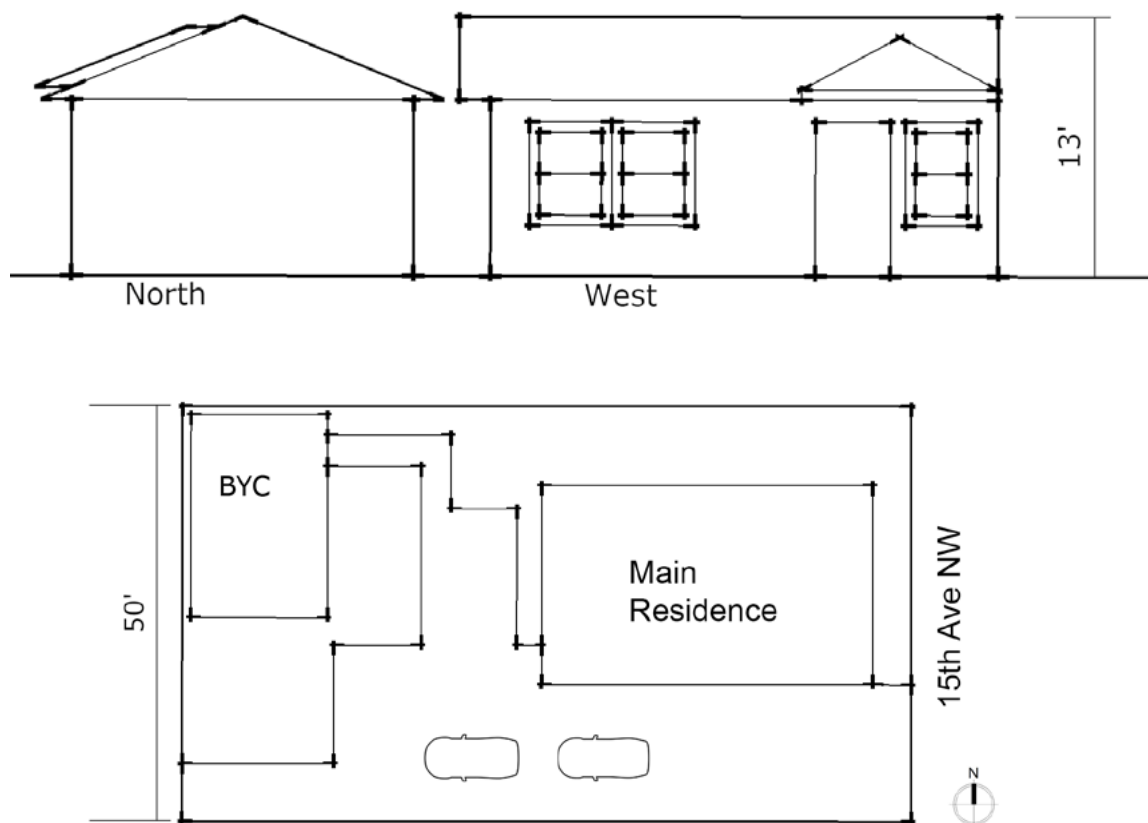
View of cottage from driveway, looking west



Front of main residence from 15th Ave NW, looking southwest



7039 15th Ave NW is located in the Loyal Heights Neighborhood, two blocks north Ballard High School, four blocks north of Salmon Bay School, and three blocks east Salmon Bay Park.



The backyard cottage is a one story, newly constructed unit. Located in the rear yard, the driveway accessed cottage is mostly obscured from the street by the main residence, a fence, and nearby apartment buildings and businesses. The cottage differs slightly in building materials and color scheme.

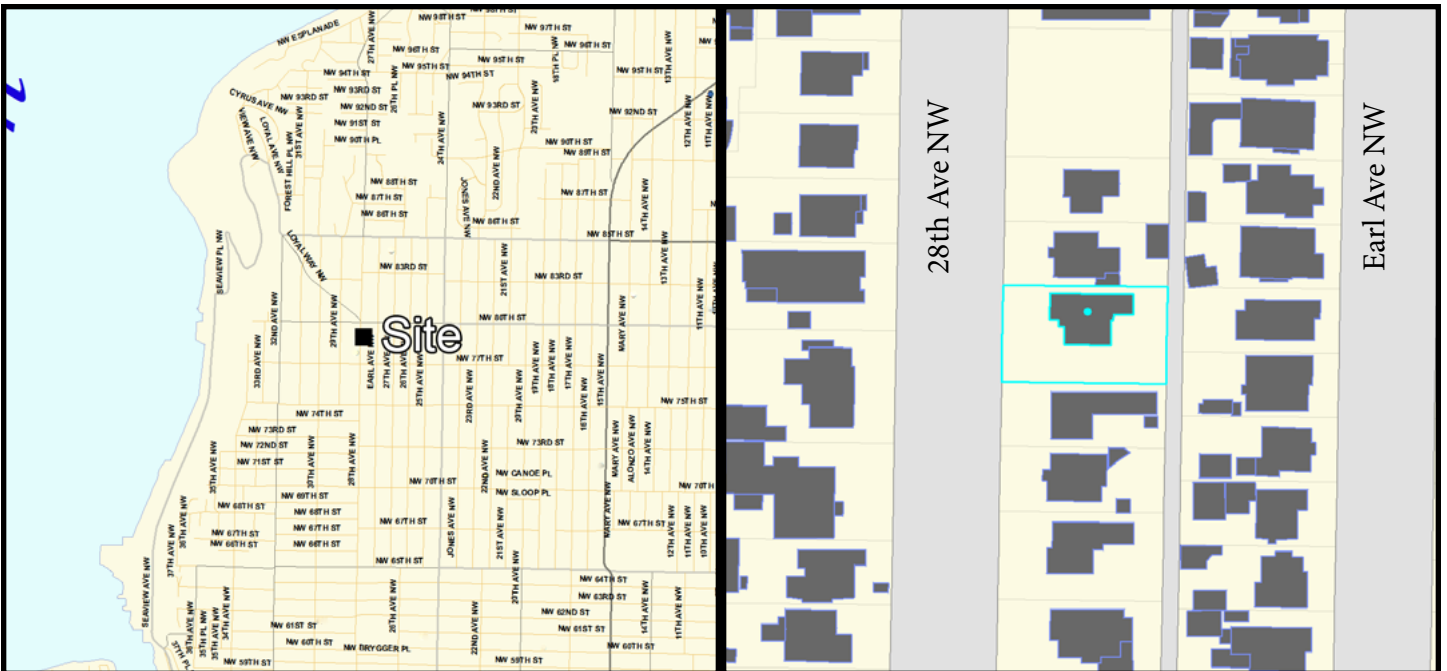
Address	7039 15th Ave NW
Permit number	6288300
Total lot area (square feet)	4,385
BYC floor area (square feet)	404
Garage or storage area included	No
BYC height	13'
Total lot coverage	30.2%
Parking exception	No
New unit or conversion	New unit



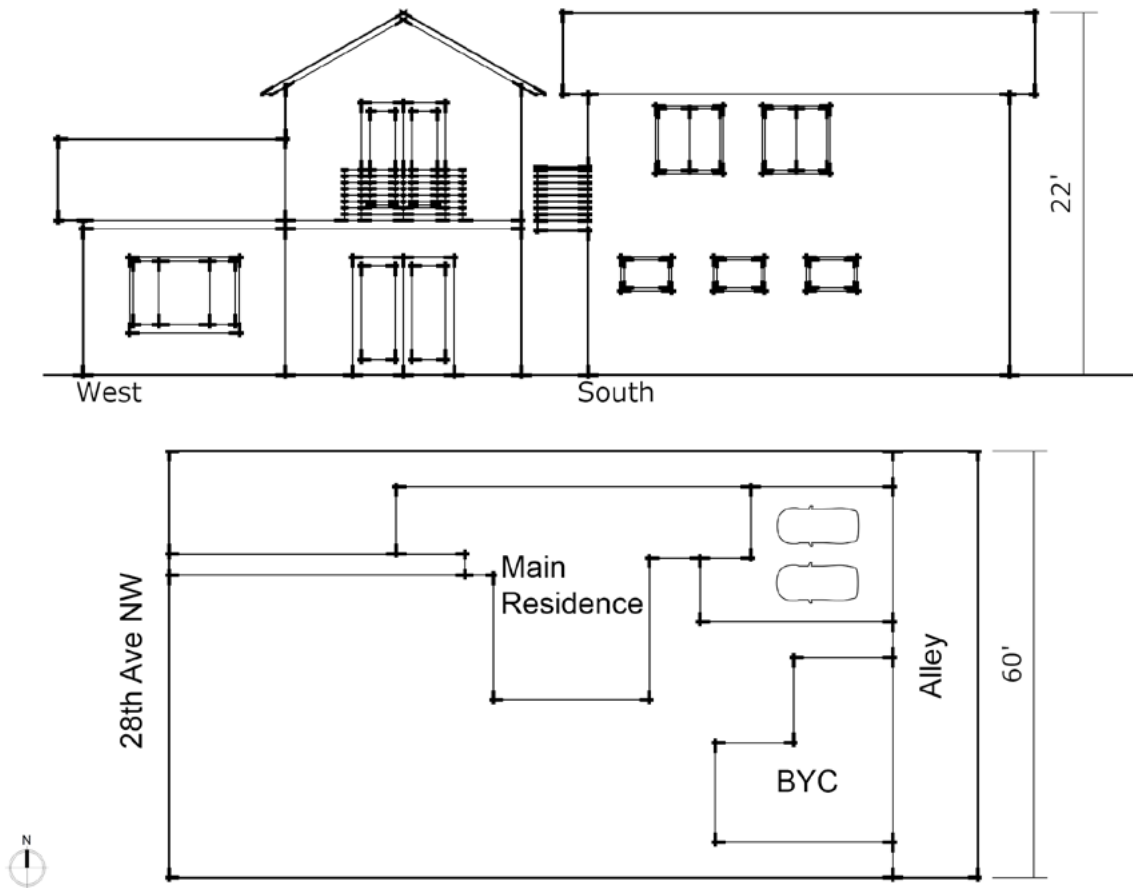
View of cottage in rear alley, looking northwest



Front of main residence and cottage in background from 28th Ave NW, cottage in background, looking east



7736 28th Ave NW is located in the Loyal Heights Neighborhood, three blocks west of Loyal Heights Elementary School.



The backyard cottage is a newly constructed, two story unit, located in the rear yard. The cottage is located on a wide lot effectively creating its own front yard. The cottage can be seen from both the alley and the street where it appears as a second house on the property. The cottage differs in color from the main residence but uses similar building materials.

Address	7736 28th Ave NW
Permit number	6334880
Total lot area (square feet)	6,120
BYC floor area (square feet)	786
Garage or storage area included	No
BYC height	22'
Total lot coverage	32.5%
Parking exception	No
New unit or conversion	New unit



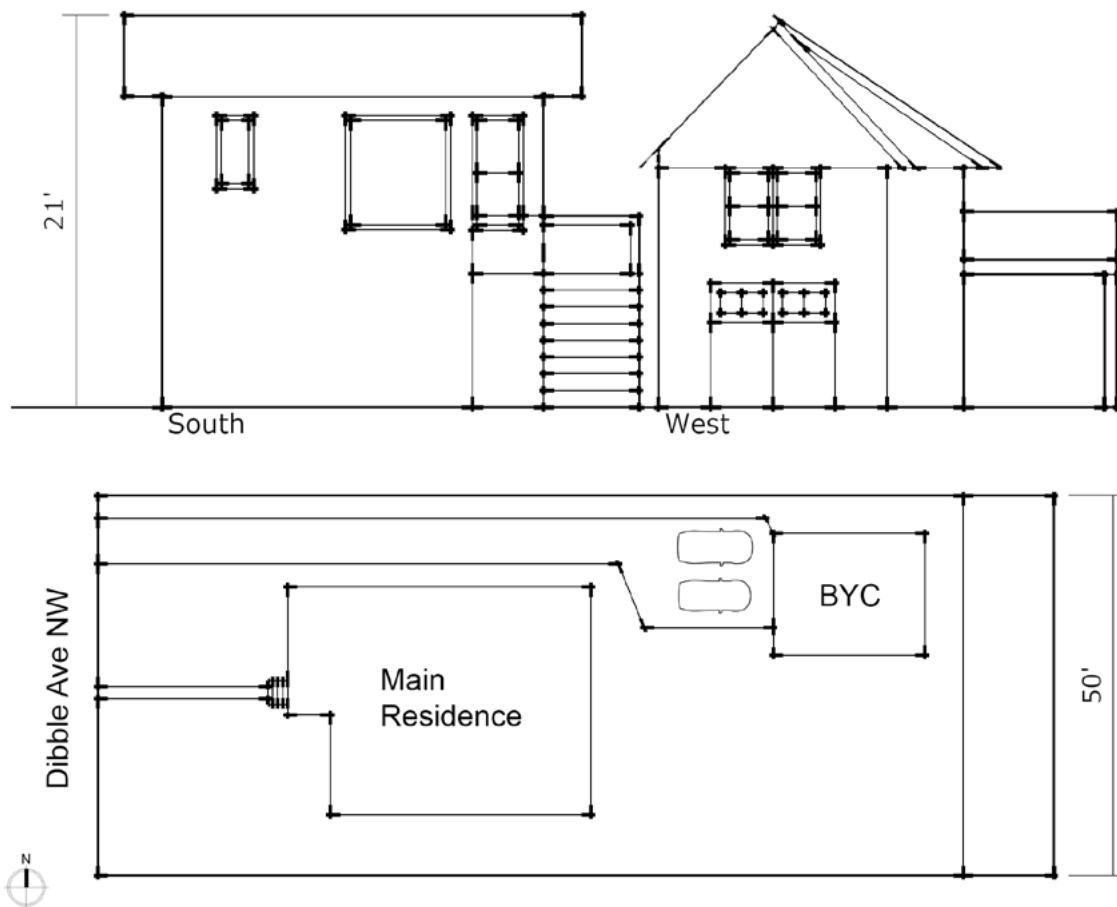
Front of main residence and cottage from Dibble Ave NW, looking east



View of cottage from rear alley, looking northwest



7744 Dibble Ave NW is located in the Whittier Heights Neighborhood, five blocks north of Whittier Elementary School.



The backyard cottage is a newly constructed two story unit. There is garage space provided at ground level and living space above on the second. Although there is a rear alley, the cottage is accessed from a shared driveway. Stylistically, the cottage does not match the main residence. The cottage is mostly obscured from the street.

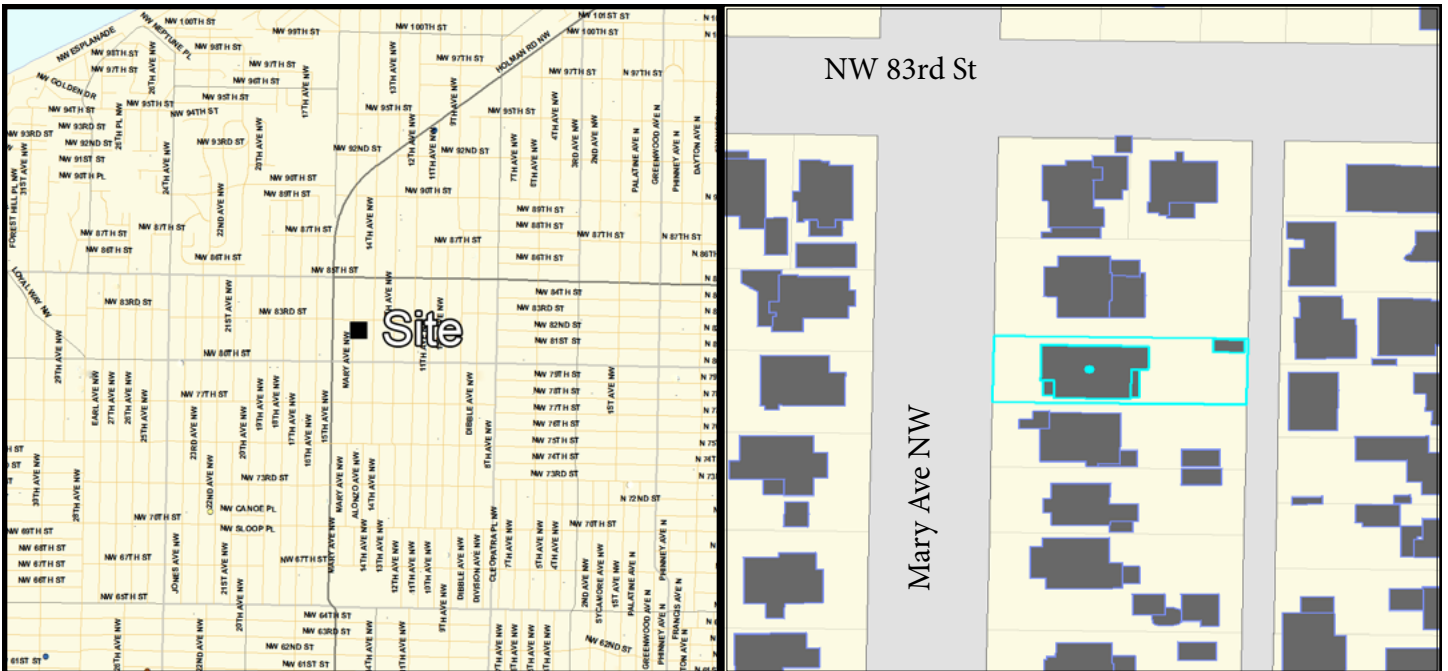
Address	7744 Dibble Ave NW
Permit number	6271086
Total lot area (square feet)	5,700
BYC floor area (square feet)	560
Garage or storage area included	No
BYC height	21'
Total lot coverage	29.6%
Parking exception	No
New unit or conversion	New unit



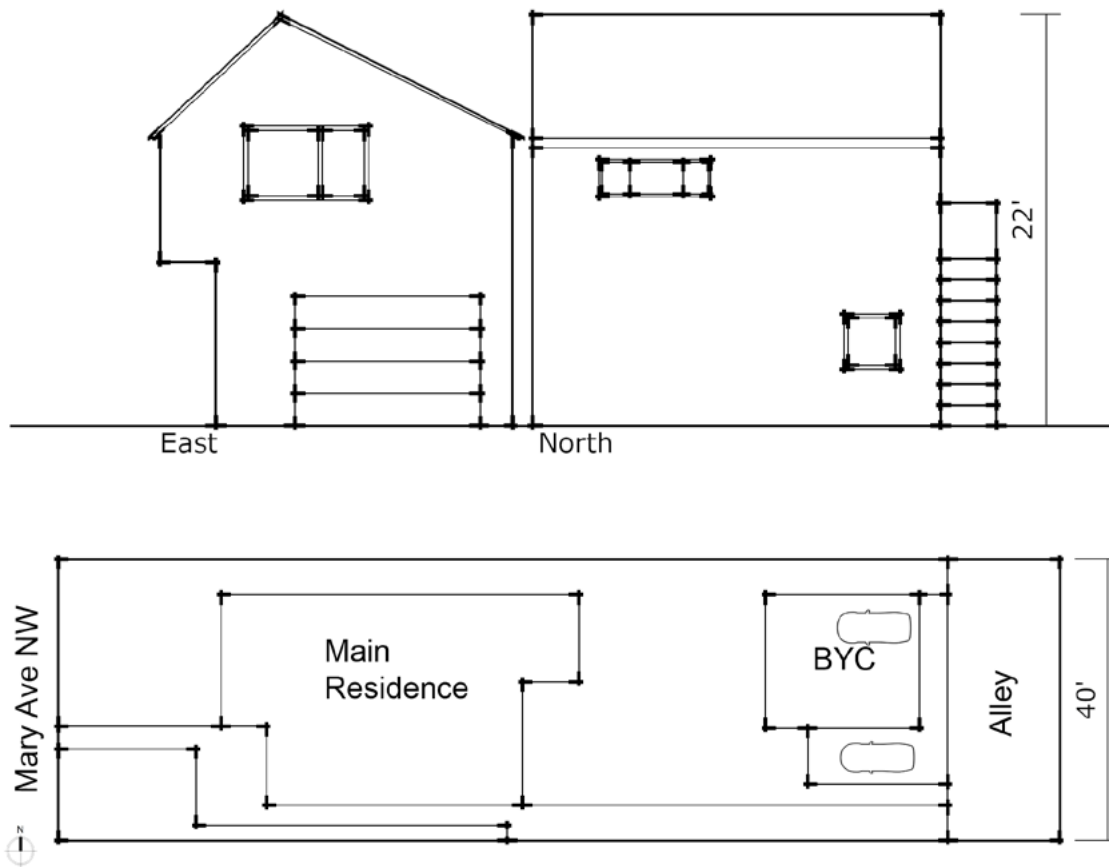
View of cottage from rear alley, looking west



Front of main residence from Mary Ave NW, looking east



8044 Mary Ave NW is located in the Crown Hill Urban Village, two blocks east of 15th Ave NW, and two blocks north of Whittier Elementary School.



The backyard cottage is a two story, newly constructed unit. Located in the rear yard, primary access is through the rear alley. There is a garage on the ground floor and living space on the second floor. Due to vegetation and a narrow lot, the cottage cannot be seen from the street. Distinct from the main residence, the cottage differs in both building materials and color.

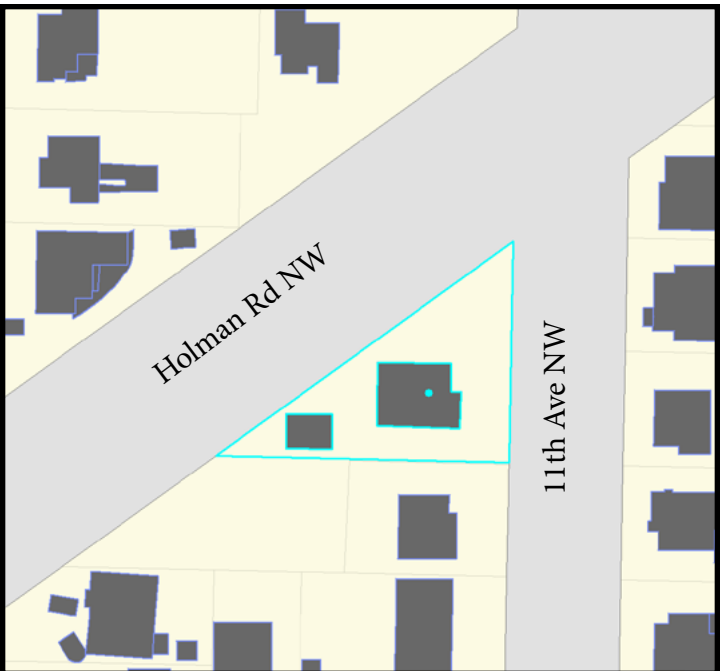
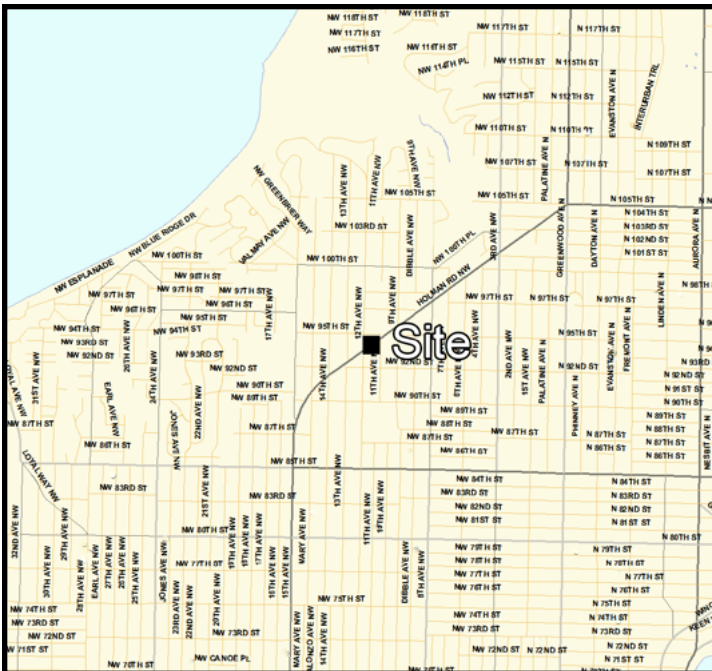
Address	8044 Mary Ave NW
Permit number	6351039
Total lot area (square feet)	5,080
BYC floor area (square feet)	800 (418 living, 382 garage)
Garage or storage area included	Yes, garage
BYC height	22'
Total lot coverage	34.5%
Parking exception	No
New unit or conversion	New unit



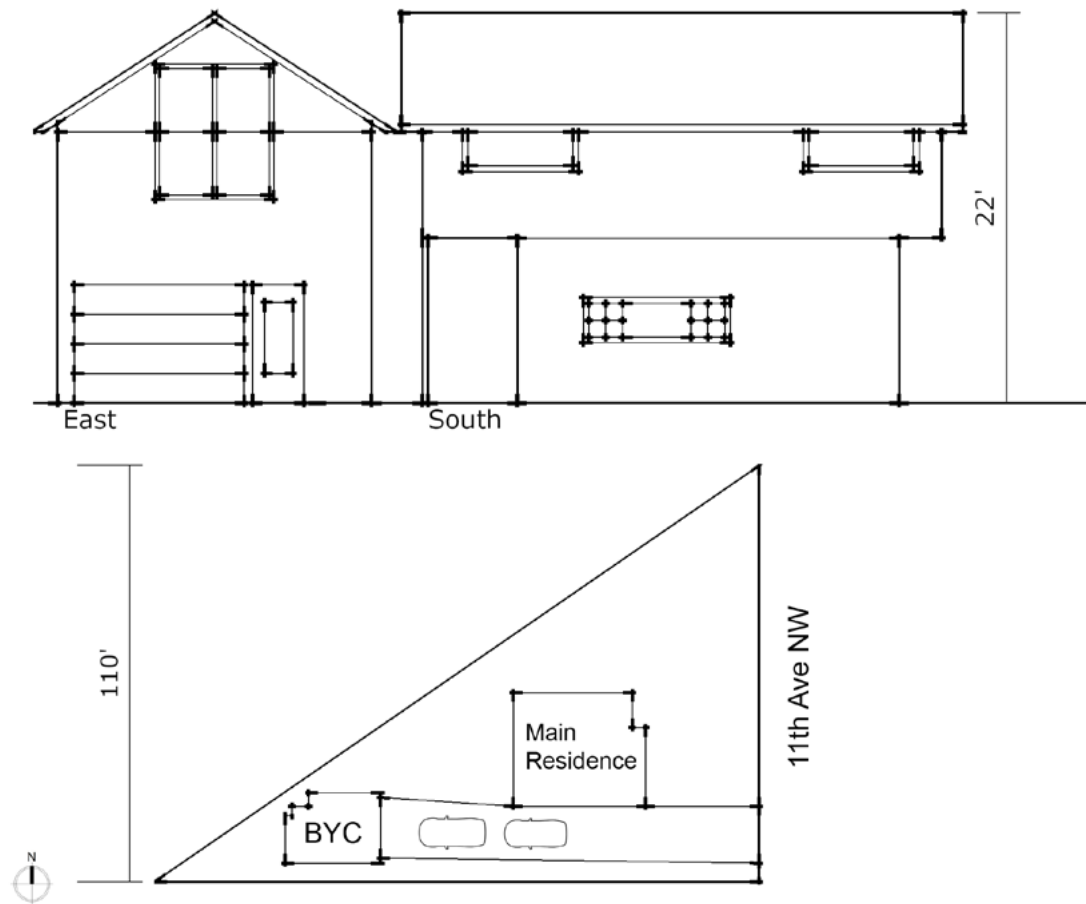
View of cottage from driveway, looking west



Front of main residence and cottage from 11th Ave NW, looking west



9239 11th Ave NW is located in the Crown Hill Neighborhood, just south of Carkeek Park, and with easy access to Aurora Ave N (SR 99).

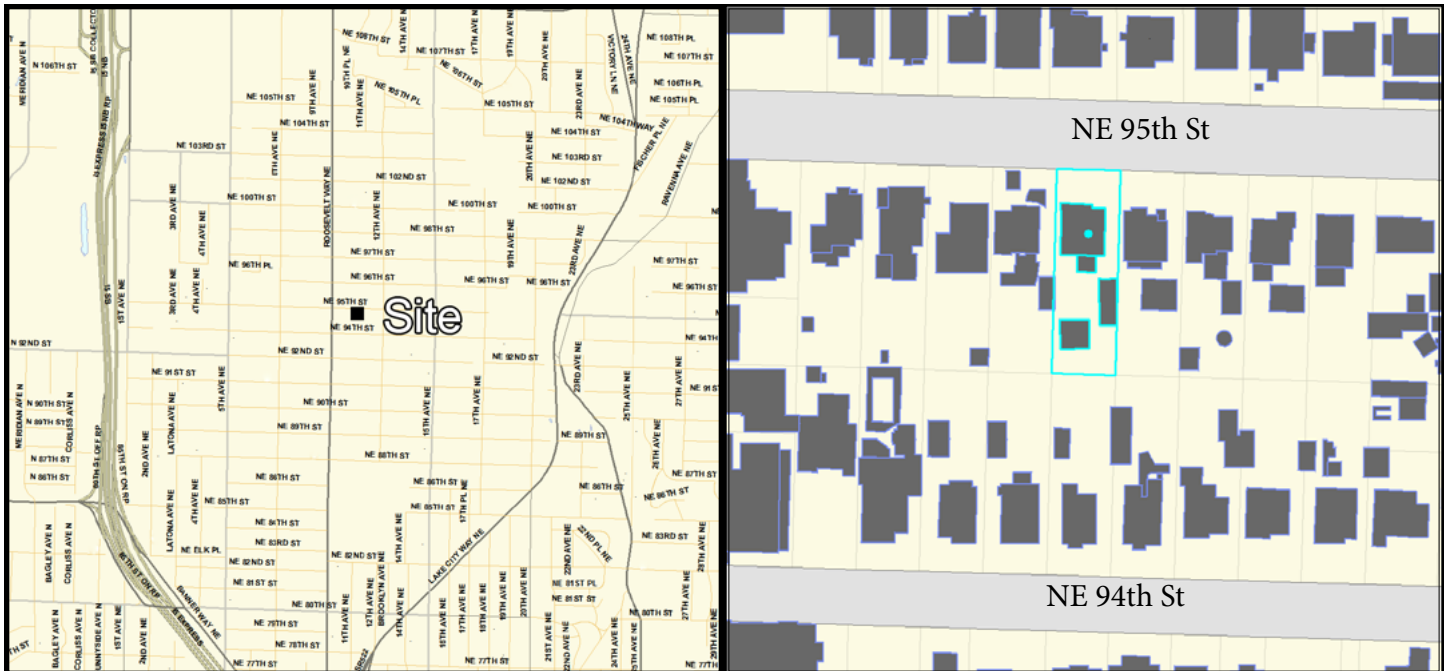


The backyard cottage is an addition to a rear yard garage. The cottage has garage space on the ground floor and living space on the second. Not matching the main residence in color, the cottage is made from similar materials. Located atop a hill, the cottage can be seen from the street.

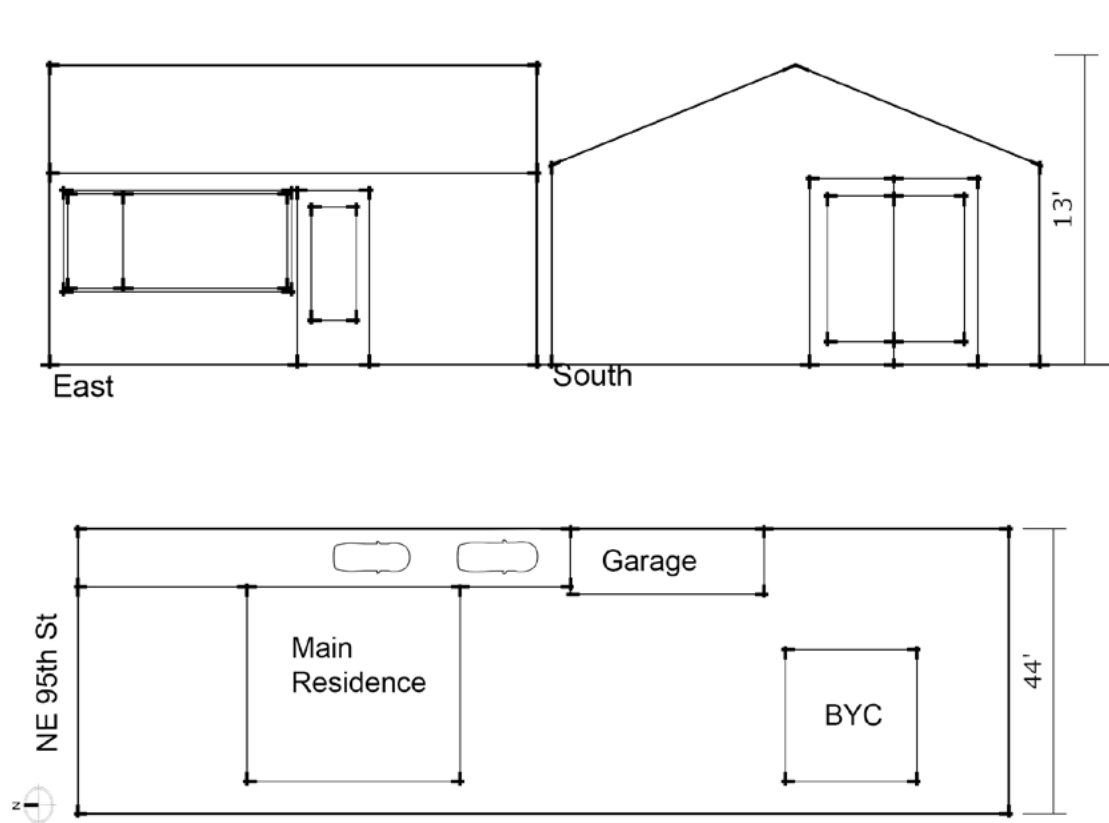
Address	9239 11th Ave NW
Permit number	6335125
Total lot area (square feet)	8,800
BYC floor area (square feet)	793
Garage or storage area included	Yes, garage
BYC height	22'
Total lot coverage	19.3%
Parking exception	No
New unit or conversion	Conversion



View of main residence from NE 95th St, looking southeast



1031 NE 95th St is located in the Maple Leaf Neighborhood, just south of Northgate Mall, and with easy access to both Lake City Way (SR 522) and I-5.



The backyard cottage is a newly constructed unit located in the rear yard. Due to thick tree cover, and a low profile the cottage cannot be seen from the street.

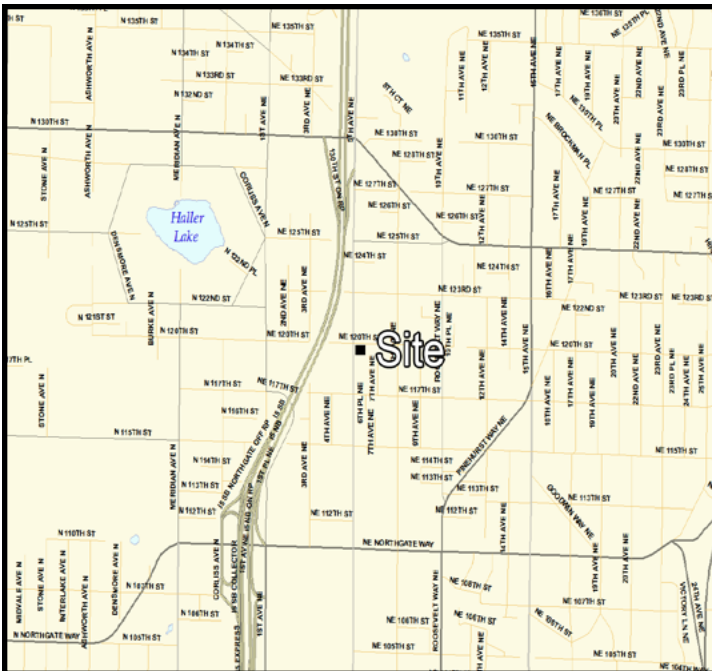
Address	1031 NE 95th St
Permit number	6257893
Total lot area (square feet)	6,336
BYC floor area (square feet)	400
Garage or storage area included	No
BYC height	13'
Total lot coverage	27.7%
Parking exception	No
New unit or conversion	New unit



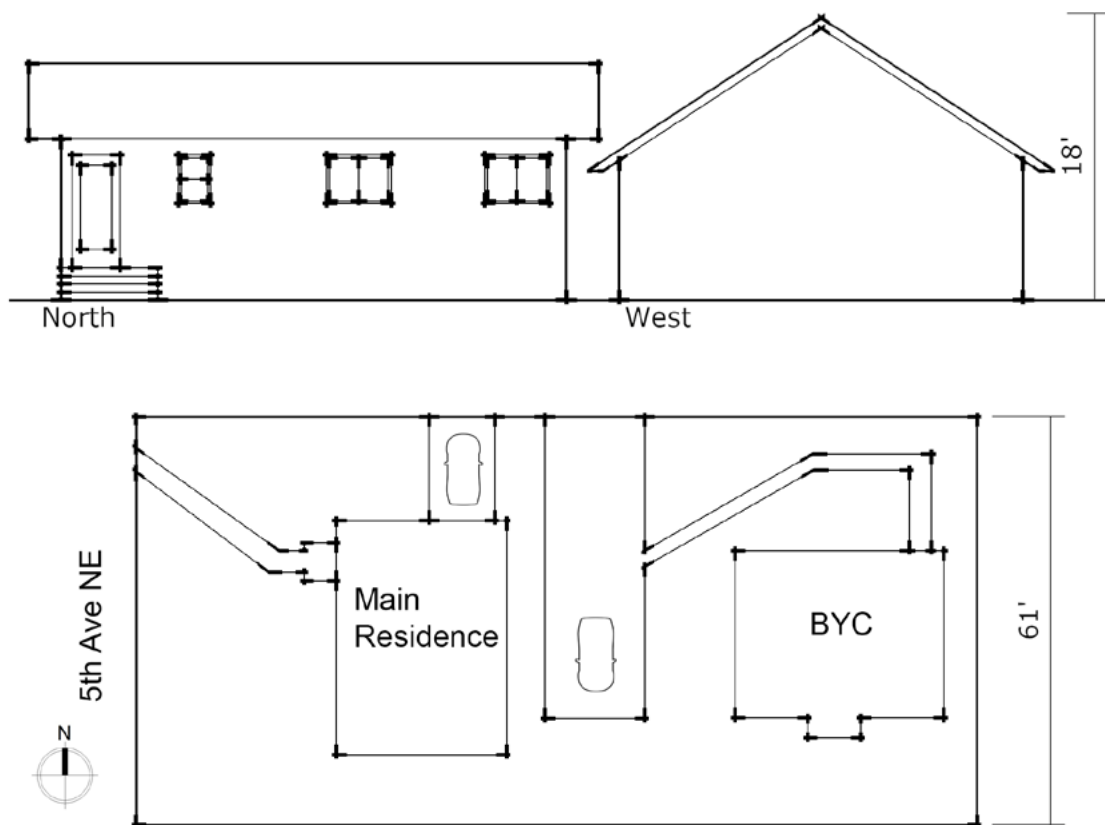
View of cottage from NE 117th St, looking south



View of main residence from 5th Ave NE, looking southeast



11756 5th Ave NE is located in the Northgate Neighborhood, just north of Northgate Mall with easy access to I-5.



Located on a corner lot, the cottage is a one story, newly constructed unit. The cottage differs from the main residence in both building materials and color selection. The cottage is accessed through a separate driveway from NE 117th St. Though not visible from 5th Ave NE, the cottage appears as a small second house from NE 117th St.

Address	11756 5th Ave NE
Permit number	6330595
Total lot area (square feet)	7,601
BYC floor area (square feet)	797
Garage or storage area included	No
BYC height	18'
Total lot coverage	30.1%
Parking exception	No
New unit or conversion	New unit



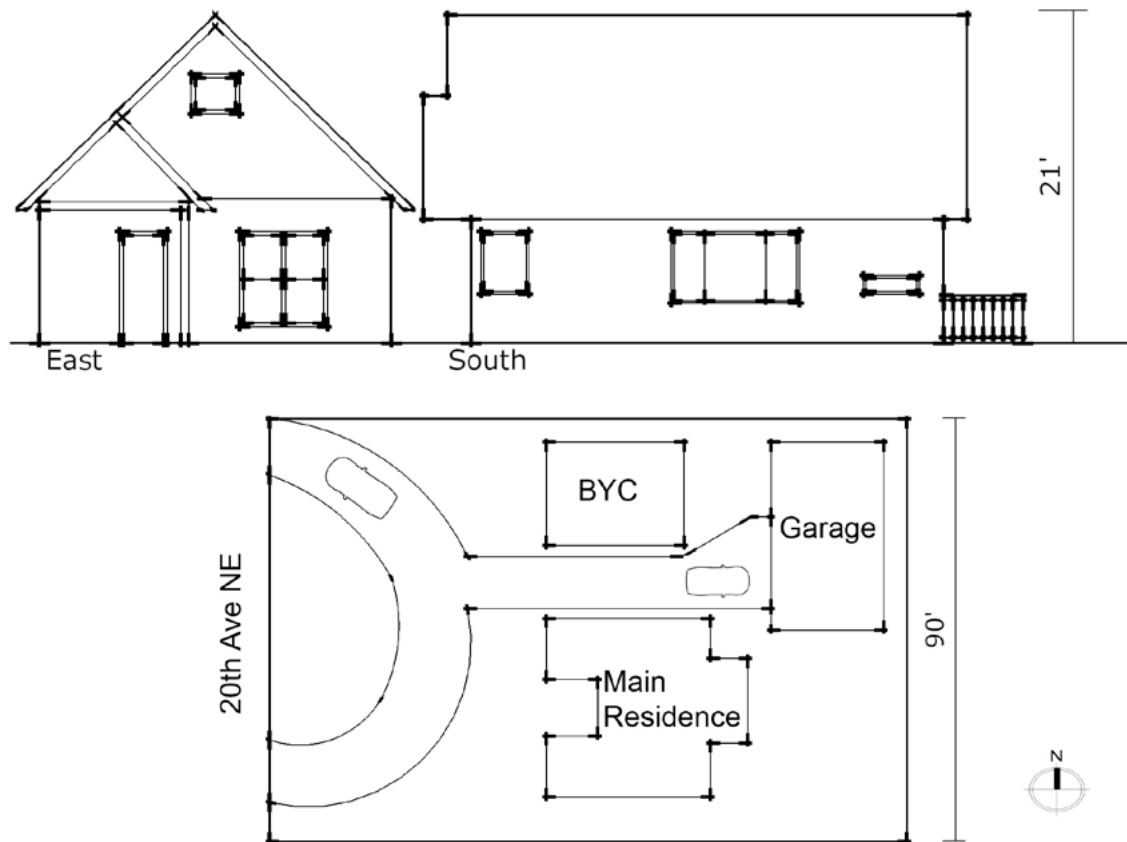
View of cottage from 20th Ave NE, looking east



View of main residence from 20th Ave NE, looking northeast



12014 20th Ave NE is located in the Victory Heights Neighborhood with easy access to Lake City Way NE (SR 522) and I-5.



The cottage is a two story converted unit with its own driveway and entrance. The cottage does not resemble the main residence in either building materials or color. It is visible from the street where it appears as a second house on the lot.

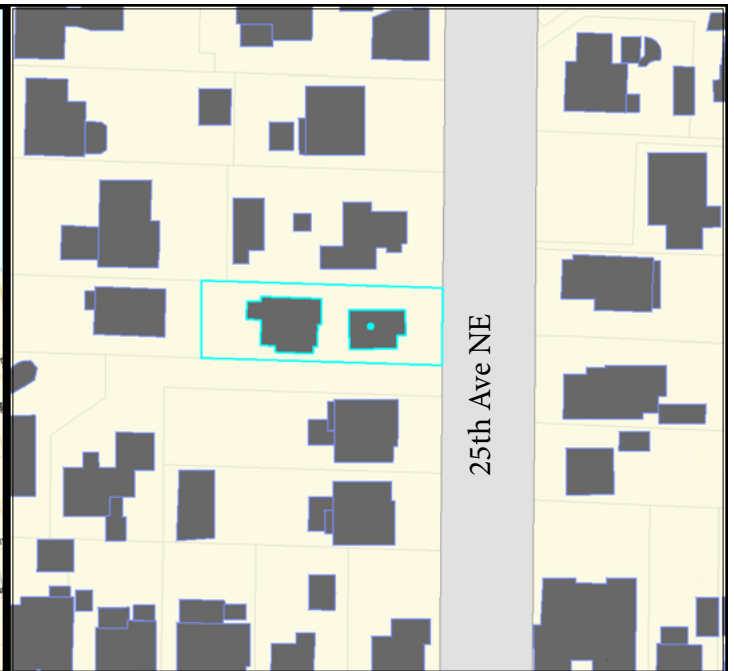
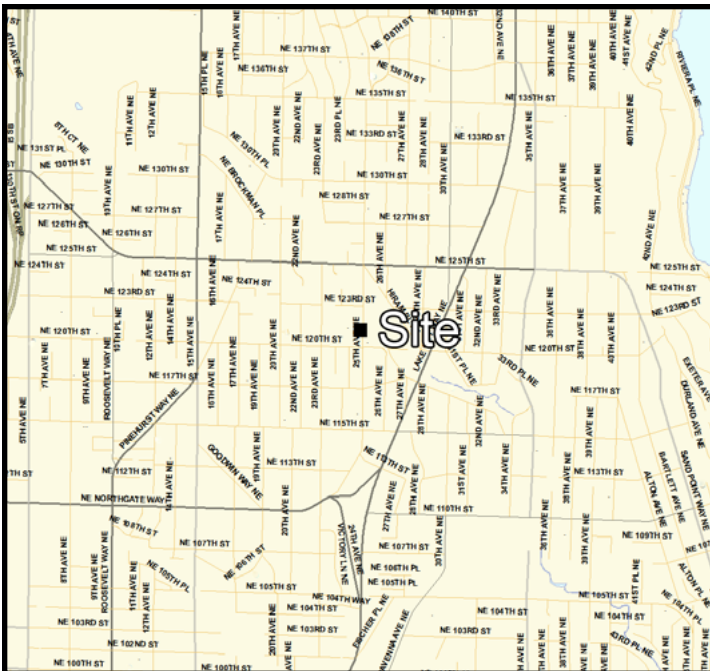
Address	12014 20th Ave NE
Permit number	6367979
Total lot area (square feet)	12,209
BYC floor area (square feet)	649
Garage or storage area included	Yes
BYC height	21'
Total lot coverage	27%
Parking exception	No
New unit or conversion	Conversion



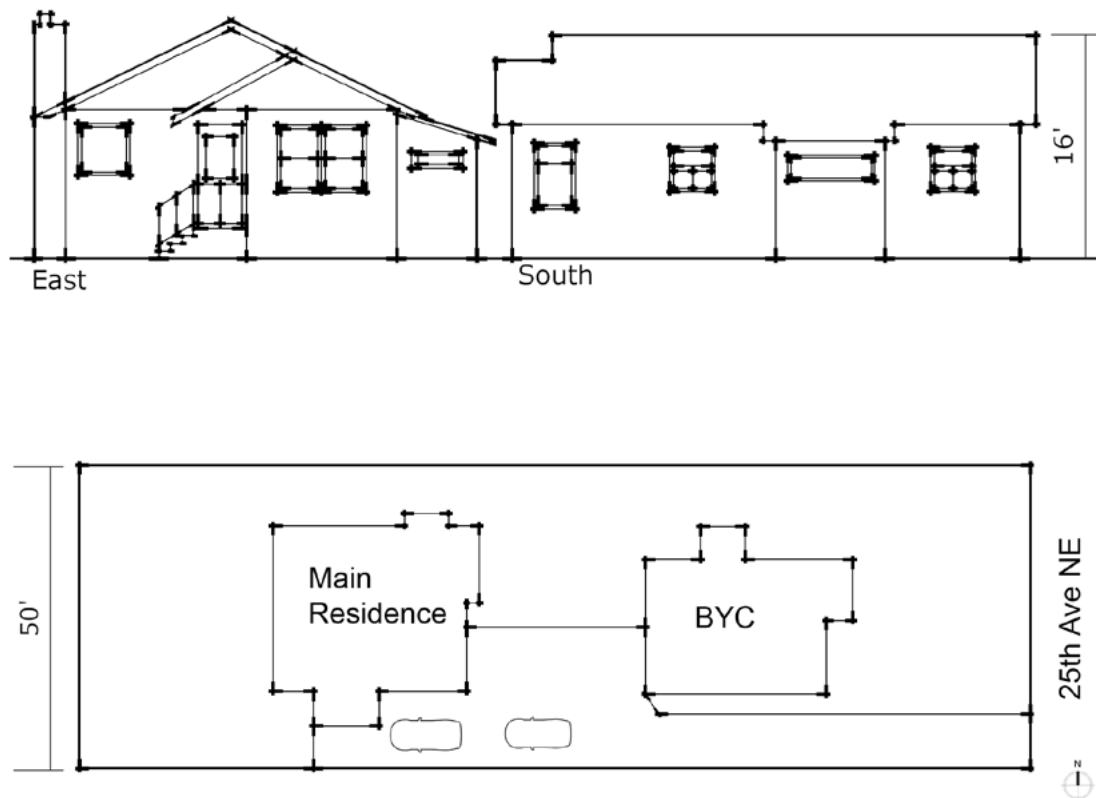
View of both cottage and main residence from 25th Ave NE, looking west



View of main residence from 25th Ave NE, looking west



12023 25th Ave NE is located in the Lake City Neighborhood with easy access to Lake City Way NE (SR 522)



The cottage is a converted unit located in the front yard. Although the cottage and main residence are clad in similar building materials, they do not match in color. The cottage can be seen from the street.

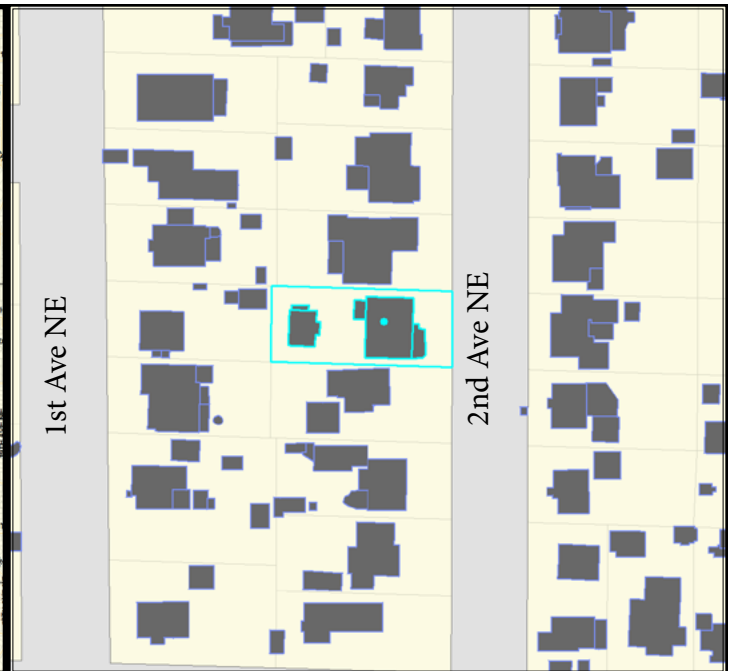
Address	12023 25th Ave NE
Permit number	6265603
Total lot area (square feet)	7,814
BYC floor area (square feet)	745
Garage or storage area included	No
BYC height	16'
Total lot coverage	23.7%
Parking exception	No
New unit or conversion	Conversion



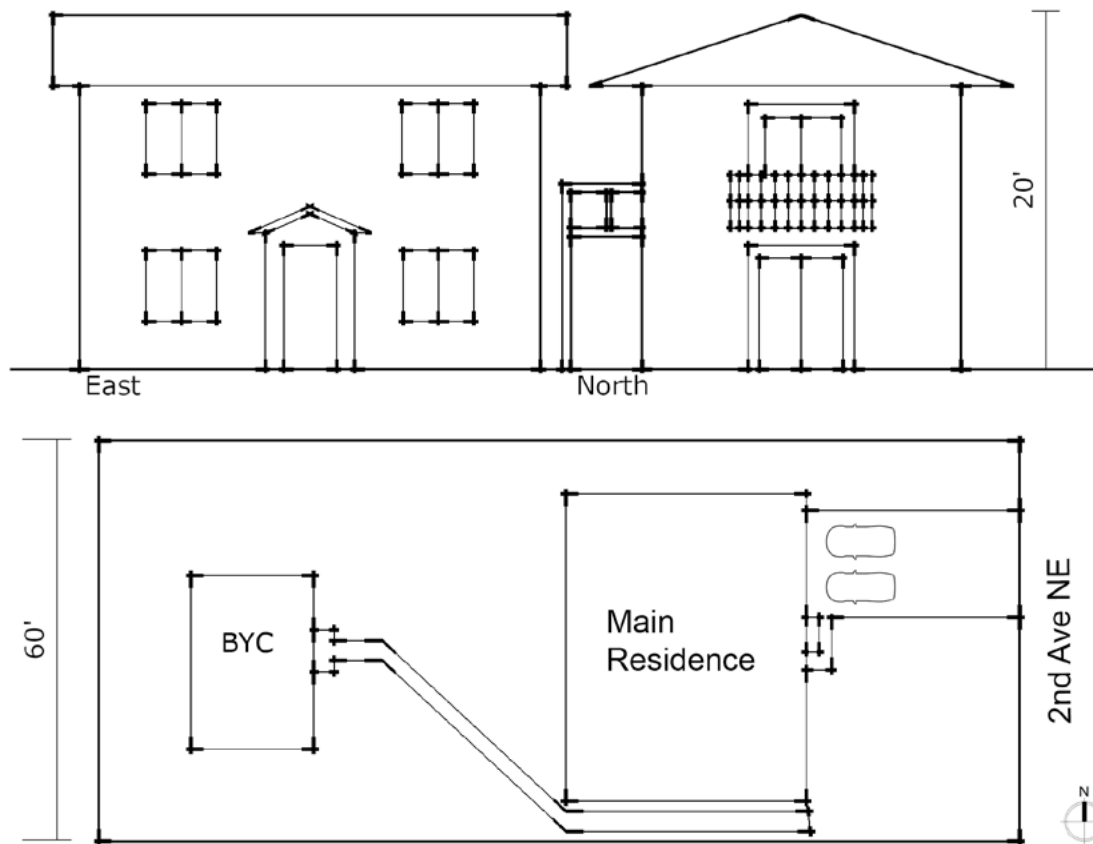
View of cottage in rear yard looking northwest



View of front of main residence from 2nd Ave NE, looking west



12027 2nd Ave NE is located in the Haller Lake Neighborhood, three blocks south of Haller Lake, one block of Northgate Elementary School, and just south of Northacres Park.

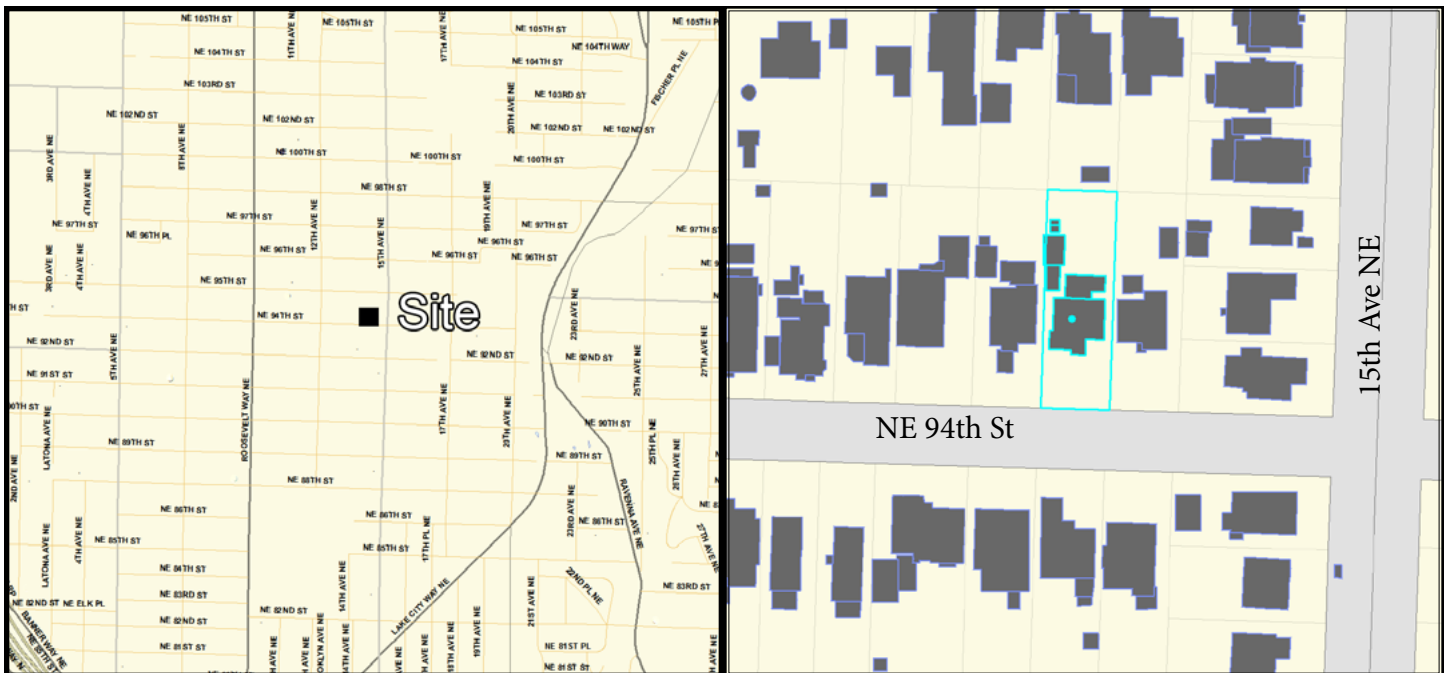


Situated in the rear yard, the backyard cottage is a newly constructed two story unit. From the street, only the second floor is visible. Although it is a different color, it is built in a similar style to the main residence. Primary access to the cottage is from a new path connecting the main residence to the cottage.

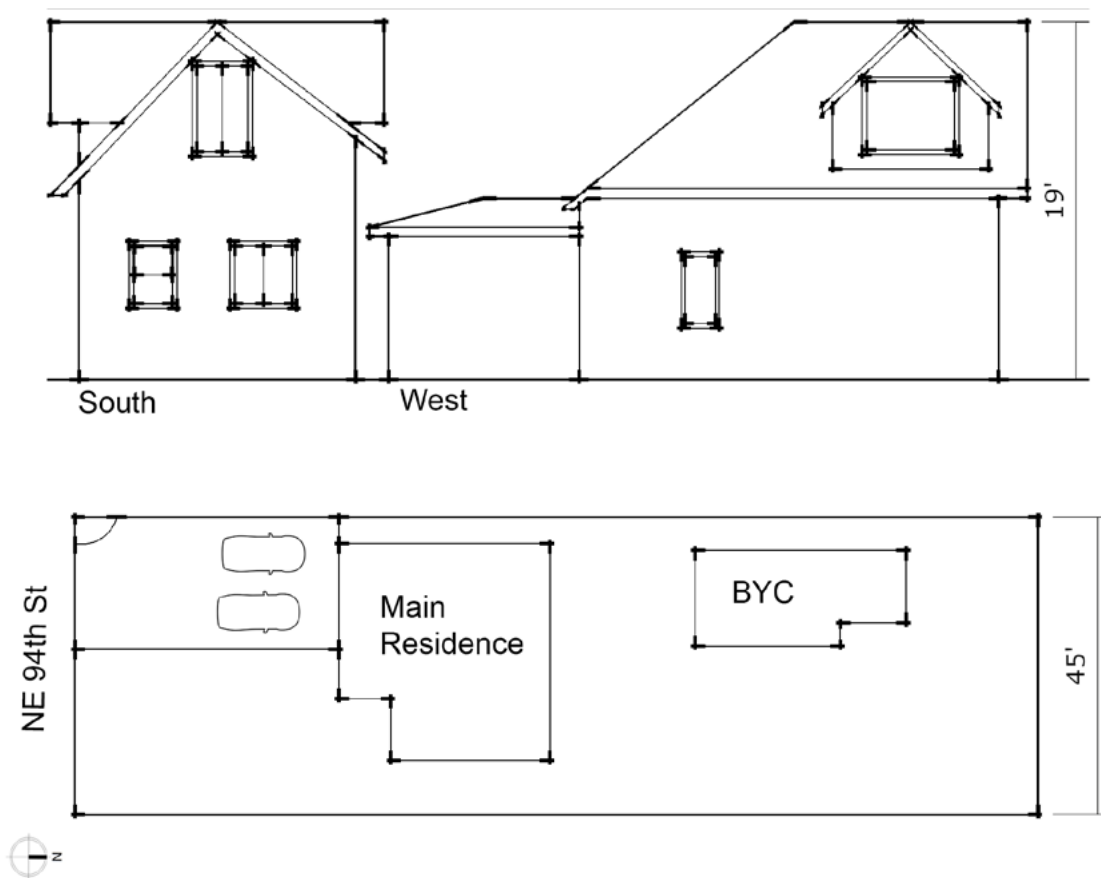
Address	12027 2nd Ave NE
Permit number	6290283
Total lot area (square feet)	8,280
BYC floor area (square feet)	799
Garage or storage area included	No
BYC height	20'
Total lot coverage	26.6%
Parking exception	No
New unit or conversion	New unit



Front of main residence from NE 94th St, looking north



1240 NE 94th St is located in the Maple Leaf Neighborhood, four blocks from Olympic View Elementary and just south of Northgate Mall.



Located on a leafy lot, the backyard cottage is a newly constructed, two-story unit situated in the rear yard. The driveway accessed cottage cannot be seen from the street due to the thick vegetation, the slope of the lot, and tall fences.

Address	1240 NE 94th St
Permit number	6322958
Total lot area (square feet)	6,854
BYC floor area (square feet)	537
Garage or storage area included	Yes, storage
BYC height	19'
Total lot coverage	19.5%
Parking exception	No
New unit or conversion	New unit



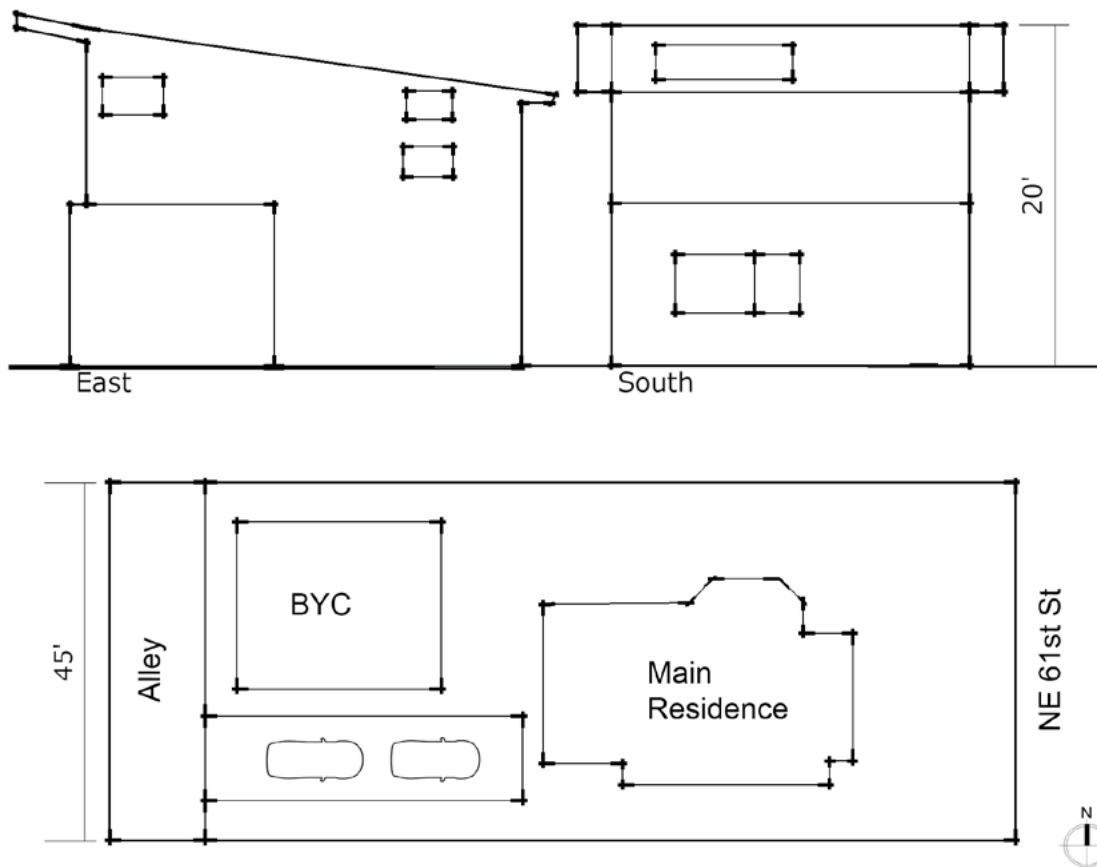
View of cottage from rear alley, looking southeast



Front of main residence from NE 61st St, looking north



128 NE 61st St is located in the Green Lake Neighborhood, one block west of I-5, and five blocks east of Green Lake.



Mostly obscured from the street by the main residence, the backyard cottage is a newly constructed two-story unit, located in the rear yard. The cottage does not match the main residence in architectural style or color. Primary access is from the alley.

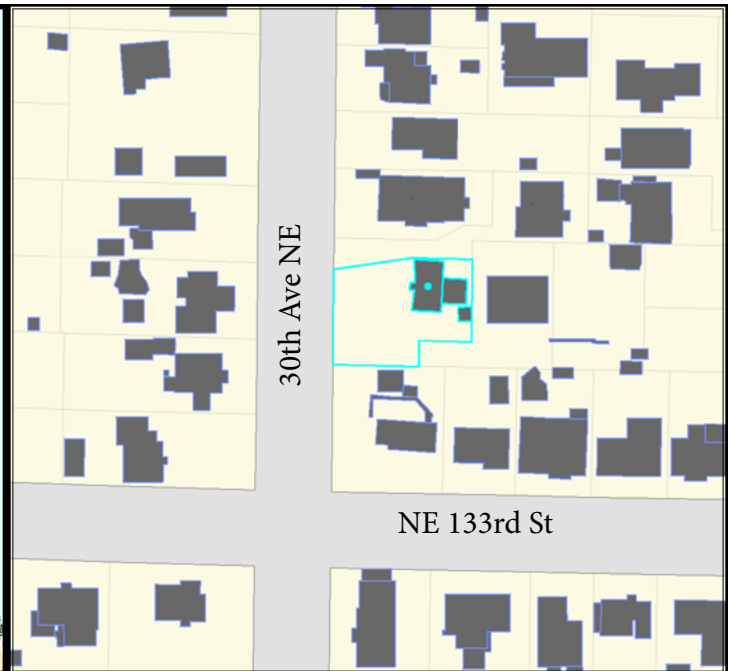
Address	128 NE 61st St
Permit number	6283967
Total lot area (square feet)	4,590
BYC floor area (square feet)	792
Garage or storage area included	No
BYC height	20'
Total lot coverage	35.2%
Parking exception	No
New unit or conversion	New unit



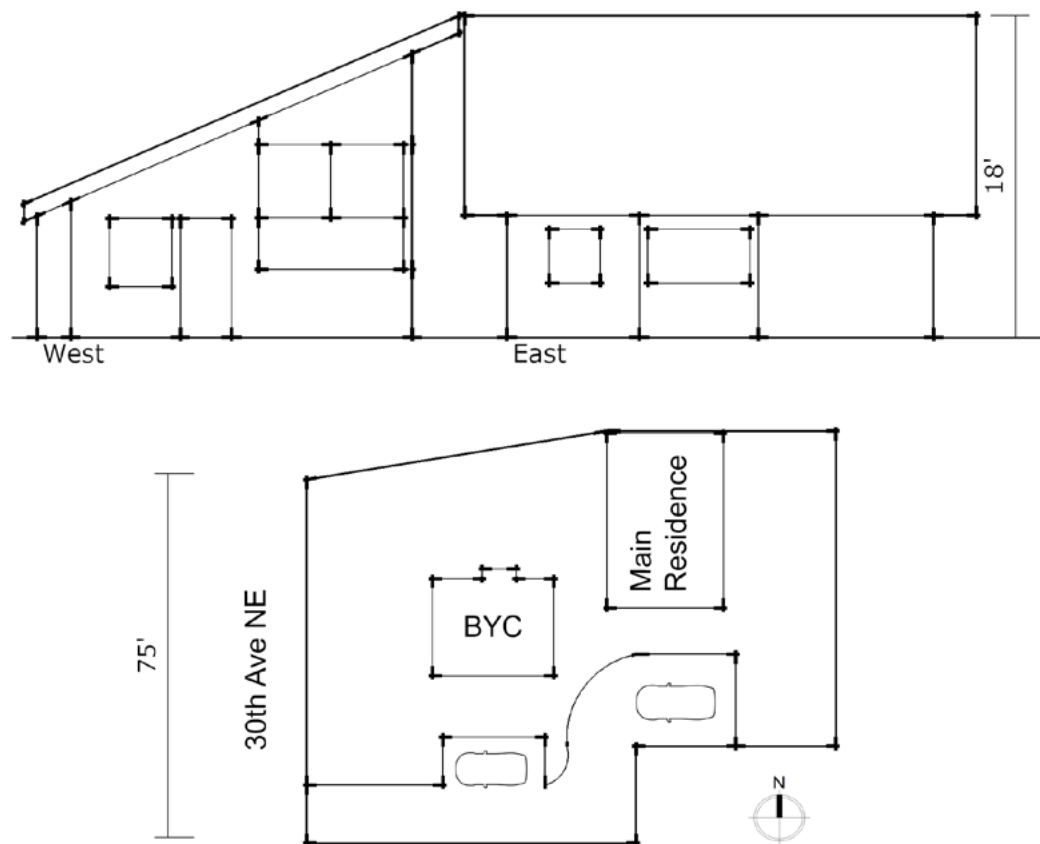
View of cottage in front yard from 30th Ave NE, looking east



View of main residence and cottage from 30th Ave NE, looking east



13316 30th Ave NE is located in the Lake City Neighborhood, just north of the Lake City Urban Village with easy access to Lake City Way NE (SR 522).



This newly constructed, one and a half story unit is located in front of the main residence. Accessed through a large driveway, the cottage is easily seen from the street. The cottage does not resemble the main residence in color but is made from similar building materials.

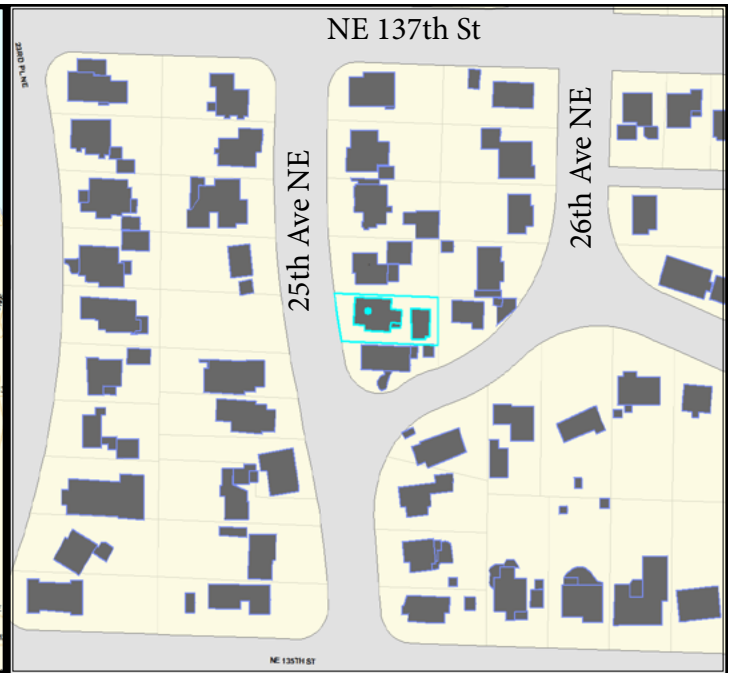
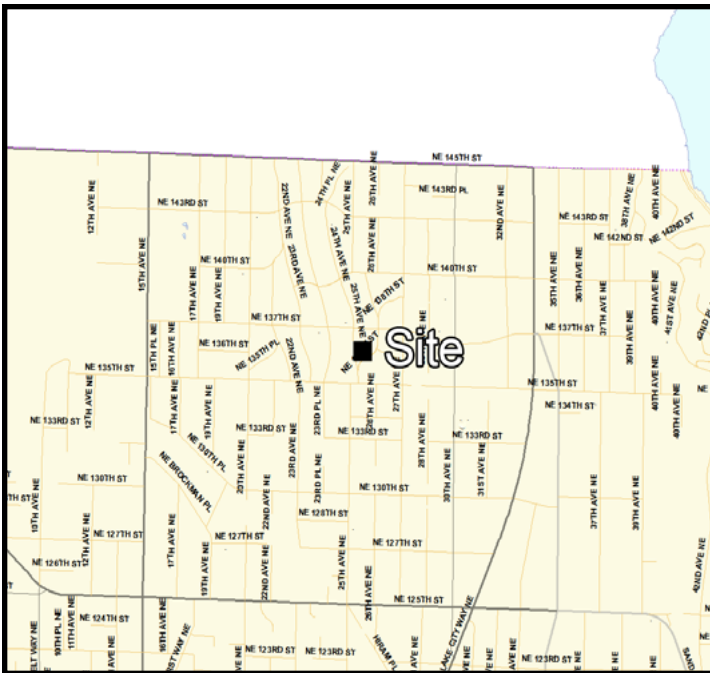
Address	13316 30th Ave NE
Permit number	6370113
Total lot area (square feet)	8,152
BYC floor area (square feet)	500
Garage or storage area included	No
BYC height	18'
Total lot coverage	19.25%
Parking exception	No
New unit or conversion	New unit



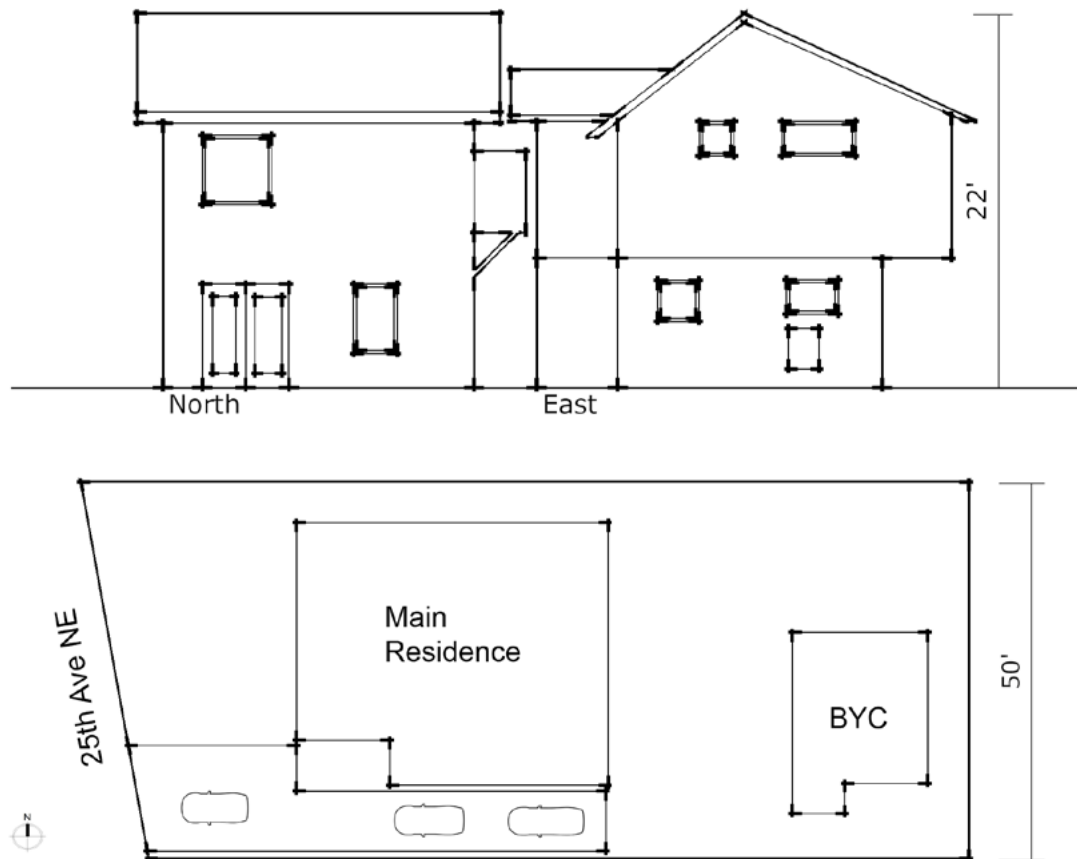
View of cottage from 25th Ave NE, looking east



Front of main residence from 25th Ave NE, looking east



13532 25th Ave NE is located in the Lake City Neighborhood, just east of the Jackson Park Golf Course. There is easy access to both Lake City Way (SR 522) and I-5.



Located in the rear yard, the backyard cottage is a newly constructed unit. Mostly obscured by the main residence and fences, the cottage is difficult to see from the street. The cottage and main residence do not match in either building materials or color.

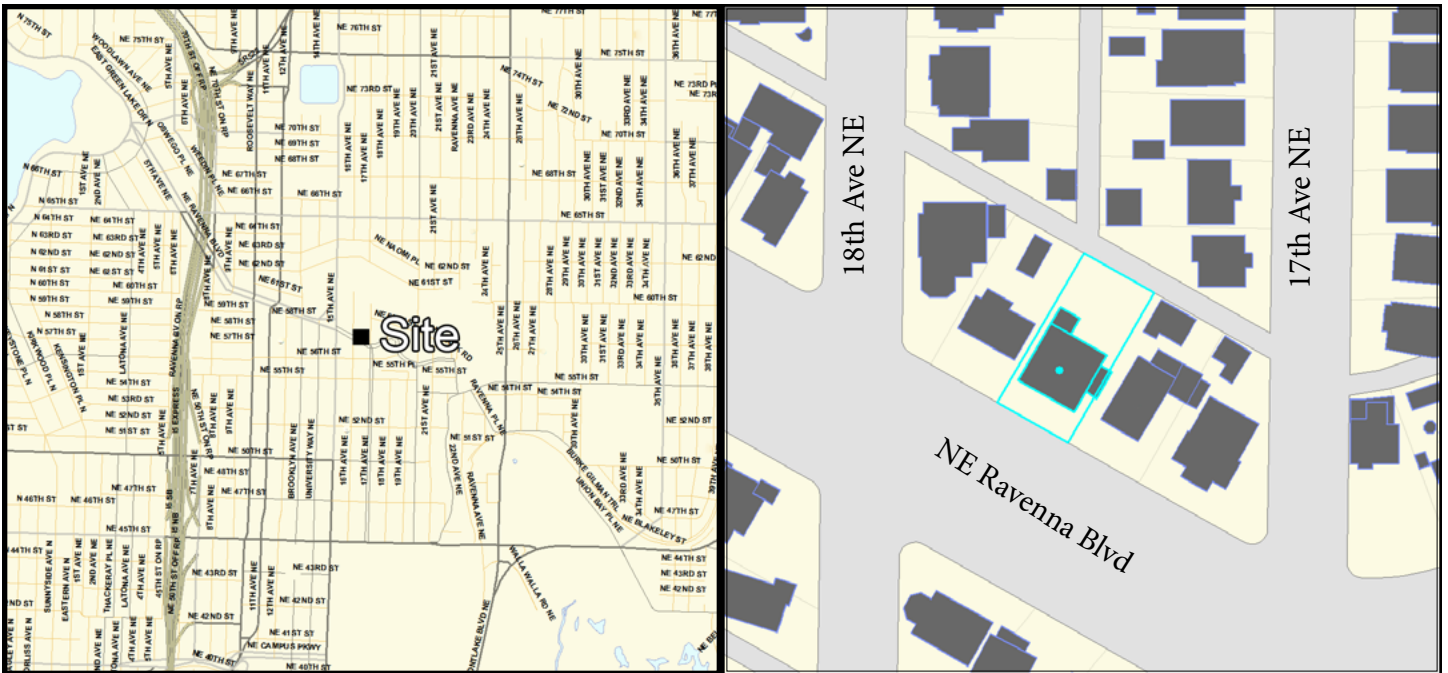
Address	13532 25th Ave NE
Permit number	6274892
Total lot area (square feet)	5,698
BYC floor area (square feet)	460
Garage or storage area included	No
BYC height	22'
Total lot coverage	34.5%
Parking exception	No
New unit or conversion	New unit



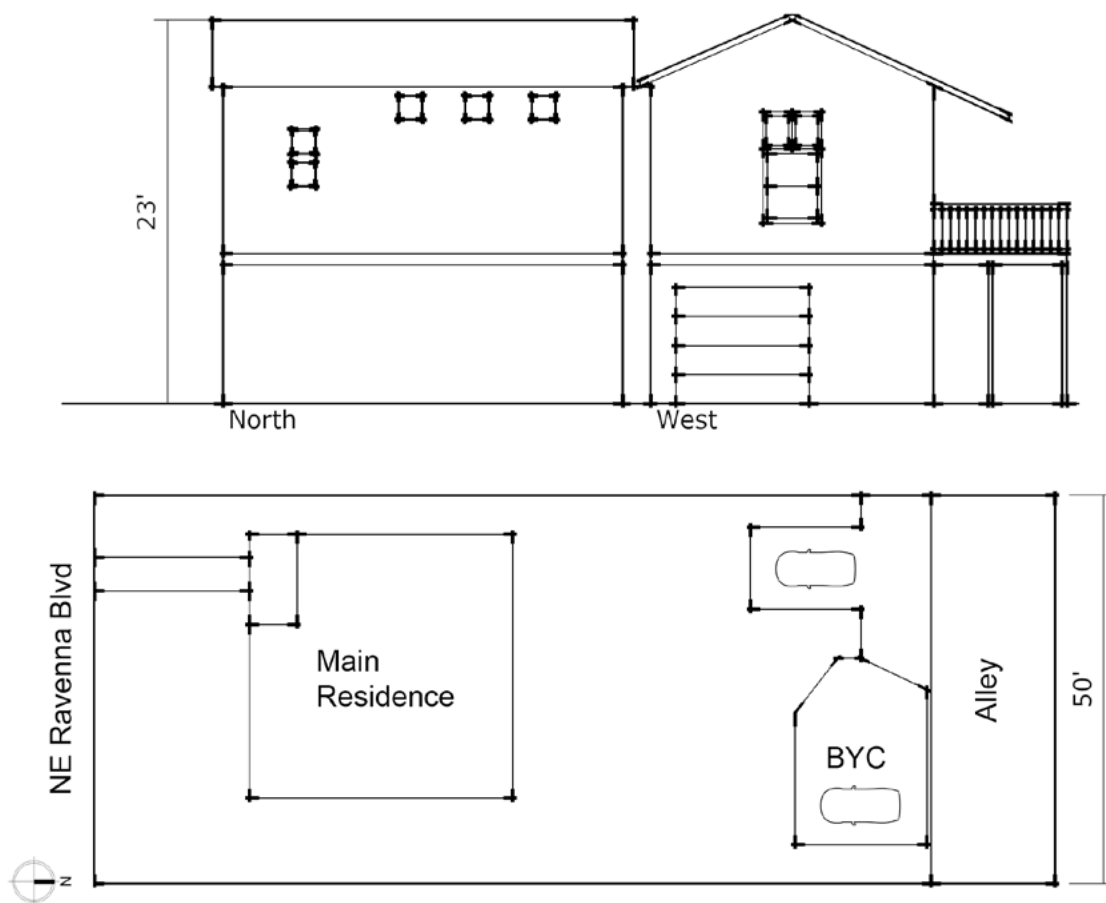
View of cottage from rear alley, looking southwest



View of main residence from NE Ravenna Blvd, looking north-east



1608 Ravenna Blvd is located in the Ravenna Neighborhood just south of Ravenna Park, with easy access to I-5 and the University of Washington.



The backyard cottage is a newly constructed unit with a garage on the ground level and living space above. Primary access to the cottage is through a rear alley. The cottage is built with different materials from the main residence.

Address	1608 NE Ravenna Blvd
Permit number	6306642
Total lot area (square feet)	5,400
BYC floor area (square feet)	781 (408 living, 373 garage)
Garage or storage area included	Yes, garage
BYC height	23'
Total lot coverage	29%
Parking exception	No
New unit or conversion	New unit



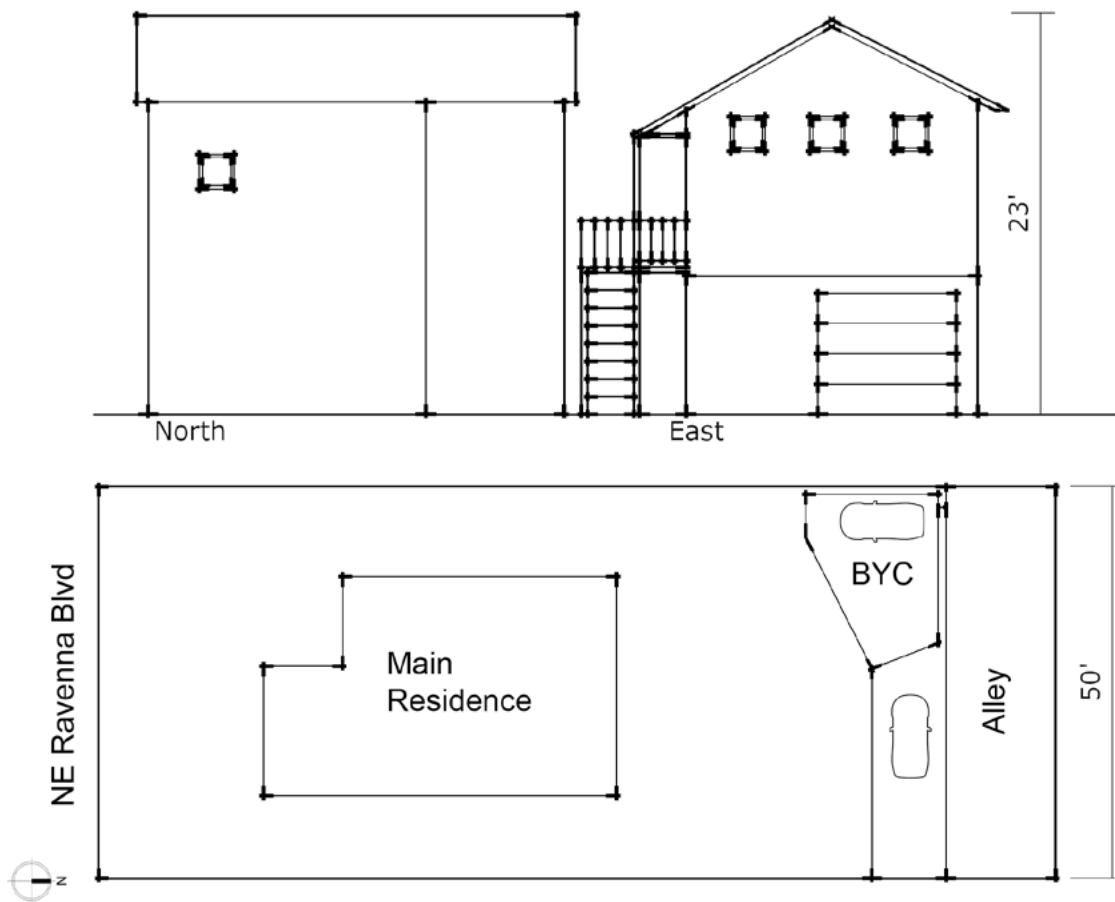
View of cottage from rear alley, looking southwest



Front of main residence from NE Ravenna Blvd, looking north-east



1612 Ravenna Blvd is located in the Ravenna Neighborhood just south of Ravenna Park, with easy access to I-5 and the University of Washington.



The backyard cottage is a converted unit located in the rear yard. Primary access to the cottage is through a rear alley. The cottage features a garage on the ground level and living space on the second. Not visible from the street, the cottage differs in both color and building materials from the main residence.

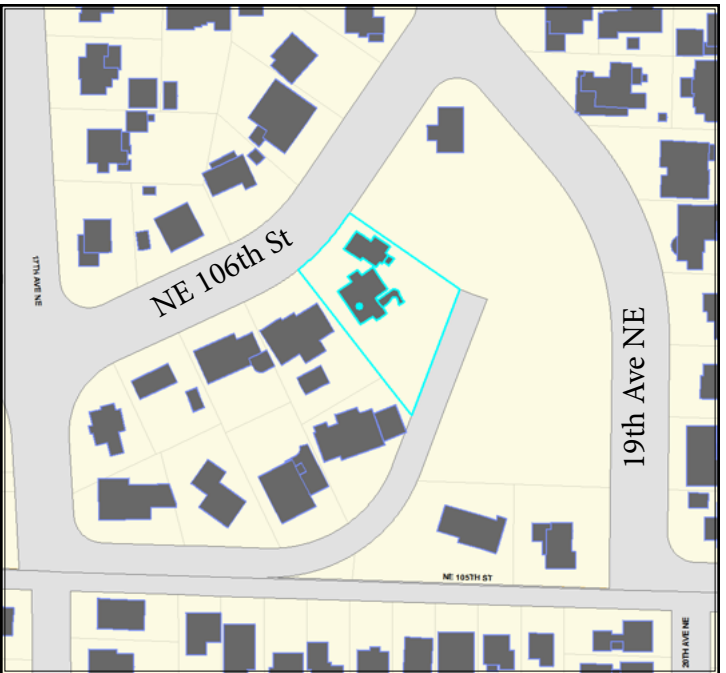
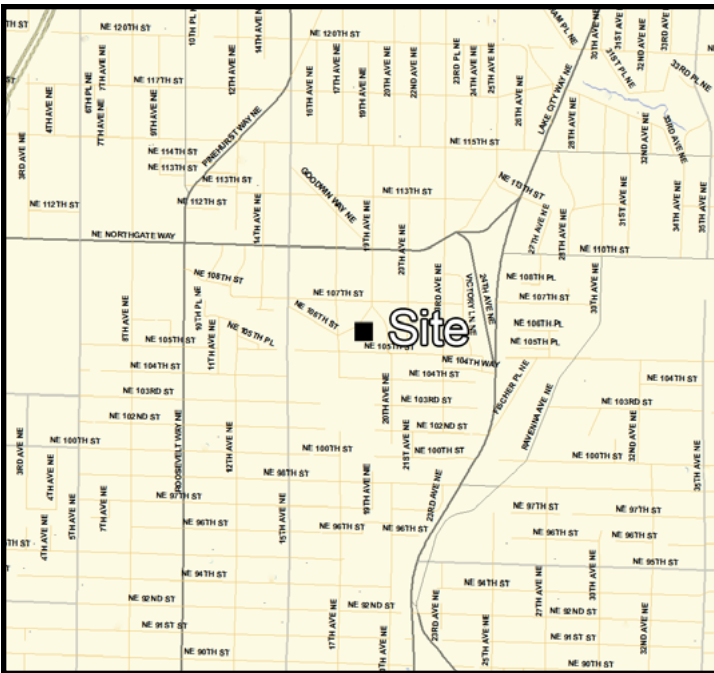
Address	1612 NE Ravenna Blvd
Permit number	6273657
Total lot area (square feet)	5,400
BYC floor area (square feet)	718 (404 living, 314 garage)
Garage or storage area included	Yes, garage
BYC height	23'
Total lot coverage	30.4%
Parking exception	No
New unit or conversion	Conversion



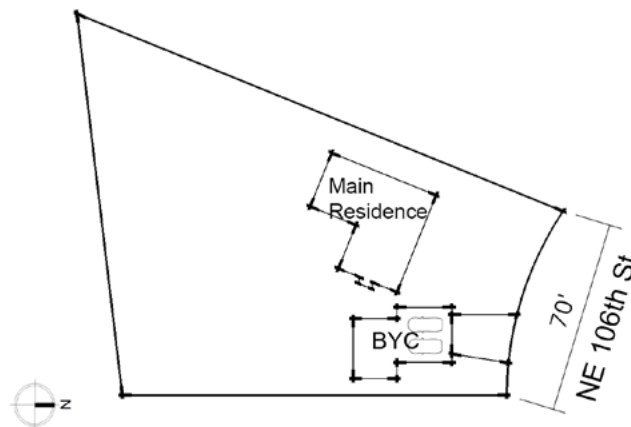
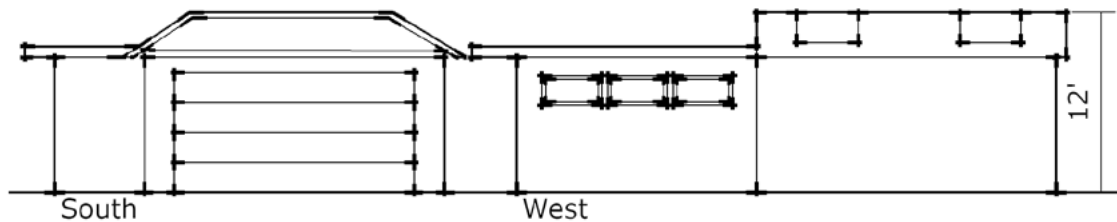
View of cottage from Victory Heights Playground, looking south-west



Front of main residence and cottage from NE 106th St, looking southeast



1735 NE 106th St is located in the Victory Heights neighborhood, adjacent to the Victory Heights Playground. It is located just east of Northgate Mall with nearby access to both Lake City Way and I-5.

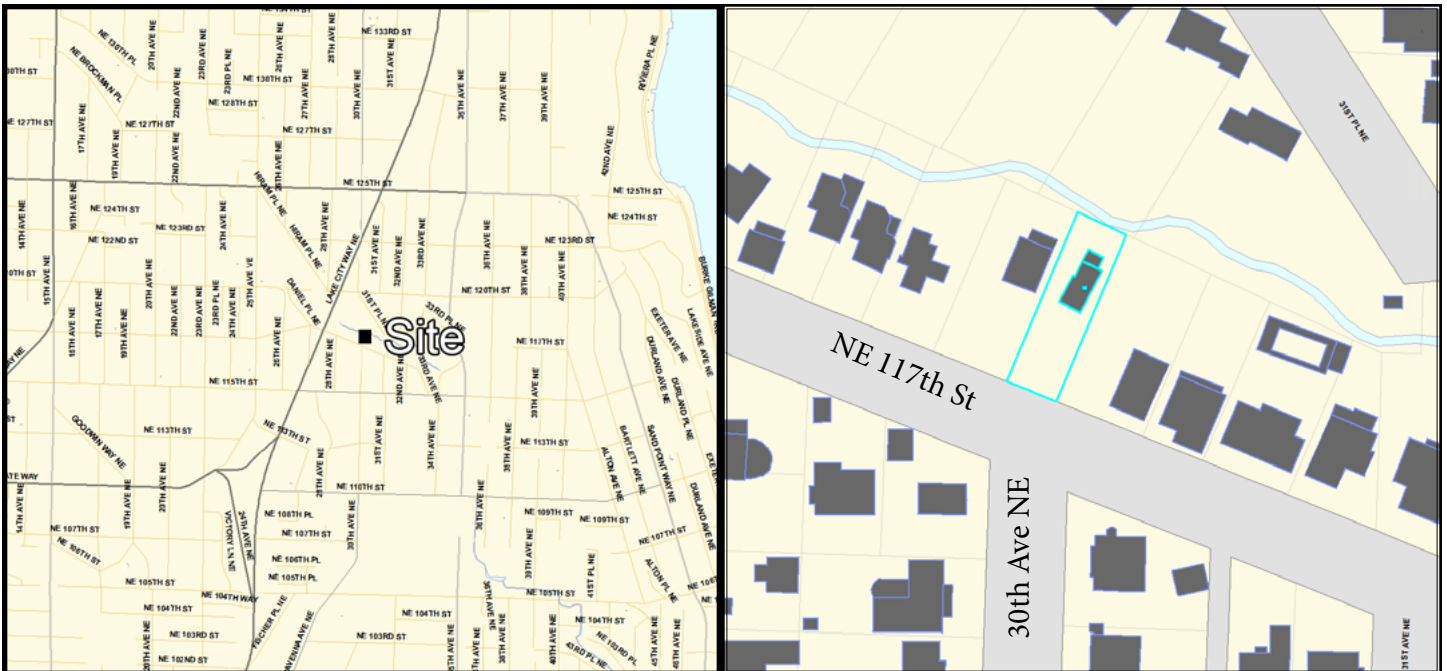


Matching the main residence in both building materials and color, the backyard cottage is a one-story converted unit co-located with a garage. From the street, the cottage is only visible as a garage.

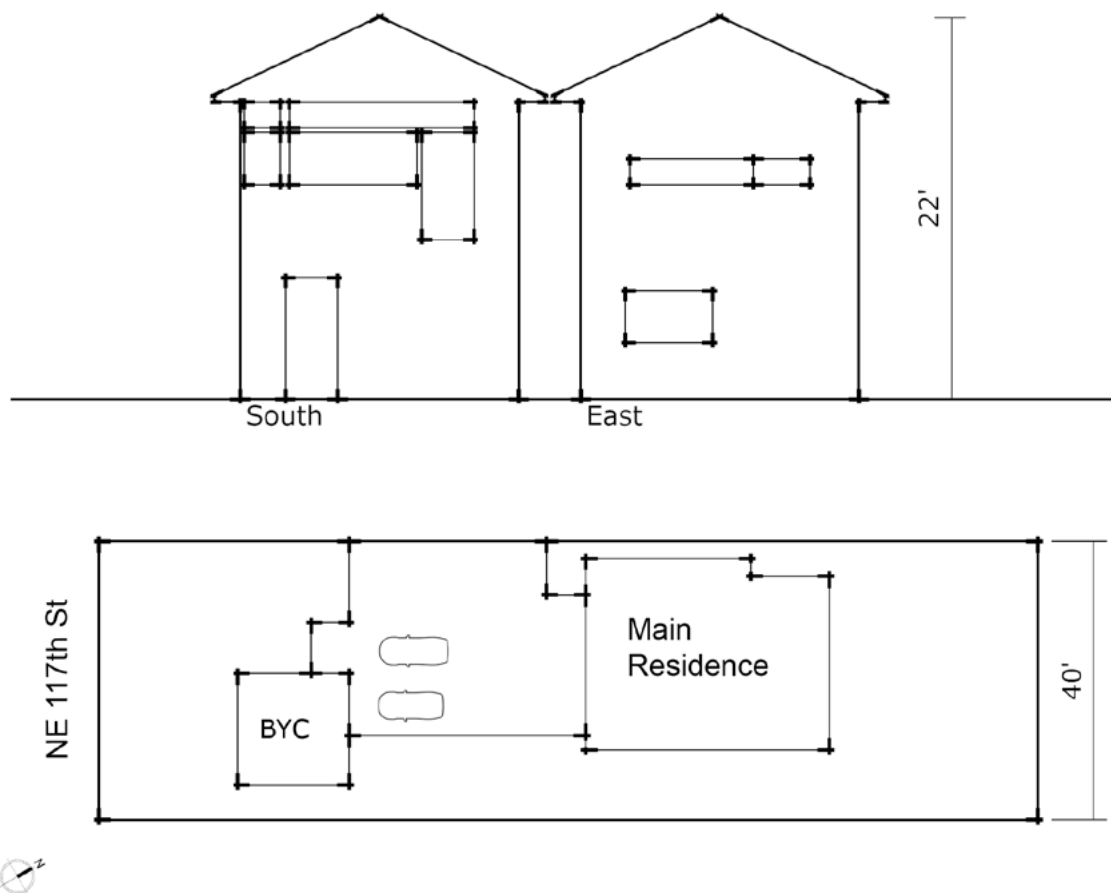
Address	1735 NE 106th St
Permit number	6291878
Total lot area (square feet)	9,600
BYC floor area (square feet)	624
Garage or storage area included	Yes, garage
BYC height	12'
Total lot coverage	29.1%
Parking exception	No
New unit or conversion	Conversion



View of cottage from NE 117th St, looking north



2848 NE 117th St is located in Lake City with easy access to Lake City Way (SR 522), it is several blocks north of Nathan Hale High School, Jane Adams Junior High, and the Meadowbrook Playfield.

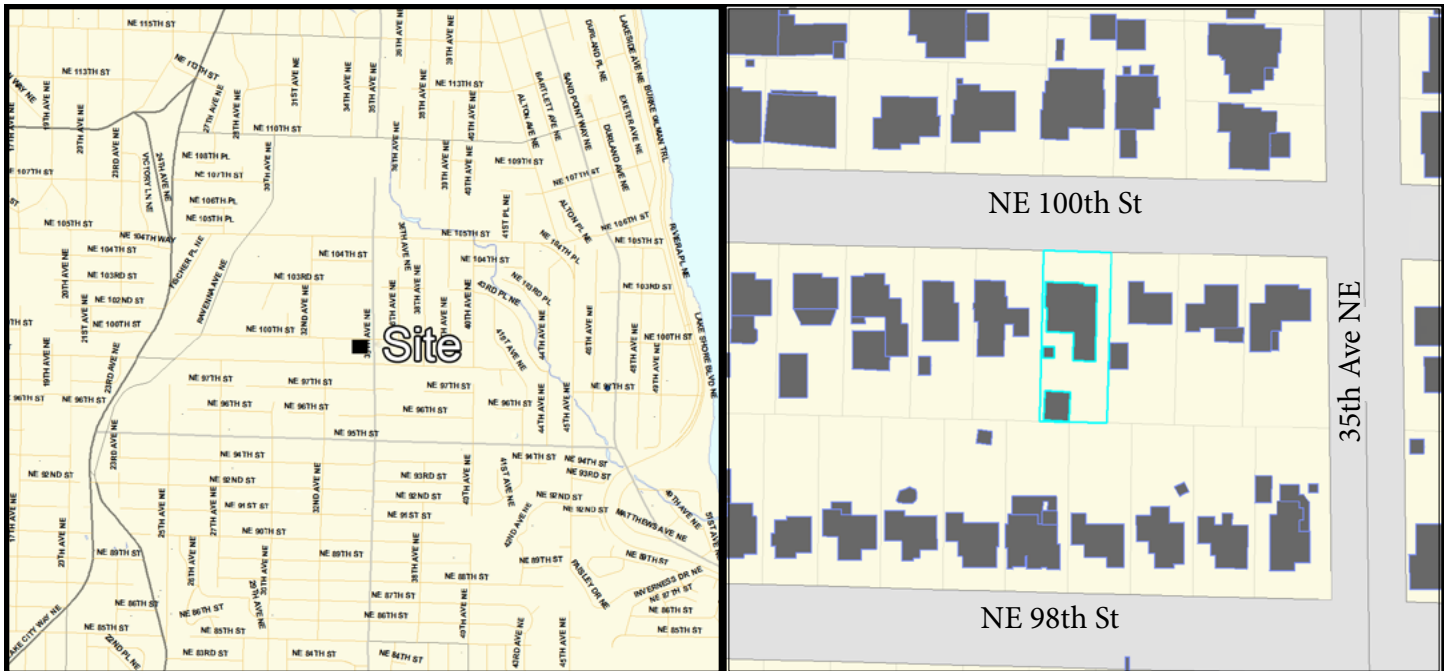


Adjacent to Thornton Creek on a heavily wooded lot, the backyard cottage is a newly constructed unit located in the front yard. Primary access to both cottage and main residence is through a shared driveway. Both the cottage and main residence are difficult to see through the trees. The cottage and main residence differ from each other in architectural style.

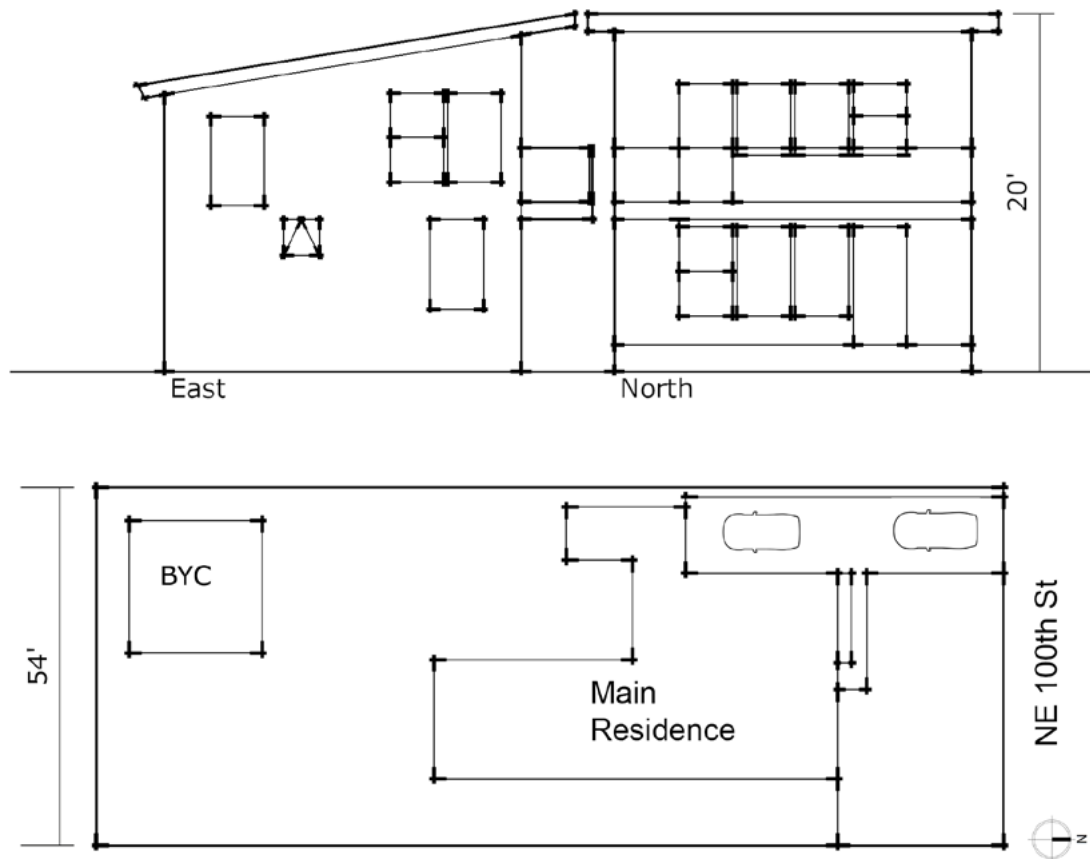
Address	2848 NE 117th St
Permit number	6313922
Total lot area (square feet)	5,520
BYC floor area (square feet)	512
Garage or storage area included	No
BYC height	22'
Total lot coverage	20.8%
Parking exception	No
New unit or conversion	New unit



Front of main residence from NE 100th St, looking south



3243 NE 100th St is located in Lake City with easy access to Lake City Way NE (SR 522).



The backyard cottage is newly constructed, two story unit located in the rear yard. The cottage is constructed with similar building materials but a different color than the main residence. Although taller than the main residence, the cottage is difficult to see from the street.

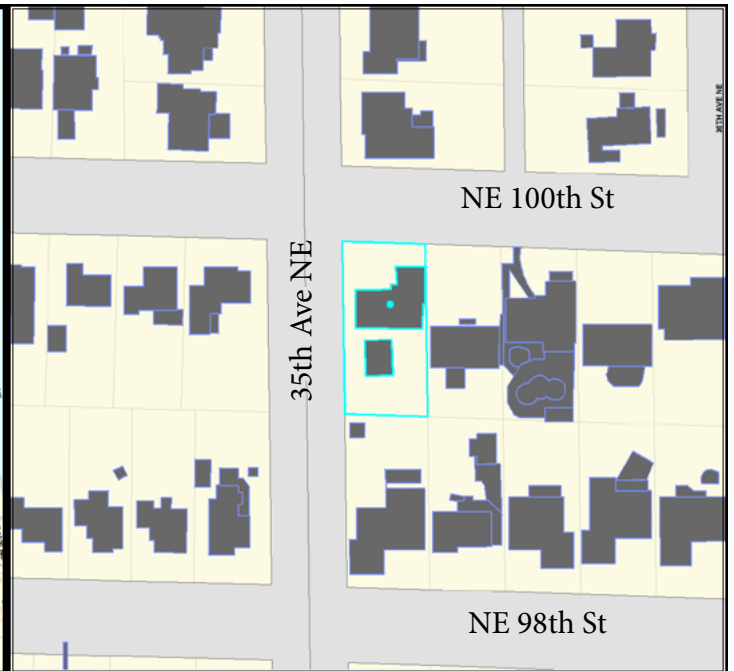
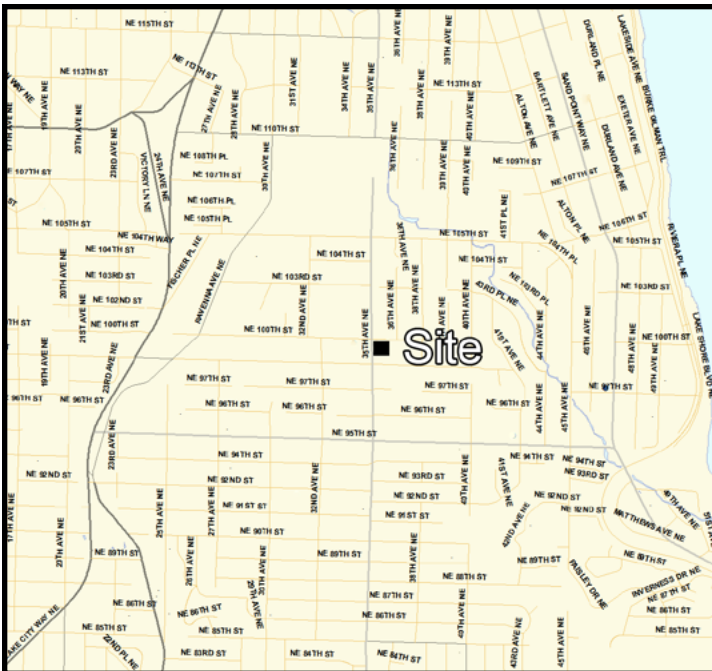
Address	3243 NE 100th St
Permit number	6287021
Total lot area (square feet)	7,392
BYC floor area (square feet)	800
Garage or storage area included	No
BYC height	20'
Total lot coverage	27%
Parking exception	No
New unit or conversion	New unit



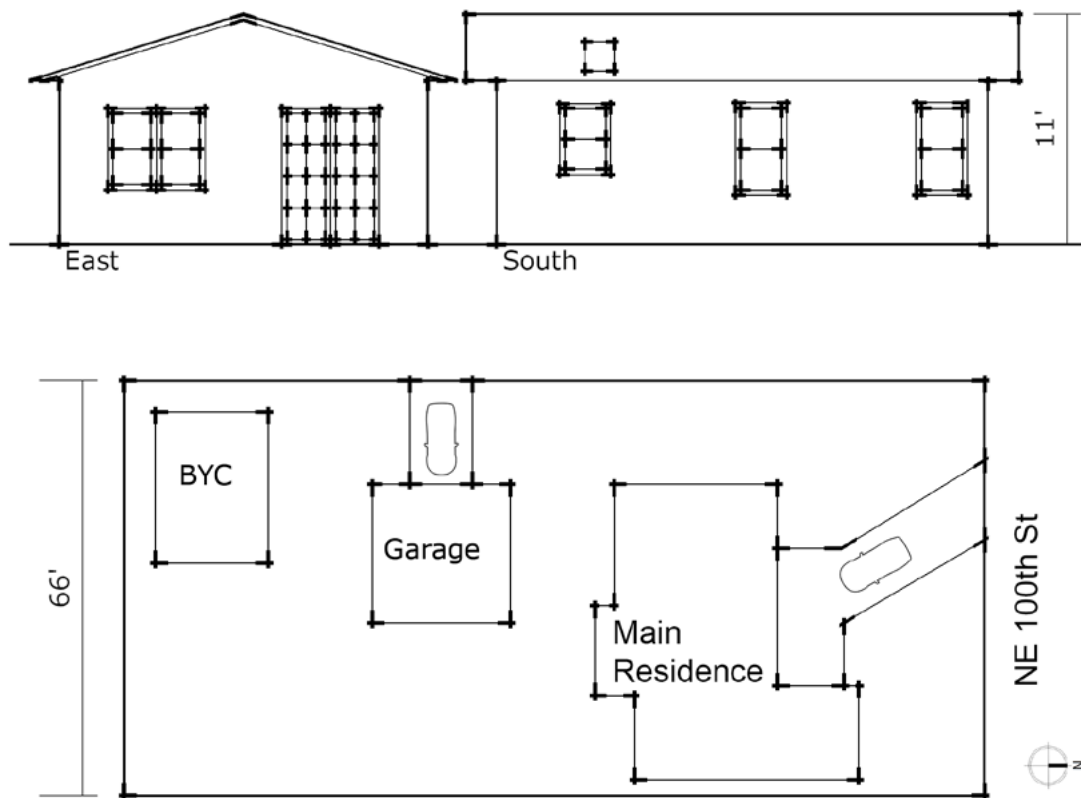
View of cottage from 35th Ave NE, looking southeast



Front of main residence from NE 100th St, looking south



3503 NE 100th St is located in Lake City with easy access to Lake City Way NE (SR 522) and the Lake Washington shore.



Located on a corner lot, this newly constructed, one story cottage is situated in the rear yard. The cottage is constructed with different building materials from the main residence and is a different color. The cottage cannot be seen nor accessed from NE 100th St but has its own entrance and driveway off 35th Ave NE.

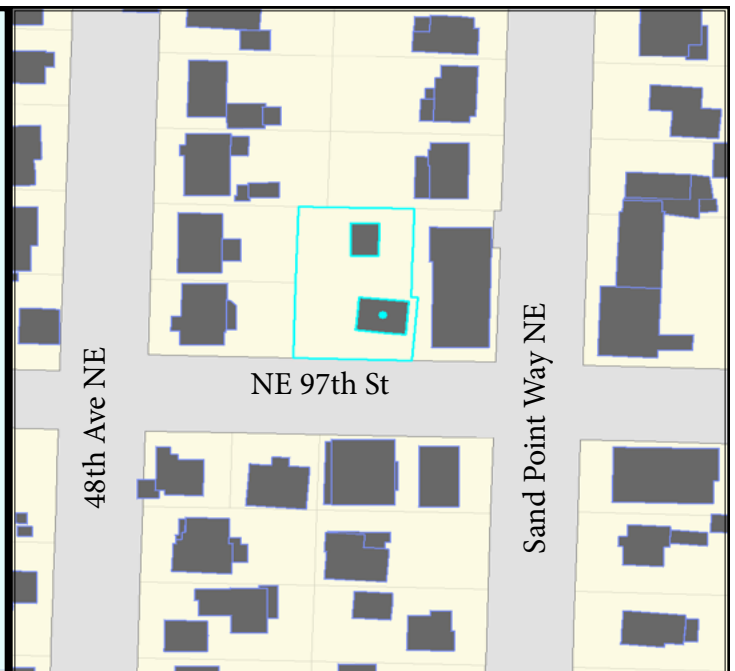
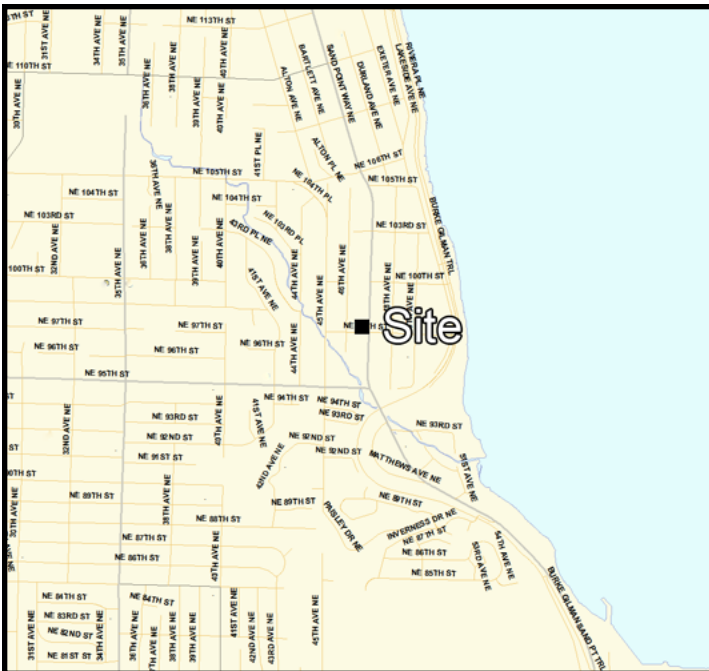
Address	3503 NE 100th St
Permit number	6381221
Total lot area (square feet)	9,046
BYC floor area (square feet)	438
Garage or storage area included	No
BYC height	11'
Total lot coverage	26.5%
Parking exception	No
New unit or conversion	New unit



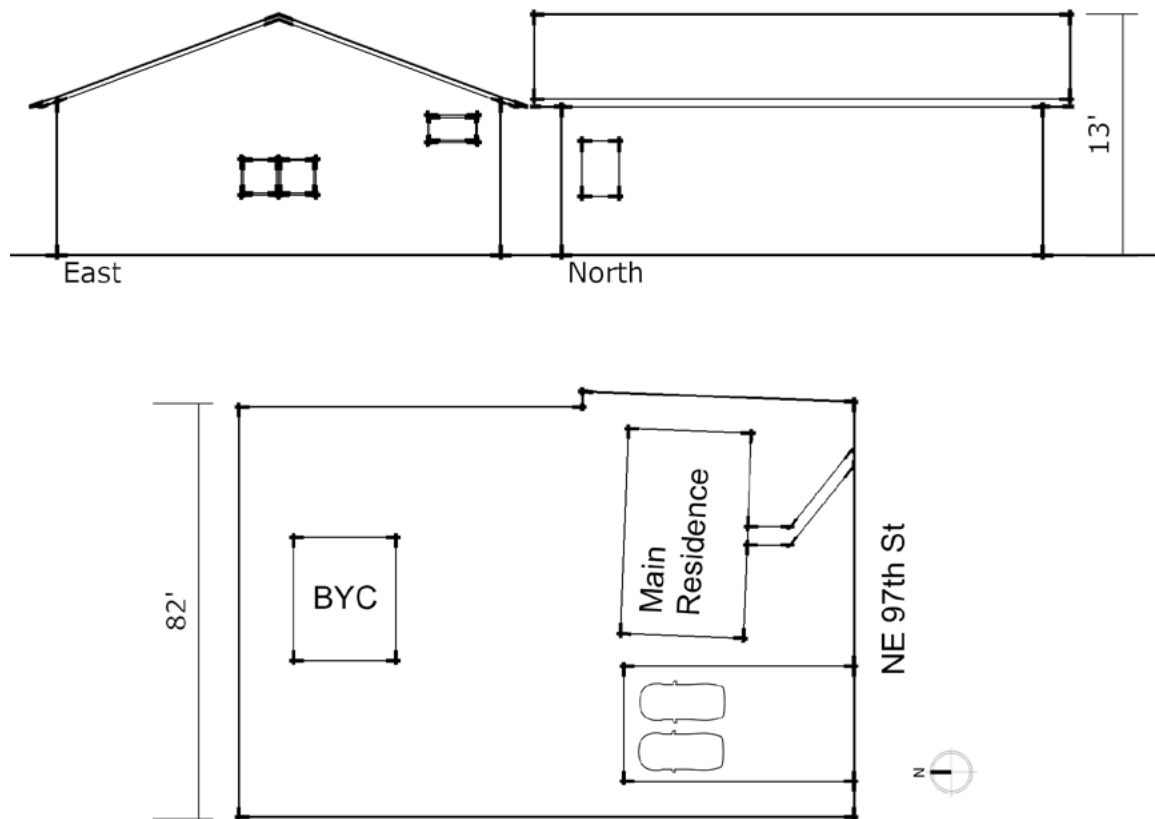
View of cottage from Ne 97th St, looking northeast



Front of main residence from NE 97th St, looking north



4614 NE 97th St is located in the Matthews Beach Neighborhood, three blocks north of Matthews Beach Park, and four blocks west of Lake Washington.



The backyard cottage is a converted garage located in the rear yard. The building materials and color of the cottage are different from the main residence. The cottage is difficult to see from the street due to obstruction from the tree canopy and tall fences.

Address	4614 NE 97th St
Permit number	6359287
Total lot area (square feet)	9,600
BYC floor area (square feet)	624
Garage or storage area included	No
BYC height	13'
Total lot coverage	12.7%
Parking exception	No
New unit or conversion	Conversion



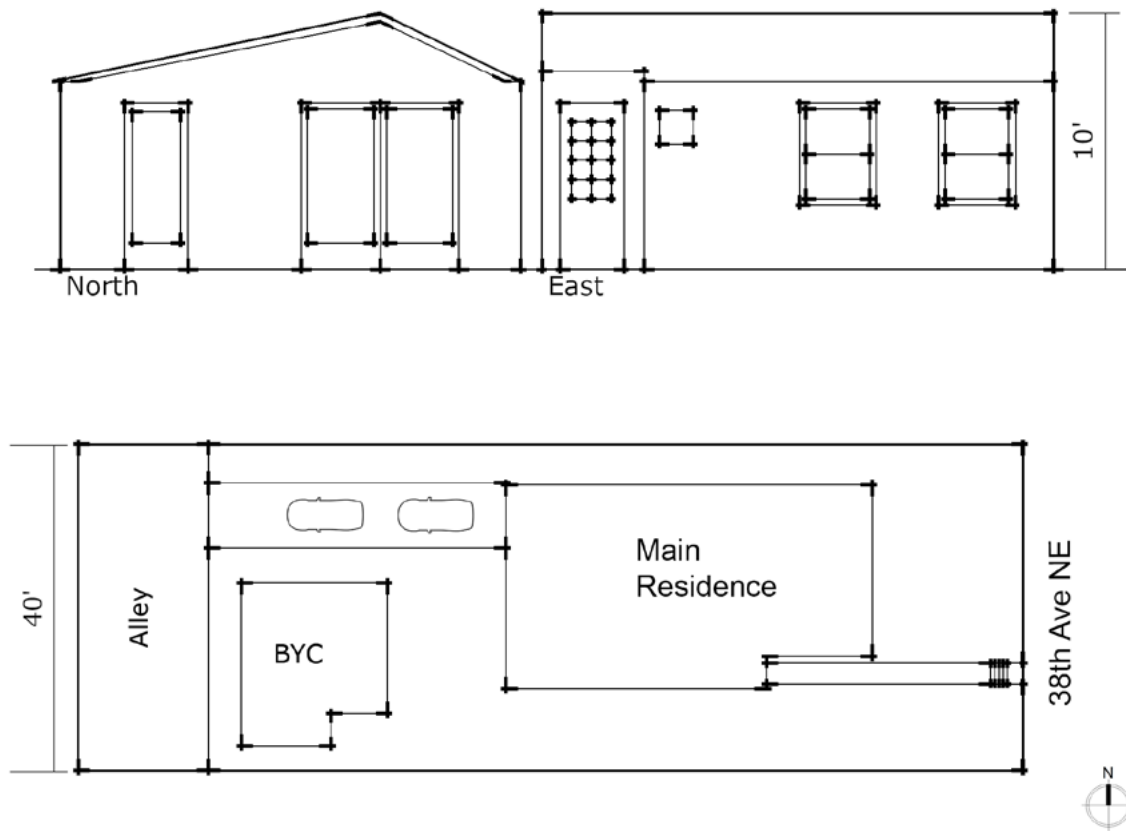
View of cottage from rear alley, looking southeast



View of main residence from 38th Ave NE, looking west



5029 38th Ave NE is located in the Bryant Neighborhood, just north of University Village, four blocks east of Calvary Cemetery, three blocks west of the Burke-Gilman Trail.

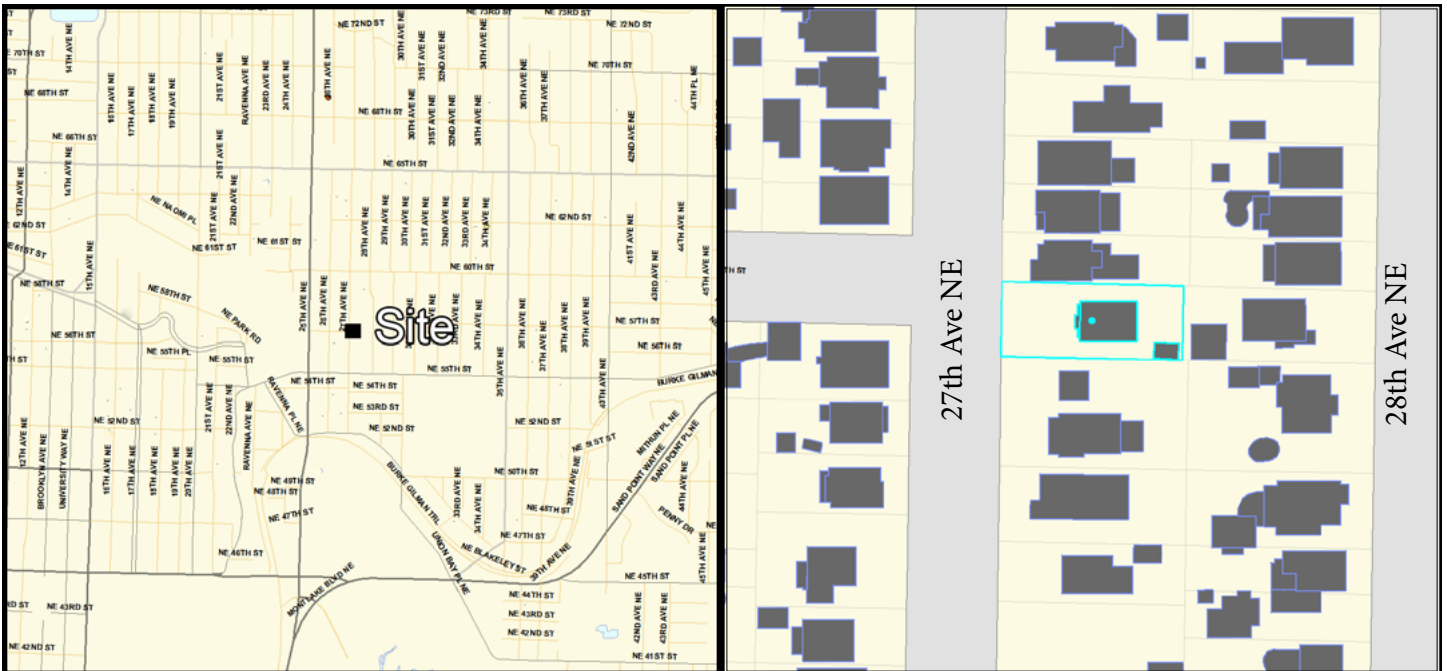


The backyard cottage is a converted, one story, alley accessed unit located in the rear yard. Due to a combination of a narrow lot and thick vegetation, the cottage cannot be seen from the street and is difficult to spot in the alley. Both the color and building materials of the cottage differ from the main residence.

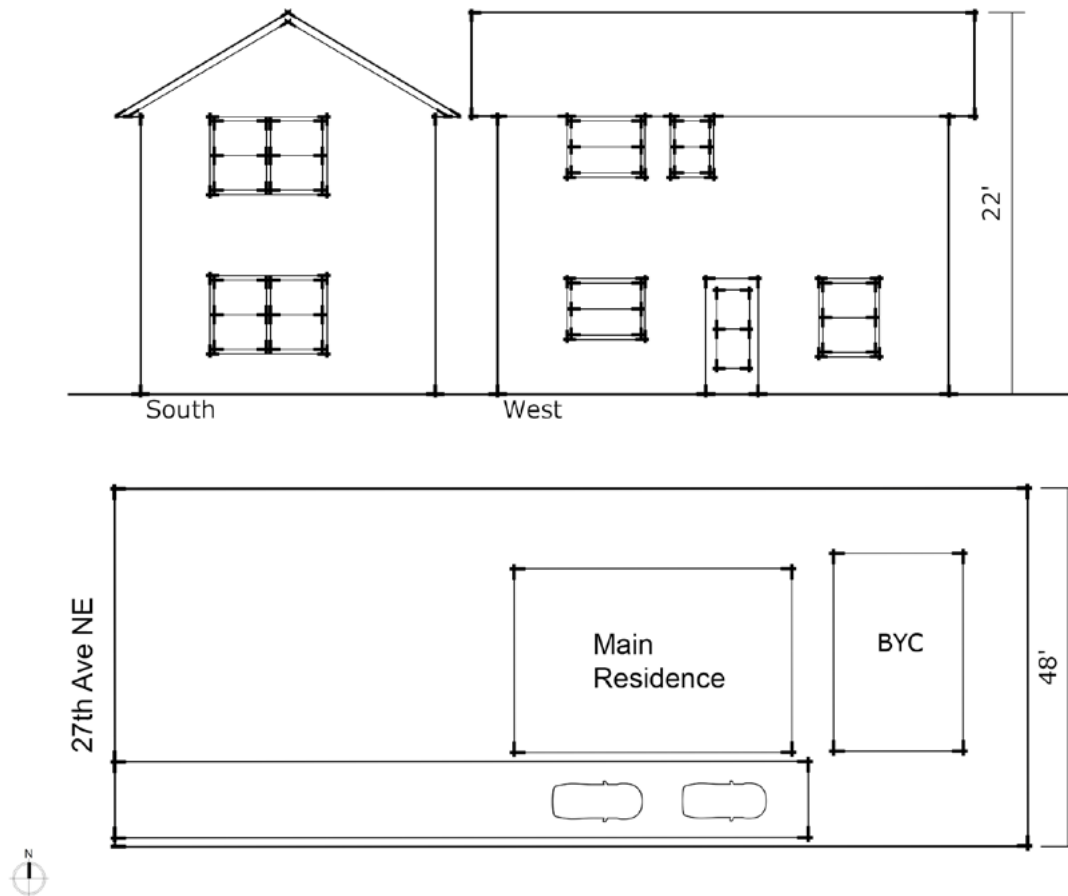
Address	5029 38th Ave NE
Permit number	6329533
Total lot area (square feet)	4,000
BYC floor area (square feet)	512
Garage or storage area included	No
BYC height	10'
Total lot coverage	40.5%
Parking exception	No
New unit or conversion	Conversion



Front of main residence with cottage in rear from 27th Ave NE, looking east



5548 27th Ave NE is located in the Ravenna Neighborhood, ten blocks north of the University of Washington, three blocks north University Village, four blocks west Calvary Cemetery, and three blocks east of Ravenna Park.



Well concealed from the street by tall fences and tree cover, the backyard cottage is a newly constructed unit located in the rear yard. Primary access to the two story cottage is through a shared driveway. The cottage resembles the main residence in both building materials used and color.

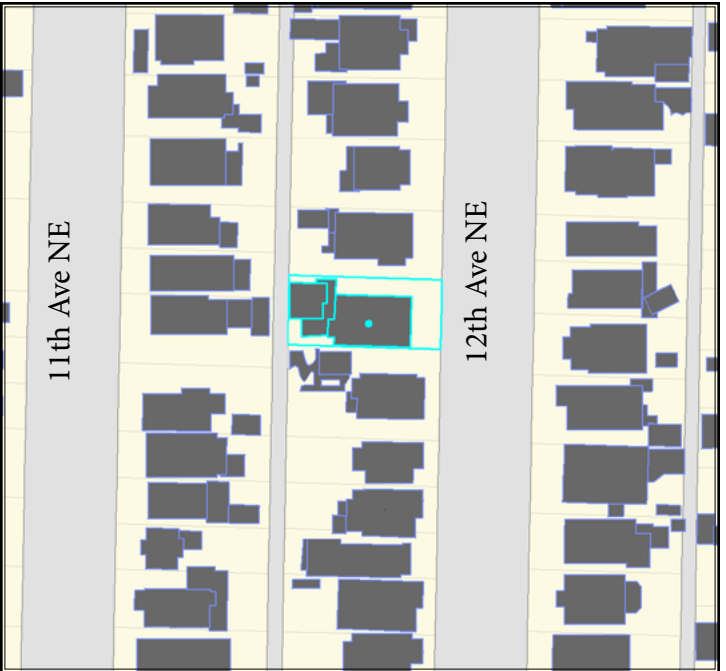
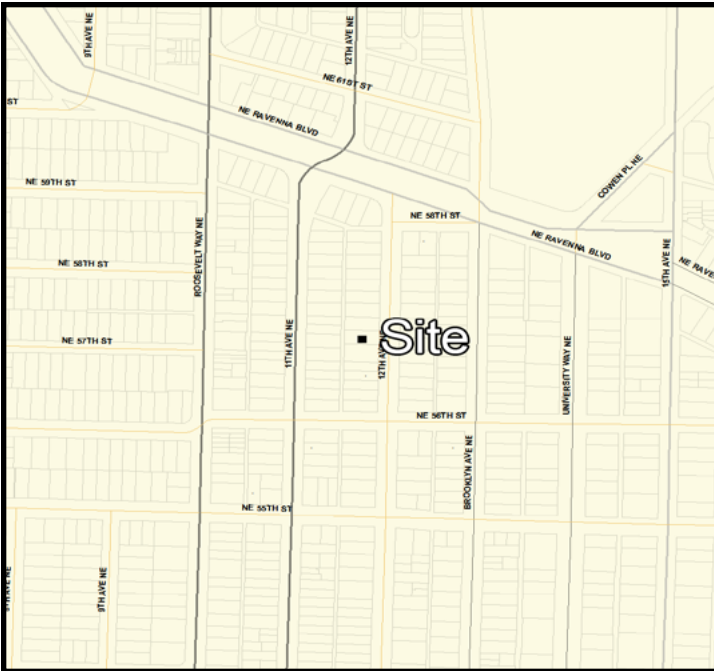
Address	5548 27th Ave NE
Permit number	6313826
Total lot area (square feet)	5,760
BYC floor area (square feet)	800
Garage or storage area included	Yes
BYC height	22'
Total lot coverage	23%
Parking exception	No
New unit or conversion	New unit



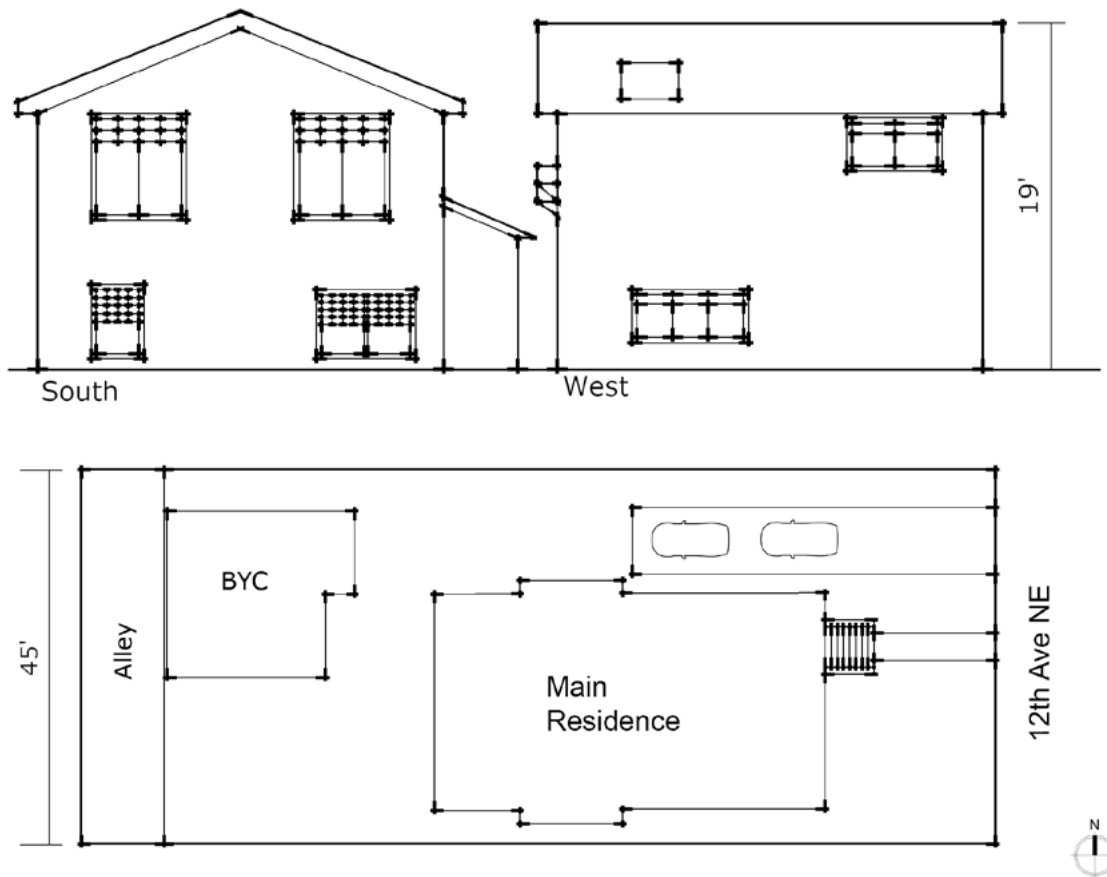
View of cottage from 12th Ave NE, looking west



View of main residence and cottage from 12th Ave NE, looking west



5625 12th Ave NE is located in the University District, five blocks north of the University of Washington, two blocks south of Cowen Park, and two blocks north University Heights Grade School.



Benefiting from both alley and street access, the backyard cottage is a newly constructed, two-story unit located in the rear of the lot. The cottage differs from the main residence in both color and building materials used. The cottage is mostly obscured from the street by the main residence.

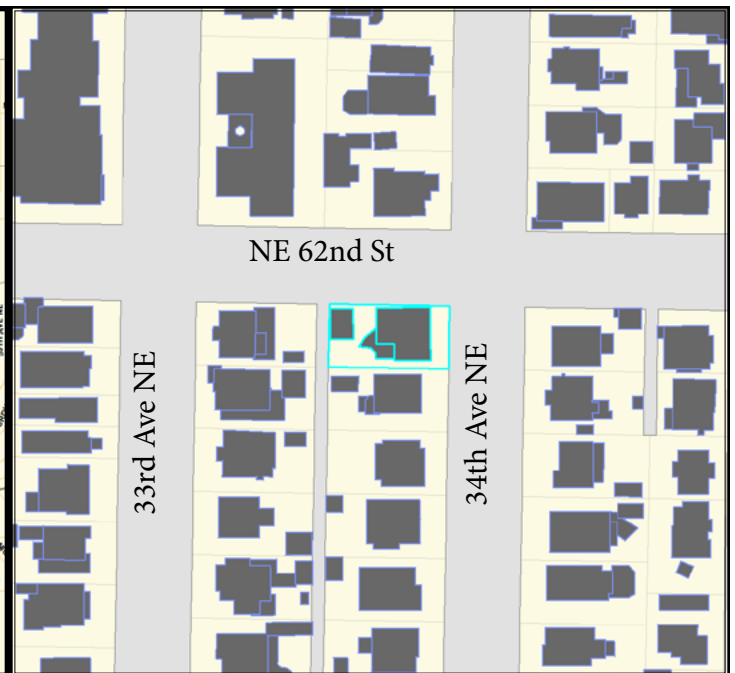
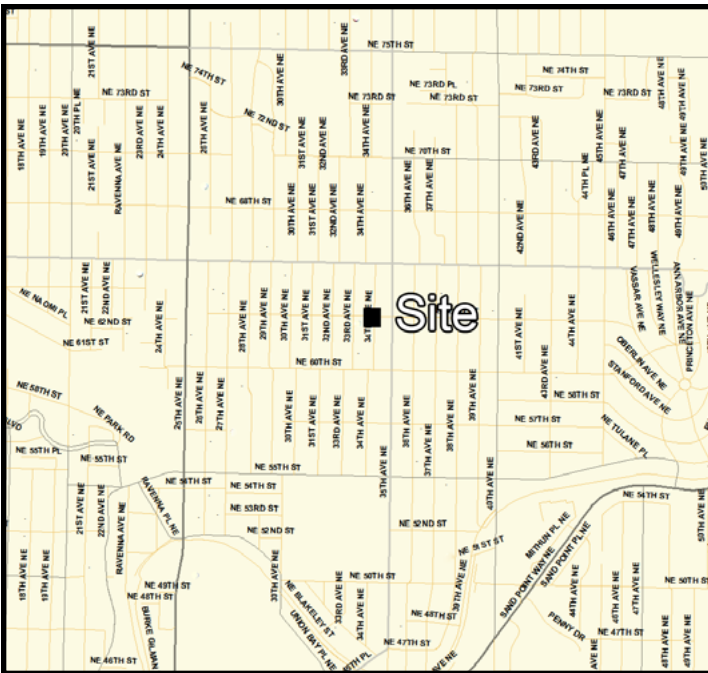
Address	5625 12th Ave NE
Permit number	6278847
Total lot area (square feet)	4,725
BYC floor area (square feet)	800
Garage or storage area included	Yes, garage
BYC height	19'
Total lot coverage	35.5%
Parking exception	No
New unit or conversion	New unit



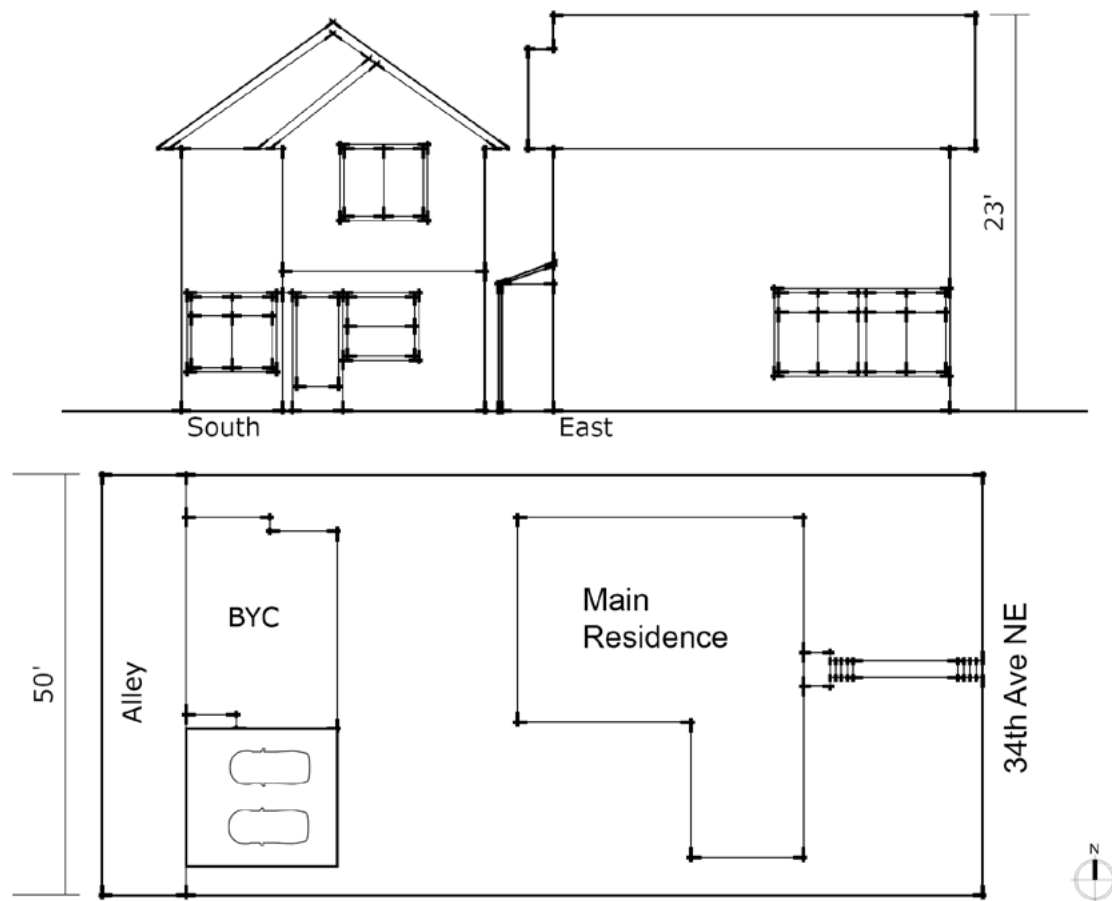
Front of cottage from NE 62nd St,
looking south



Front of main residence from 34th Ave NE, looking west



6057 34th Ave NE is located in the Ravenna Neighborhood, two blocks south of Bryant Elementary, five blocks east of Calvary Cemetery, and north of U-Village shopping center and University of Washington.



Constructed with similar building materials but differing in color, the backyard cottage is an alley accessed, newly constructed unit located on a corner lot. The cottage is not visible from 34th Ave NE but is easily seen from NE 62nd St with direct frontage.

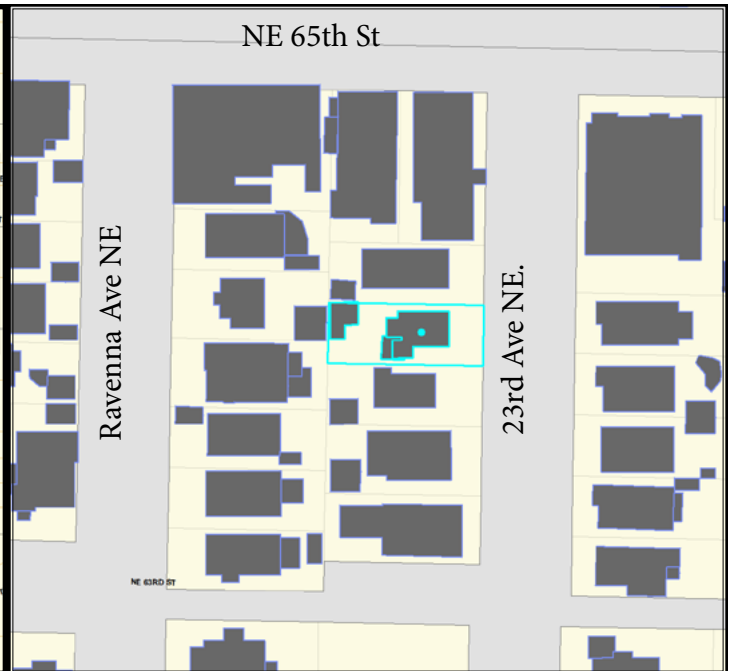
Address	6057 34th Ave NE
Permit number	6310080
Total lot area (square feet)	4,750
BYC floor area (square feet)	766
Garage or storage area included	No
BYC height	23'
Total lot coverage	31.6%
Parking exception	No
New unit or conversion	New unit



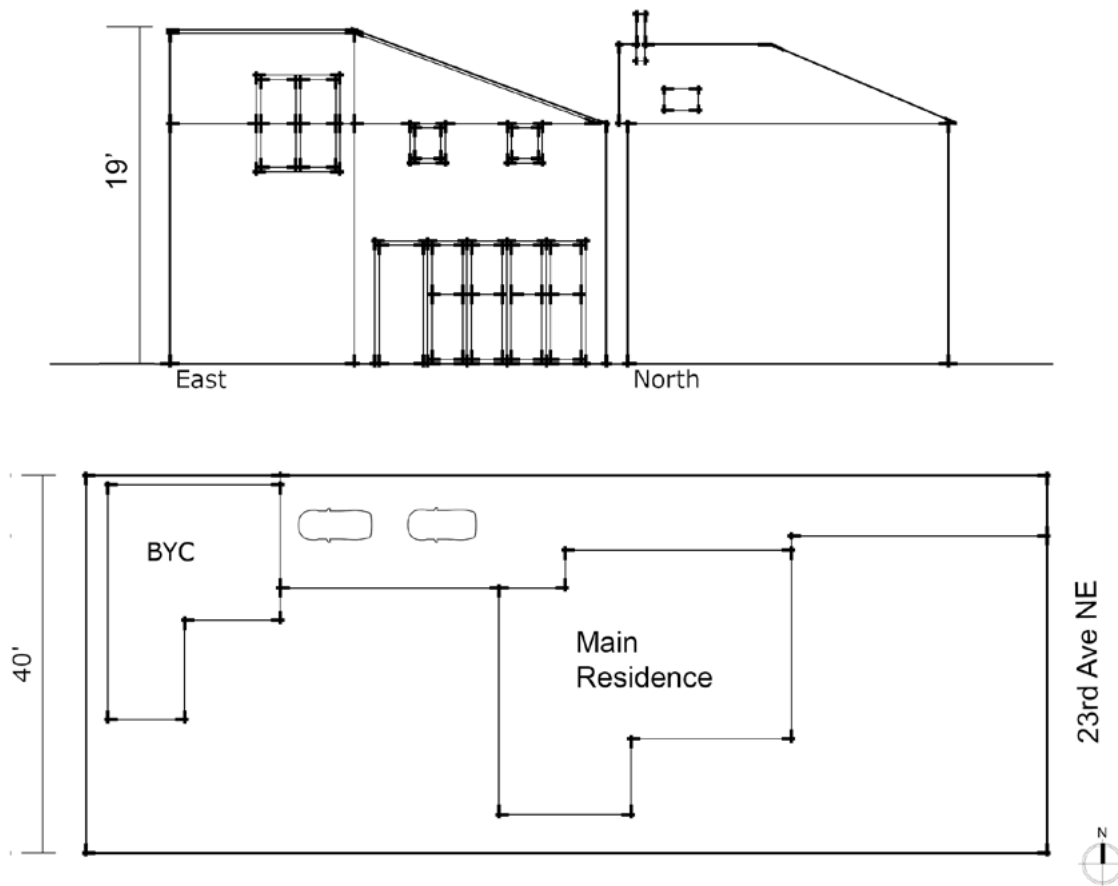
View of cottage from 23rd Ave NE, looking west



Front of main residence from 23rd Ave NE, looking west



6313 23rd Ave NE is located in the Ravenna Neighborhood, just south of Ravenna Center, three blocks north of Ravenna Park, with easy access to both the University of Washington and I-5.



The backyard cottage is a converted garage located in the rear yard. It differs from the main residence in color, but it is built with similar materials. The cottage is difficult to see from the street due to tree canopy and thick vegetation.

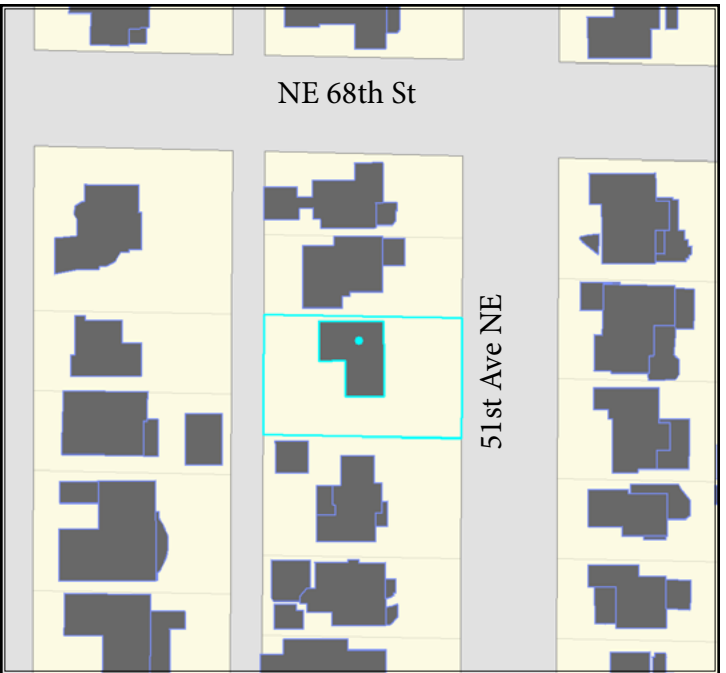
Address	6313 23rd Ave NE
Permit number	6275758
Total lot area (square feet)	4,080
BYC floor area (square feet)	696
Garage or storage area included	Yes, garage
BYC height	19'
Total lot coverage	35.5%
Parking exception	No
New unit or conversion	Conversion



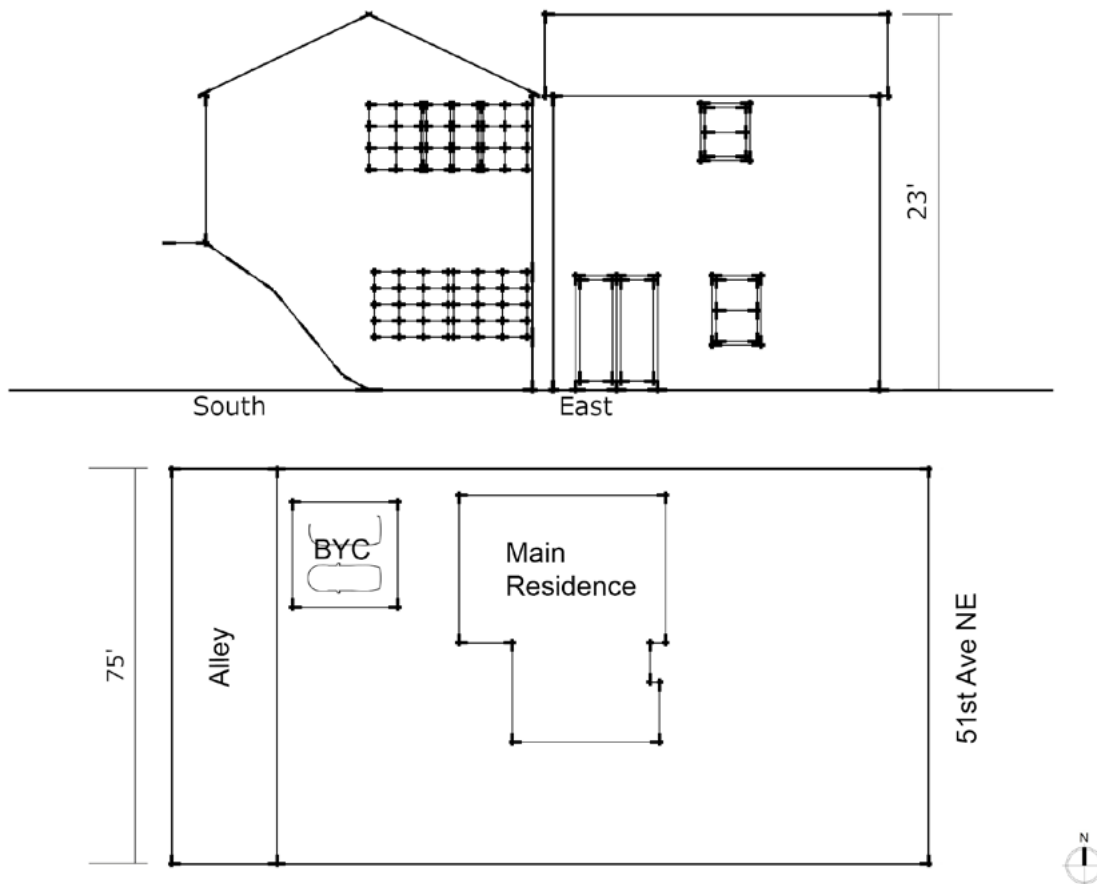
View of cottage from rear alley, looking southeast



Front of main residence from 51st Ave NE, looking west



6545 51st Ave NE is located in the View Ridge Neighborhood, two blocks east of View Ridge Elementary School and View Ridge Playfield, five blocks west of Magnuson Park and the Burke-Gilman Trail.

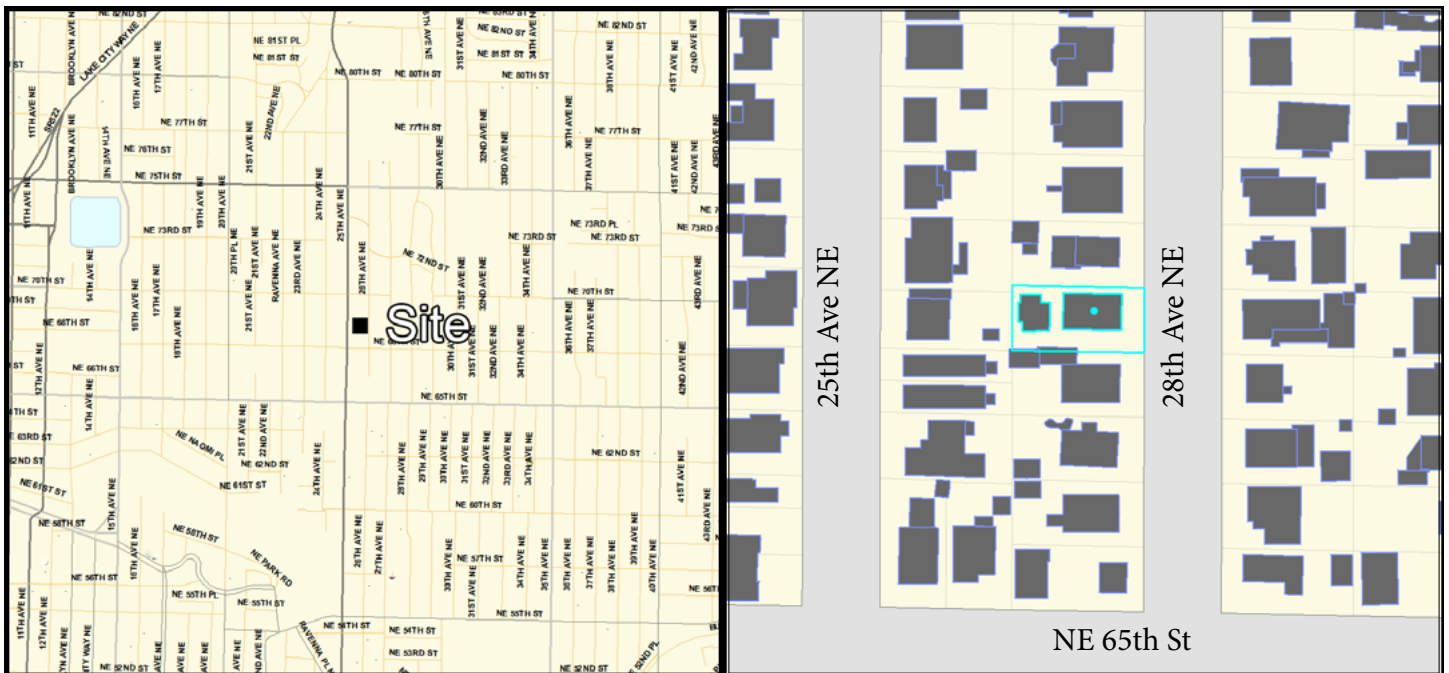


The backyard cottage is a newly constructed, two story unit, with garage on the second floor and living space on the ground level. The alley accessed unit matches both the color and style of the main residence. Due to thick plant cover, the cottage cannot be seen from the street. Taking advantage of a sloped yard, only the second floor of the cottage is visible from the alley.

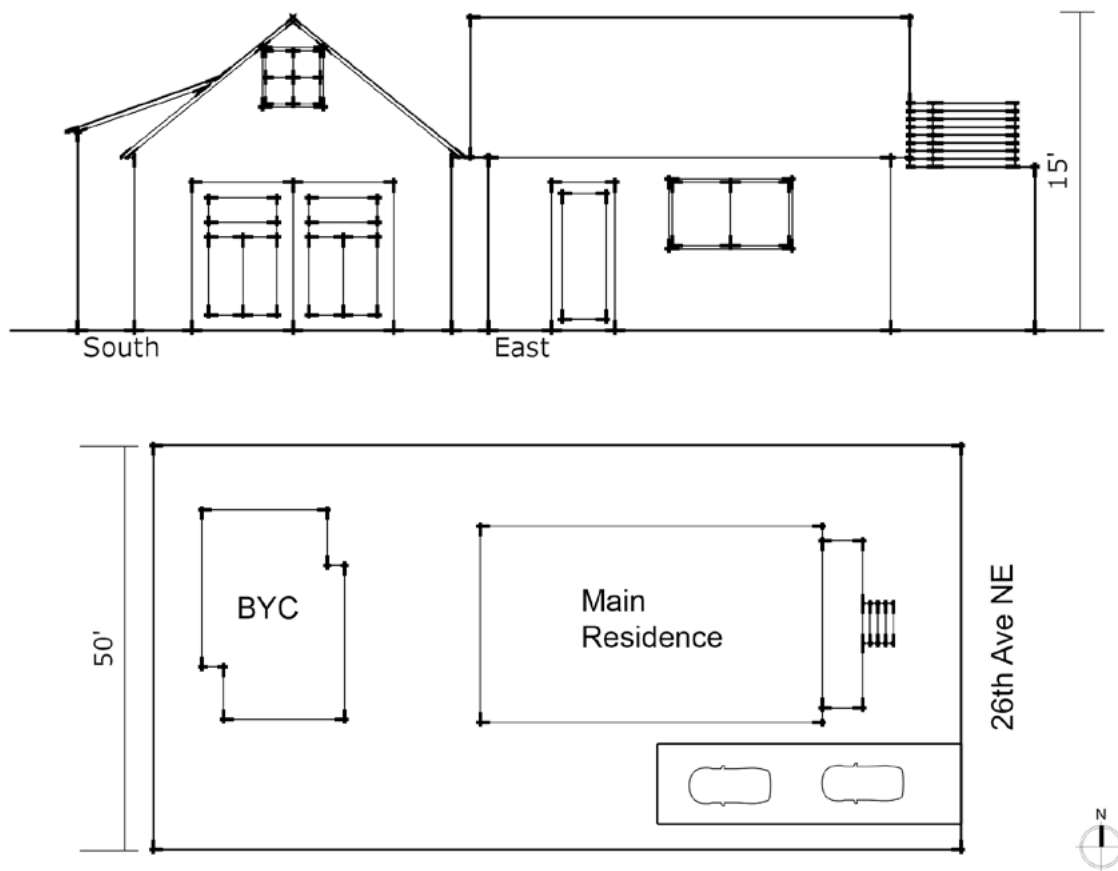
Address	6545 51st Ave NE
Permit number	6248028
Total lot area (square feet)	9,300
BYC floor area (square feet)	400
Garage or storage area included	Yes, garage
BYC height	23'
Total lot coverage	18.9%
Parking exception	No
New unit or conversion	New unit



Front of main residence from 26th Ave NE, looking west



6819 26th Ave NE is located in the Ravenna Neighborhood, just north of Ravenna Center, six blocks west of Eckstein Middle School, and five blocks east of the Ravenna-Eckstein Community Center.



The backyard cottage is converted garage located in the rear yard. Because of thick vegetation and fences, the backyard cottage cannot be seen from the street.

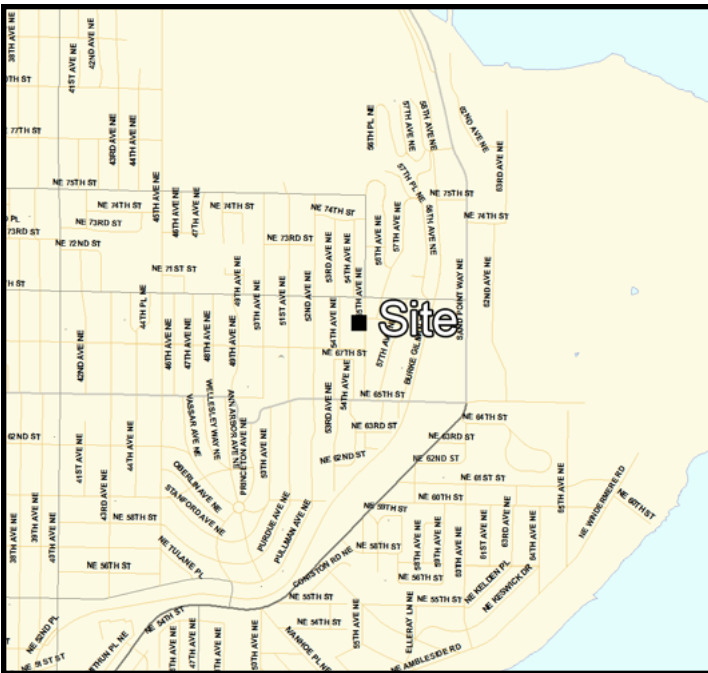
Address	6819 26th Ave NE
Permit number	6265786
Total lot area (square feet)	5,100
BYC floor area (square feet)	425
Garage or storage area included	Yes, storage
BYC height	15'
Total lot coverage	31%
Parking exception	No
New unit or conversion	Conversion



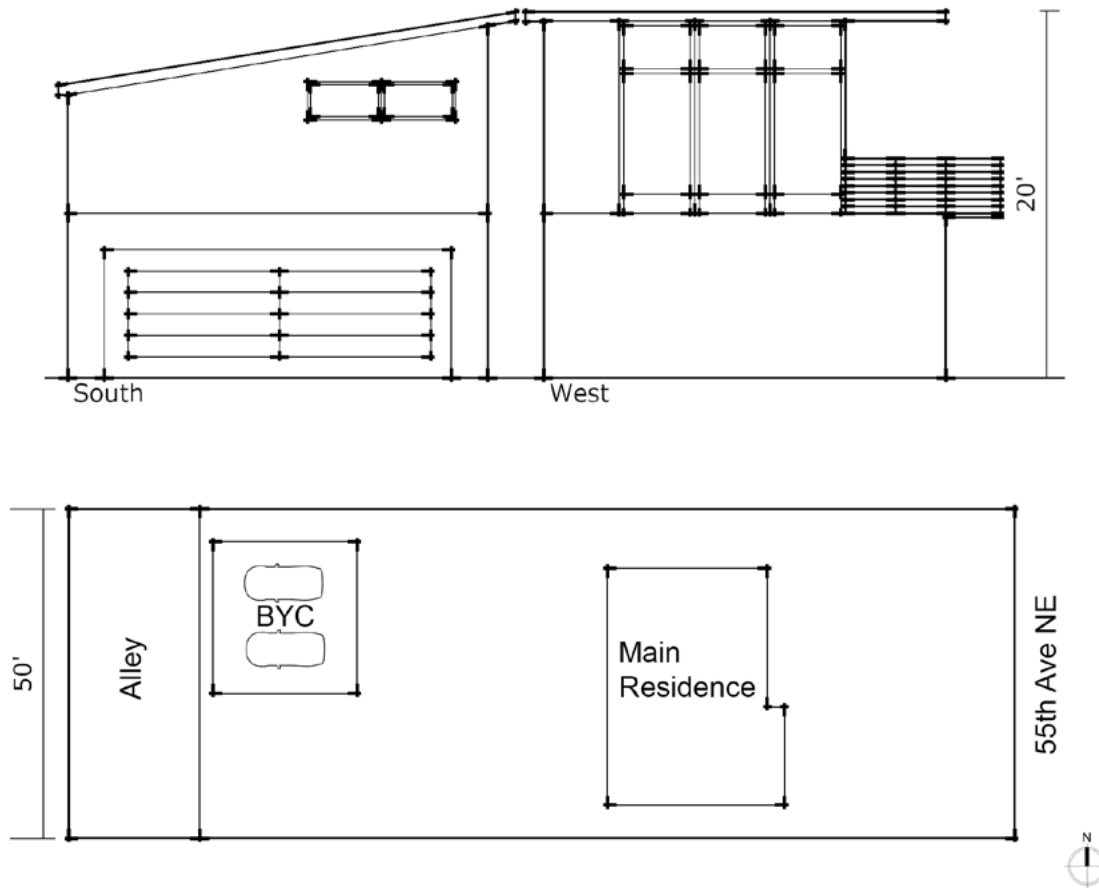
View of cottage from rear alley, looking southeast



Front of residence from 55th Ave NE, looking west



6827 55th Ave NE is located in the View Ridge Neighborhood, four blocks east of View Ridge Elementary School and View Ridge Playground, and five blocks west of Magnuson Park.



Resembling the main residence in both color and building materials, the backyard cottage is a newly constructed, two-story unit located in the rear yard. Primary access to the cottage is through the rear alley. Owing to both thick tree canopy and obstruction by the main residence, the cottage cannot be seen from the street. The cottage has a ground floor garage and living space above.

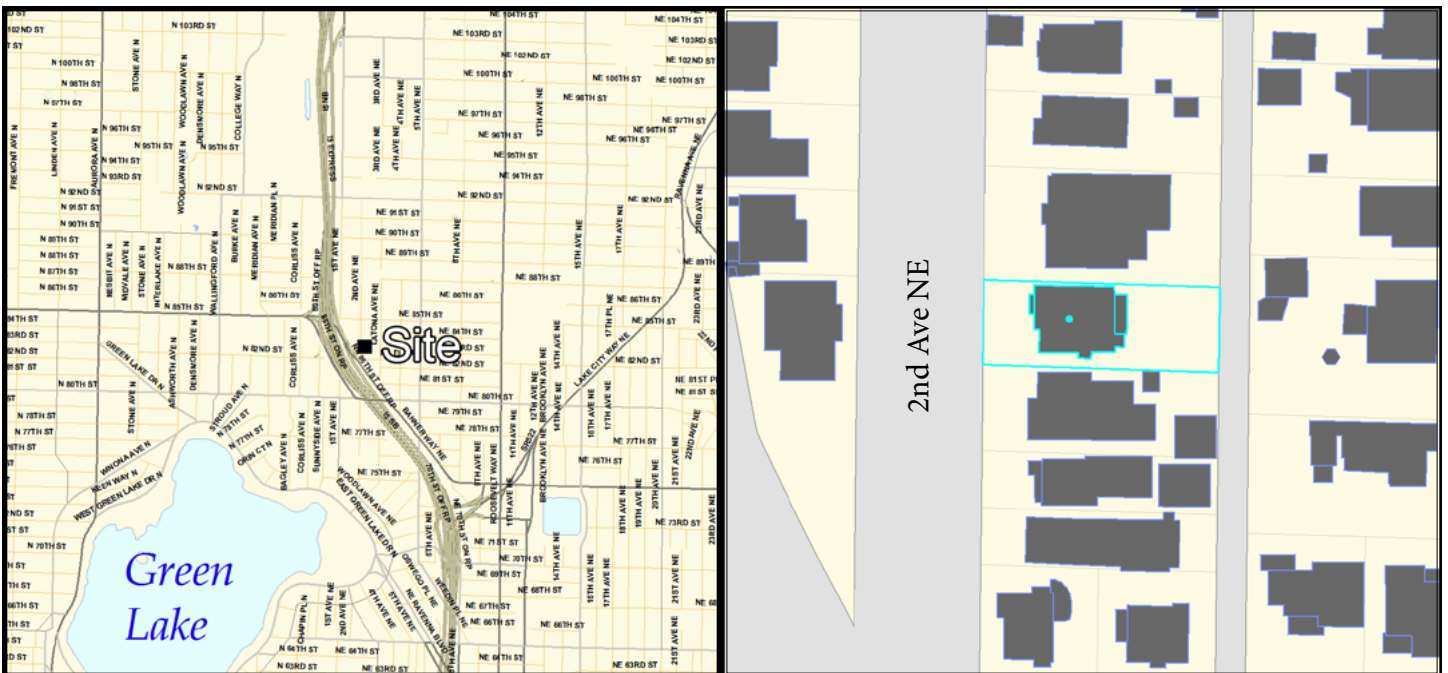
Address	6827 55th Ave NE
Permit number	6251828
Total lot area (square feet)	6,216
BYC floor area (square feet)	792
Garage or storage area included	Yes, garage
BYC height	20'
Total lot coverage	26.3%
Parking exception	No
New unit or conversion	New unit



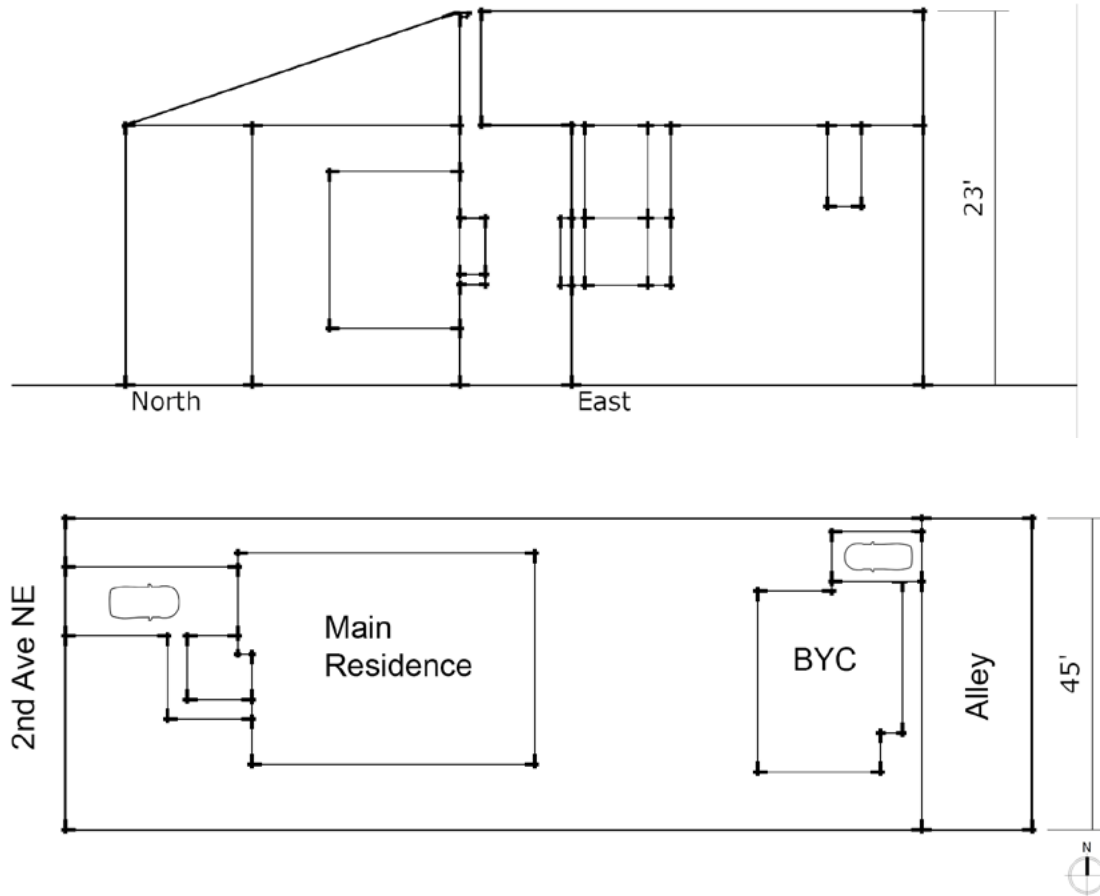
View of cottage in rear alley, looking south



Front of main residence from 2nd Ave NE, looking east



8218 2nd Ave NE is located in the Roosevelt Neighborhood, just east of I-5 and south of Northgate Mall 1/2 mile.



The backyard cottage is a two story, newly constructed, alley accessed unit located in the rear yard. Constructed with different materials, it differs from the main residence. The cottage cannot be seen from the street due to thick plant cover.

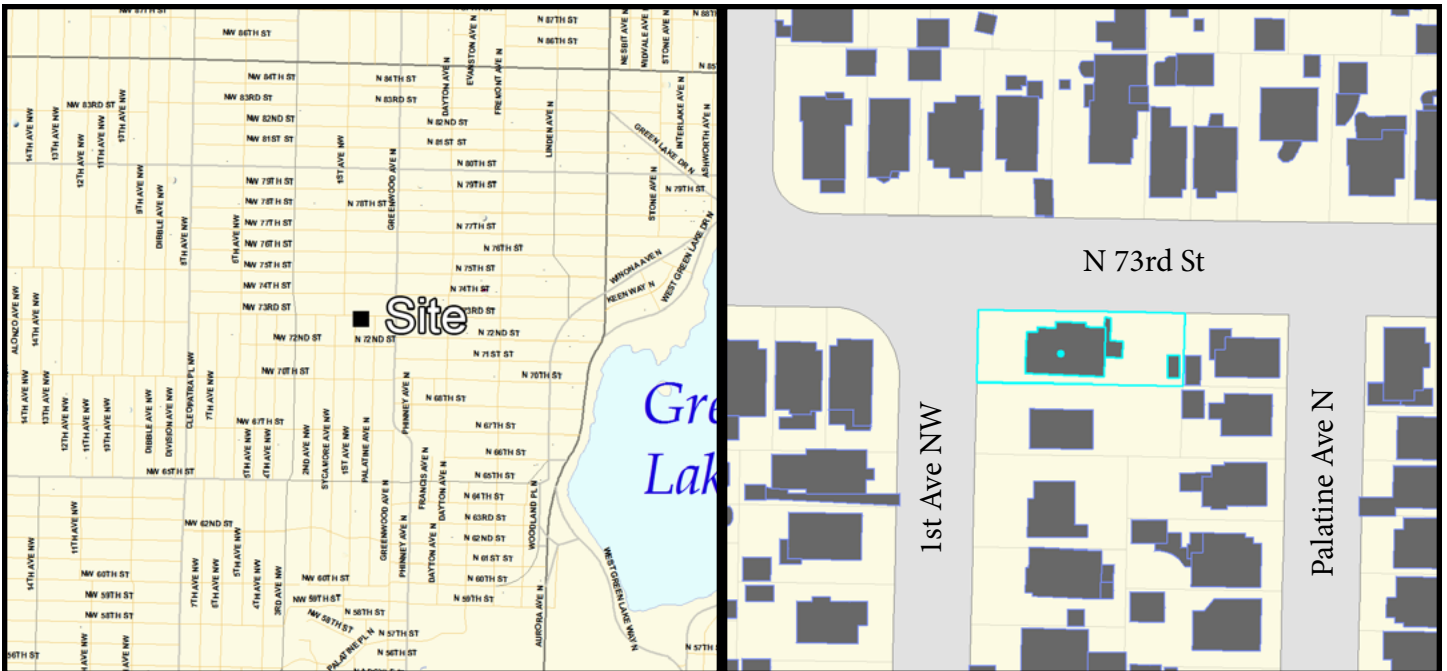
Address	8218 2nd Ave NE
Permit number	6285281
Total lot area (square feet)	5,940
BYC floor area (square feet)	800
Garage or storage area included	No
BYC height	23'
Total lot coverage	34%
Parking exception	No
New unit or conversion	New unit



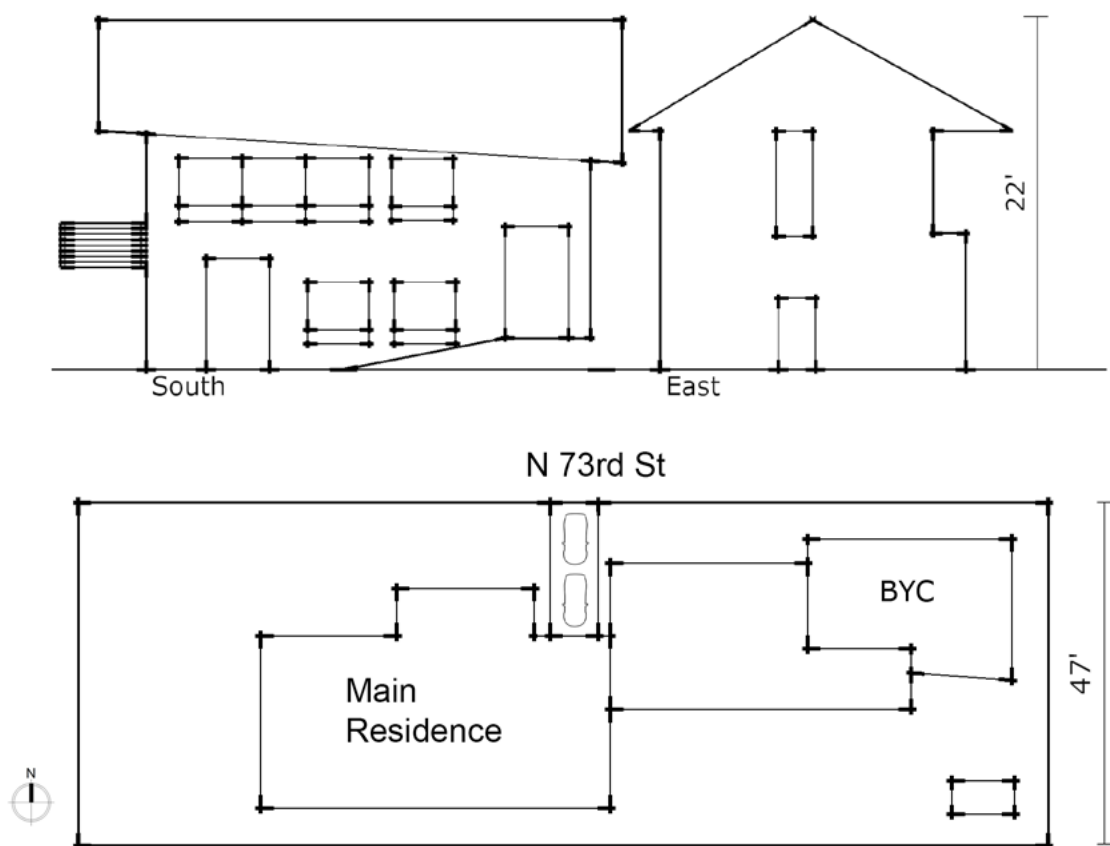
View of cottage from N 73rd St, looking southeast



Front of main residence from N 73rd St, looking southeast



103 N 73rd St is located in the Phinney Ridge Neighborhood, just west of the Greenwood-Phinney Ridge Urban Village. It is located approximately 1/2 mile west of Green Lake.



Located atop a hill on a corner lot, the cottage is a converted, two-story, newly constructed unit. The cottage and main residence differ in building materials and architectural style. The cottage is clearly visible from the street appearing as a second structure.

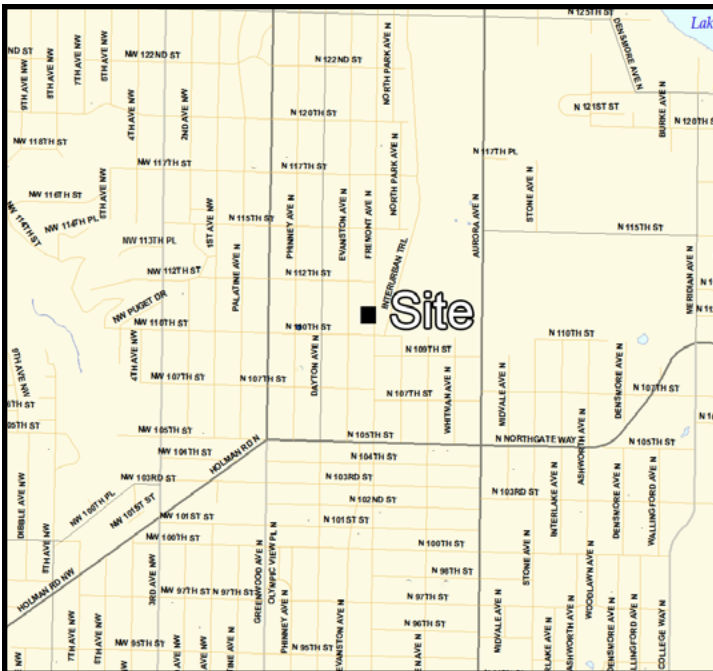
Address	103 N 73rd St
Permit number	6357548
Total lot area (square feet)	6,268
BYC floor area (square feet)	800
Garage or storage area included	No
BYC height	22'
Total lot coverage	31.5%
Parking exception	No
New unit or conversion	Conversion



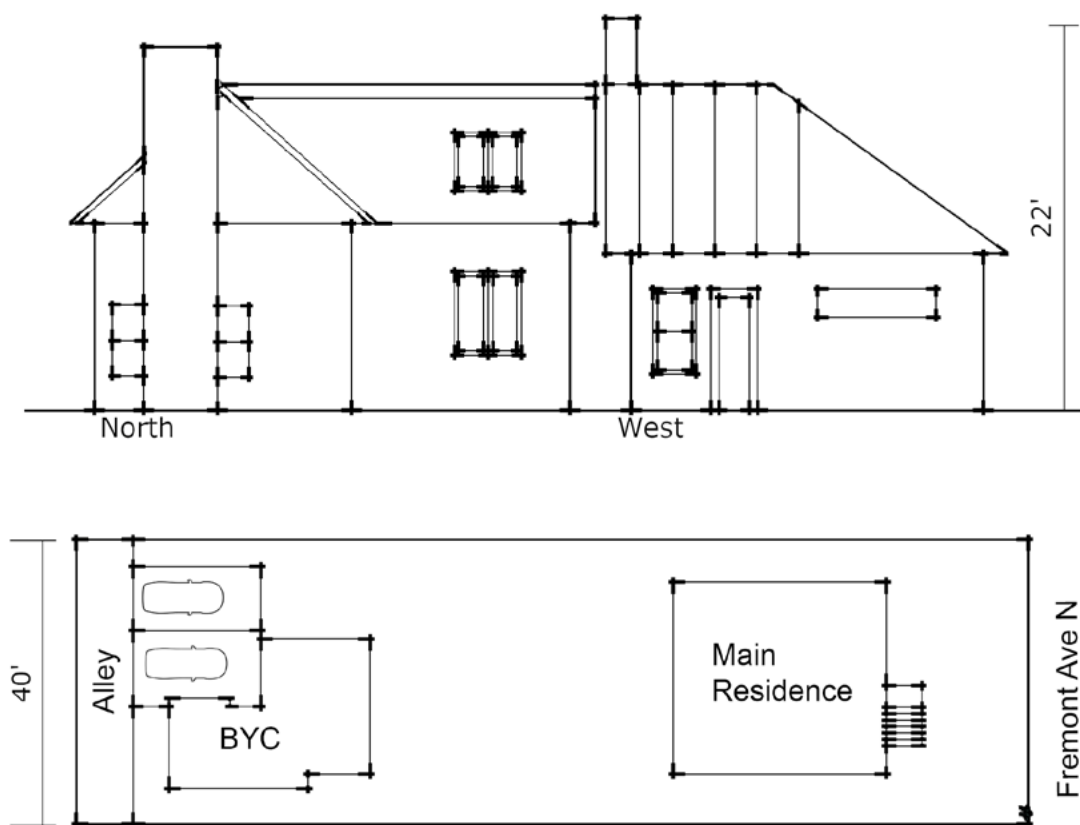
View of cottage from rear alley, looking northeast



Front of main residence from Fremont Ave N, looking west



11021 Fremont Ave N is located in the Bitter Lake Neighborhood just east of Interurban Trail and Evergreen Washelli Cemetery. The residence is located near both Greenwood Ave N and Aurora Ave N (SR 99).



The backyard cottage is an alley accessed, newly constructed 1 1/2 story unit located in the rear yard. The cottage does not match the main residence in either color or building materials. Blocked by the main residence, the cottage cannot be seen from the street.

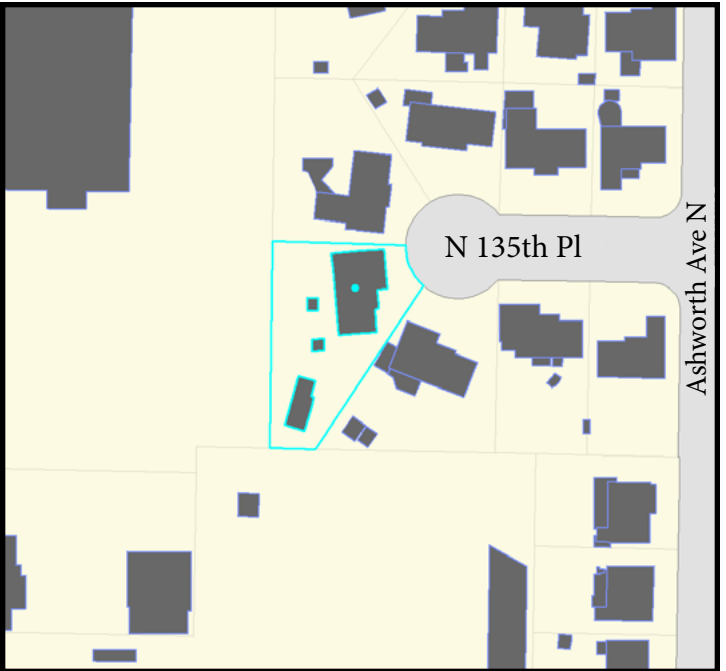
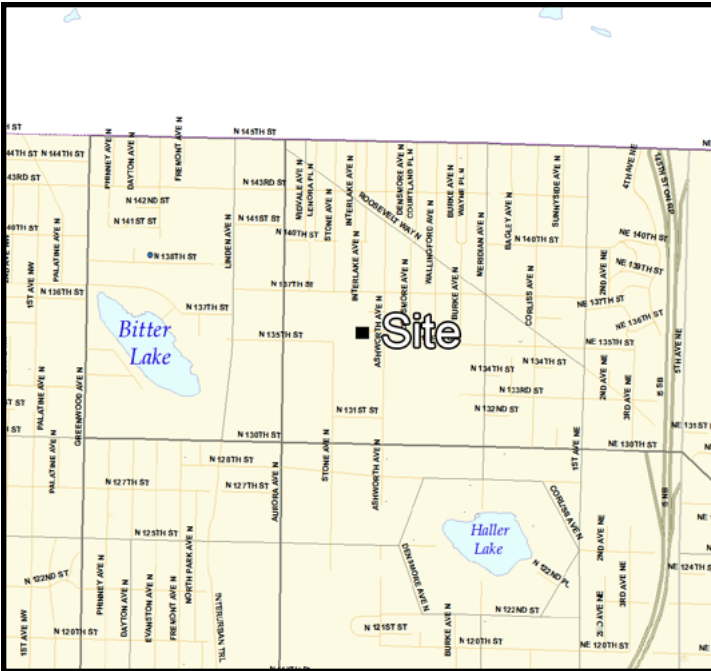
Address	11021 Fremont Ave N
Permit number	6313579
Total lot area (square feet)	5,040
BYC floor area (square feet)	531
Garage or storage area included	No
BYC height	22'
Total lot coverage	26.6%
Parking exception	No
New unit or conversion	Conversion



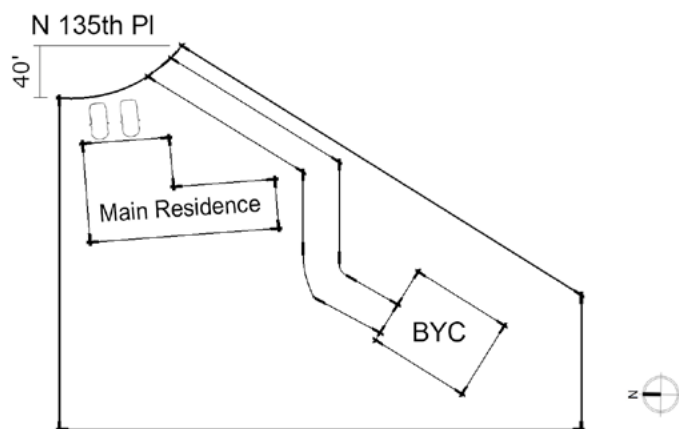
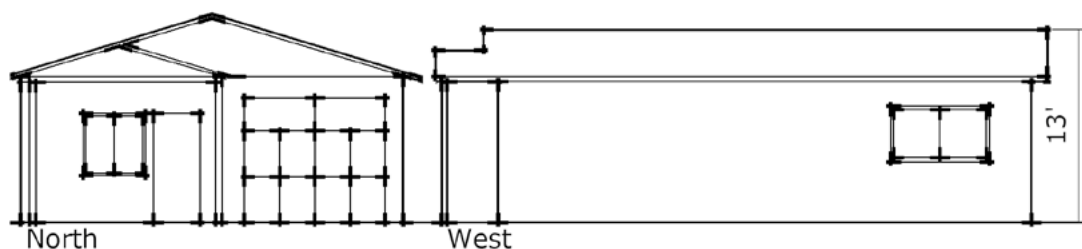
View of cottage down driveway, looking southwest



Main residence and cottage from N 135th Pl, looking southwest



1403 N 135th Pl is located in a cul de sac off Ashworth Ave N near the Bitter Lake Urban Village. The residence is one block to the north of Ingraham High School and Helene Madison Pool.



The backyard cottage is a converted, one story unit. The cottage resembles the main residence in color scheme and building materials. Located in the rear yard down the driveway, the cottage can be seen from the street. Access to the cottage and parking is through a shared driveway.

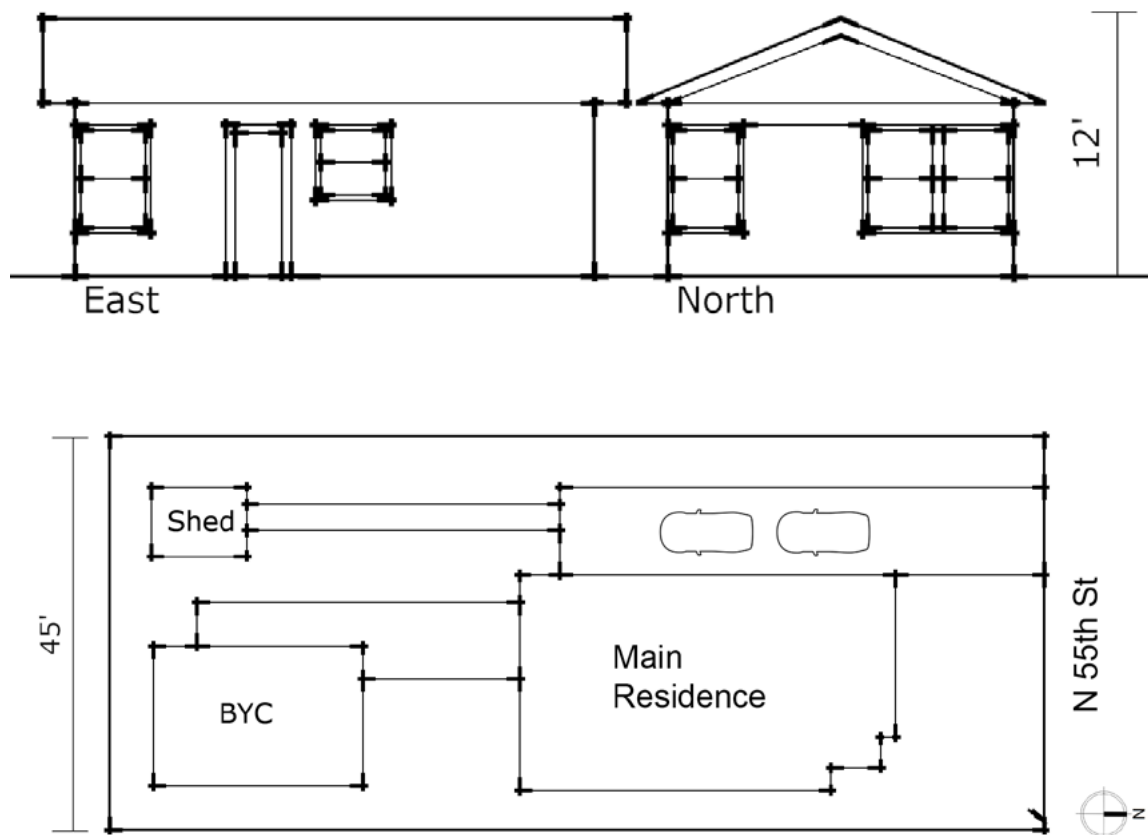
Address	1403 N 135th Pl
Permit number	6286734
Total lot area (square feet)	13,665
BYC floor area (square feet)	800
Garage or storage area included	Yes, garage
BYC height	13'
Total lot coverage	20.4%
Parking exception	No
New unit or conversion	Conversion



Front of main residence from N 55th St, looking south



1613 N 55th St is located in the Green Lake Neighborhood, three blocks east of Woodland Park, and two long blocks south of Green Lake.



Obscured by both thick vegetation and the main residence, the backyard cottage is newly constructed, one story unit located in the rear yard. Used for additional living space, the unit cannot be seen from the street.

Address	1613 N 55th St
Permit number	6298824
Total lot area (square feet)	4,815
BYC floor area (square feet)	384
Garage or storage area included	No
BYC height	12'
Total lot coverage	29.7%
Parking exception	No
New unit or conversion	New unit



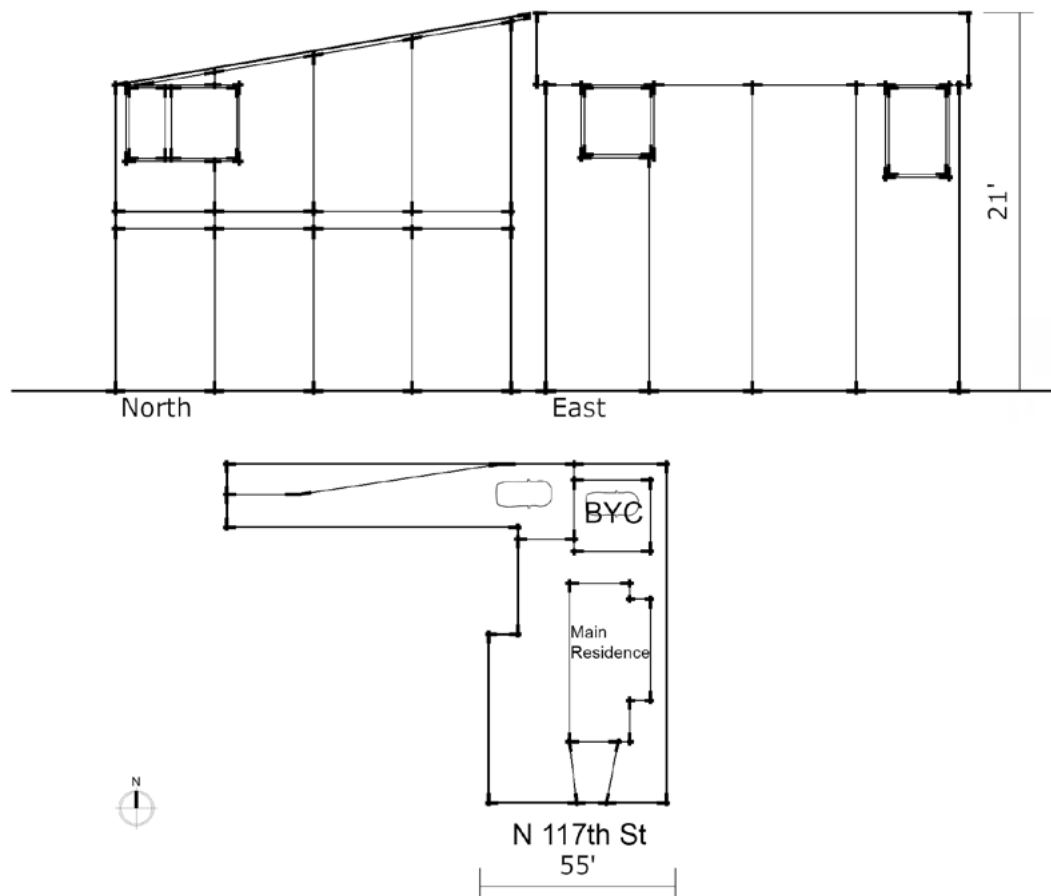
View of cottage from Palatine Ave N, looking east



Front of main residence from N 117th St, looking northeast



206 N 117th St is located in the Broadview Neighborhood east of Carkeek Park.



Built in a modern style matching the main residence architecturally, the cottage is a newly constructed unit located in the rear yard. The ground floor is used as garage and storage space while the second story is used for living space. The cottage is visible from the street, both from N 117th St and nearby Palatine Ave N.

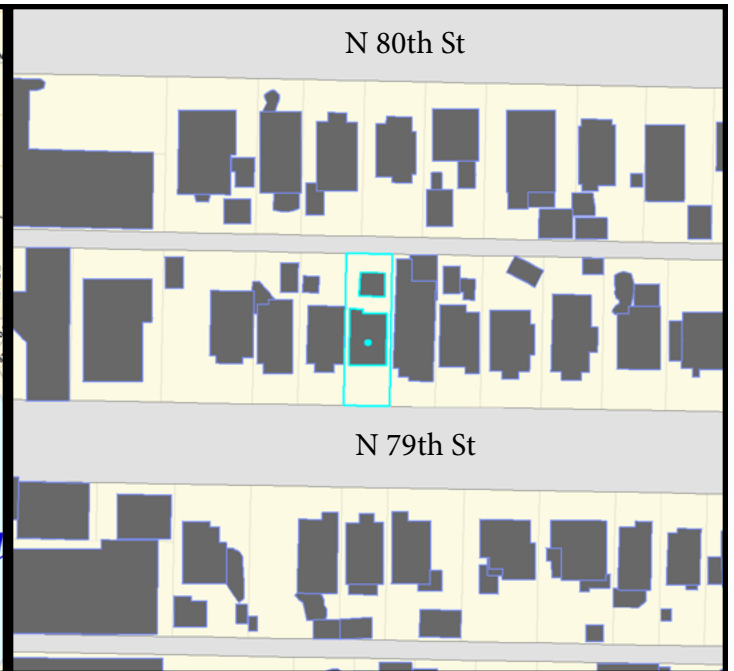
Address	206 N 117th St
Permit number	6296178
Total lot area (square feet)	7,211
BYC floor area (square feet)	440
Garage or storage area included	Yes, garage
BYC height	21'
Total lot coverage	49.9%
Parking exception	No
New unit or conversion	New unit



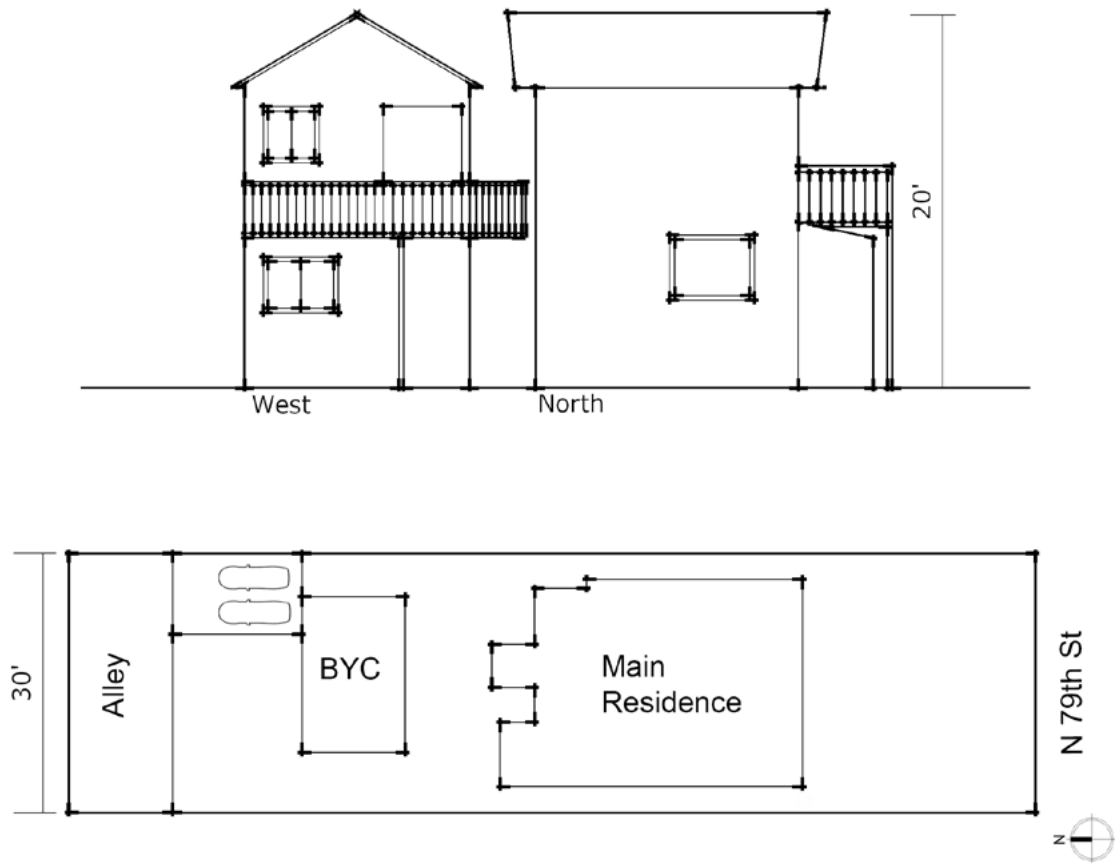
View of cottage from rear alley, looking southeast



Front of main residence from N 79th St, looking north



326 N 79th St is located in the Greenwood Neighborhood, four blocks west of Bagley Elementary School and two blocks west of Greenwood Elementary School.

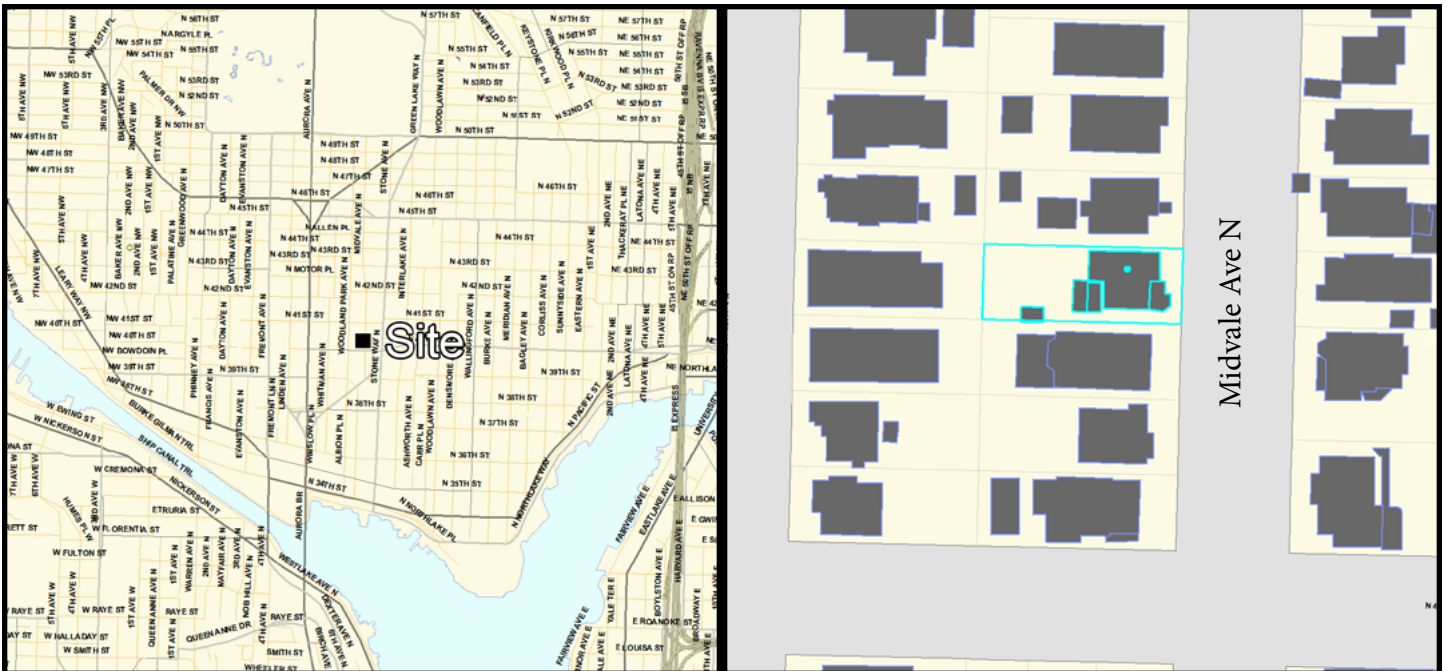


Not visible from the street and located in the rear yard, the backyard cottage is a two story, alley accessed unit. Built with similar building materials, the cottage does not match the main residence in color.

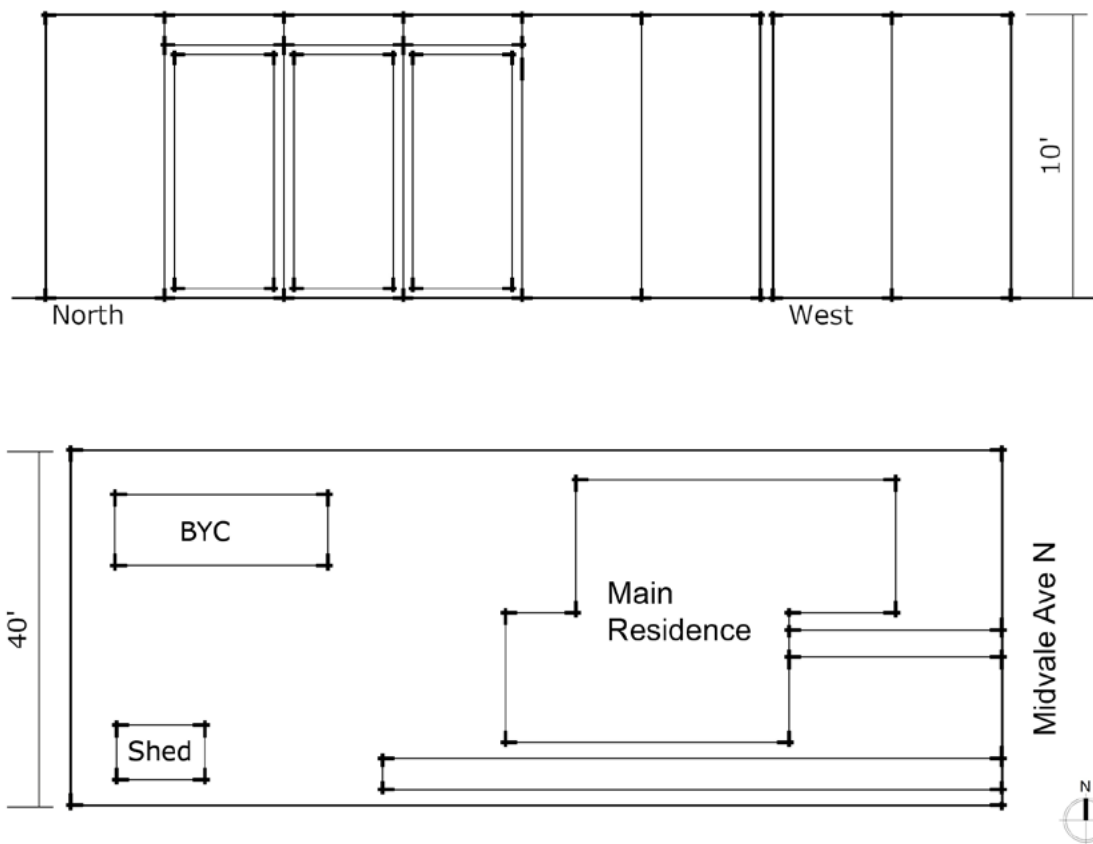
Address	326 N 79th St
Permit number	6315098
Total lot area (square feet)	3,000
BYC floor area (square feet)	384
Garage or storage area included	No
BYC height	20'
Total lot coverage	34.6%
Parking exception	No
New unit or conversion	Conversion



Front of main residence from Midvale Ave N, looking west



4015 Midvale Ave N is located in the Wallingford Residential Urban Village, three blocks east of Aurora Ave N (SR 99), and five blocks north of the Lake Washington Ship Canal.



The backyard cottage is a one story, former shipping container turned living unit located in the rear yard. Due to tall fences, height of the main residence, and thick plant cover, the cottage cannot be seen from the street.

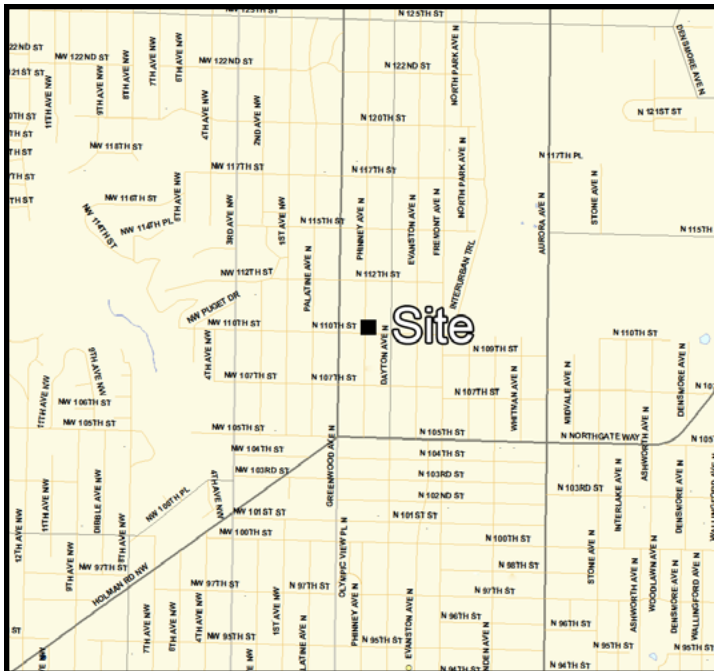
Address	4015 Midvale Ave N
Permit number	6296499
Total lot area (square feet)	4,218
BYC floor area (square feet)	192
Garage or storage area included	No
BYC height	10'
Total lot coverage	29.5%
Parking exception	Yes
New unit or conversion	New unit



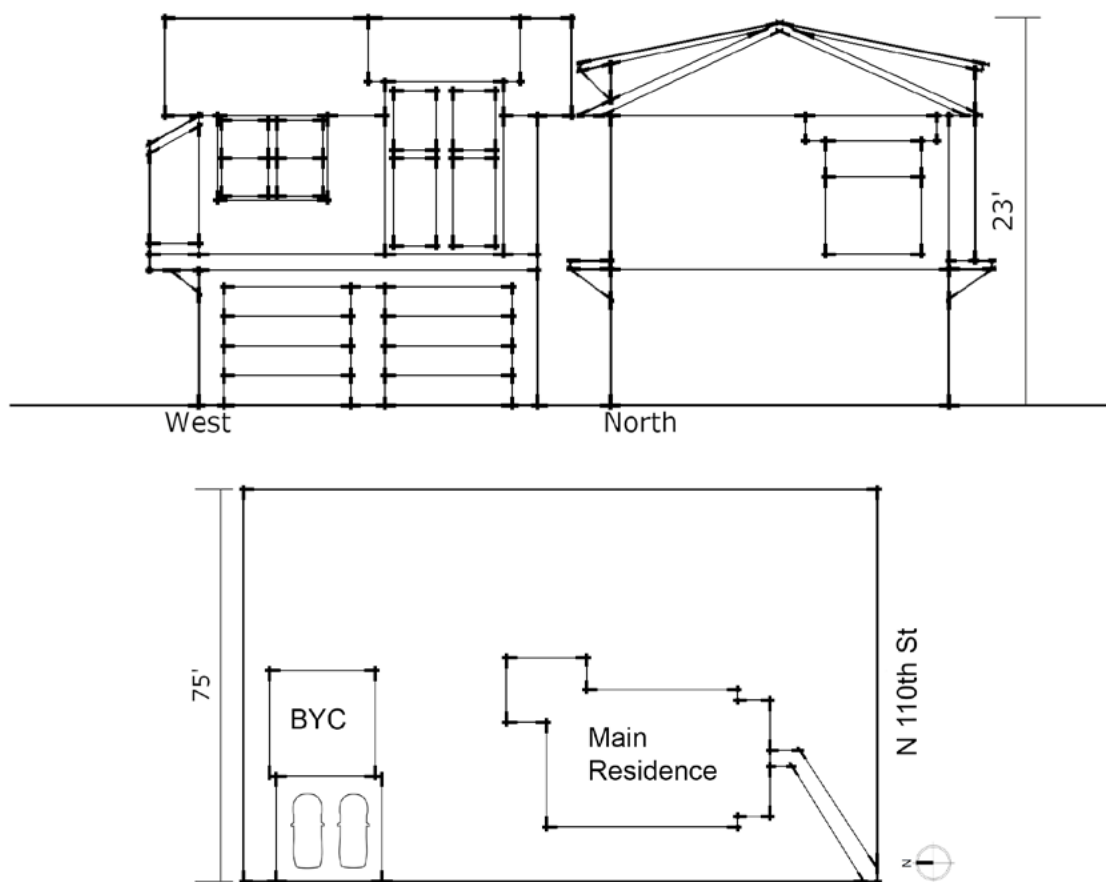
View of cottage from Phinney Ave N, looking east



Front of main residence and cottage from N 110th St, looking north



402 N 110th St is located in the Broadview Neighborhood east of Carkeek Park, four blocks east of Evergreen Washelli Cemetery, and three blocks west of Interurban Trail.



Built in a similar style and color to the main residence, the backyard cottage is a newly constructed, two-story unit. Located on a corner lot, the cottage has its own entry off Phinney Ave N. The cottage has garage space on the ground floor and living space above.

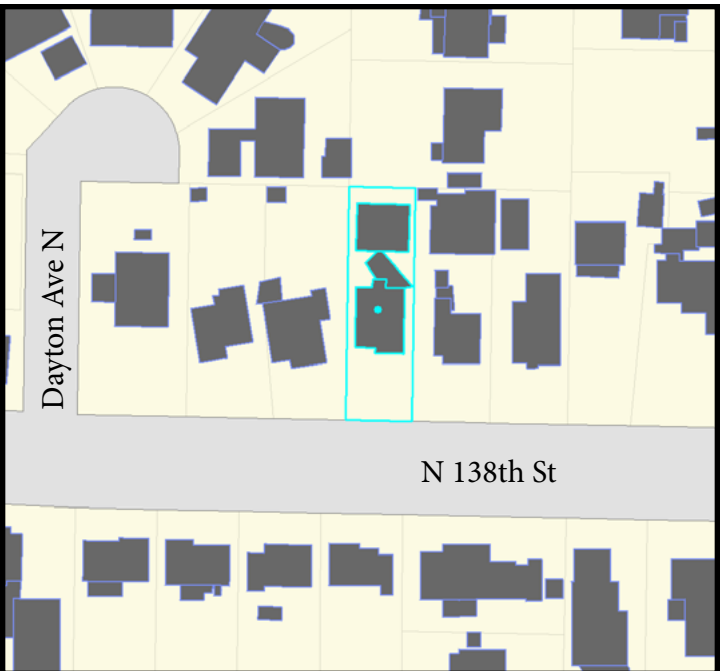
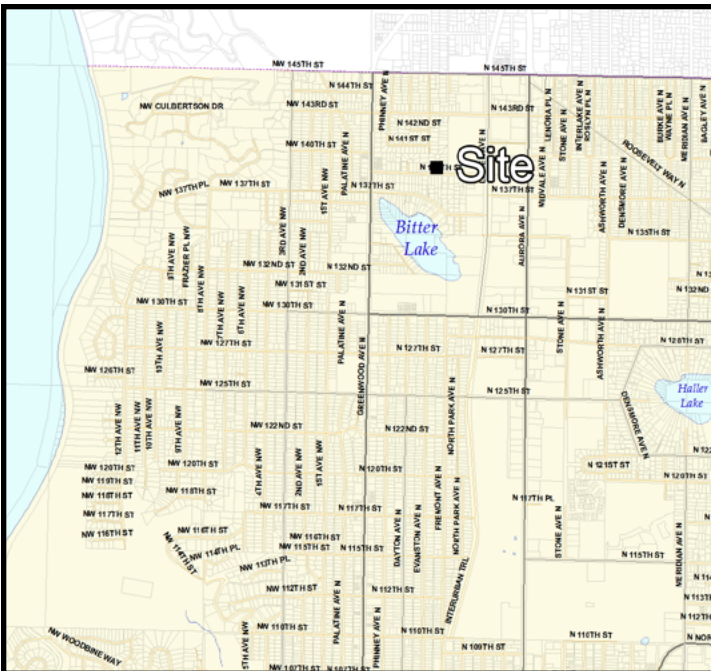
Address	402 N 110th St
Permit number	6285116
Total lot area (square feet)	8,900
BYC floor area (square feet)	740
Garage or storage area included	Yes, garage
BYC height	23'
Total lot coverage	19.7%
Parking exception	No
New unit or conversion	Conversion



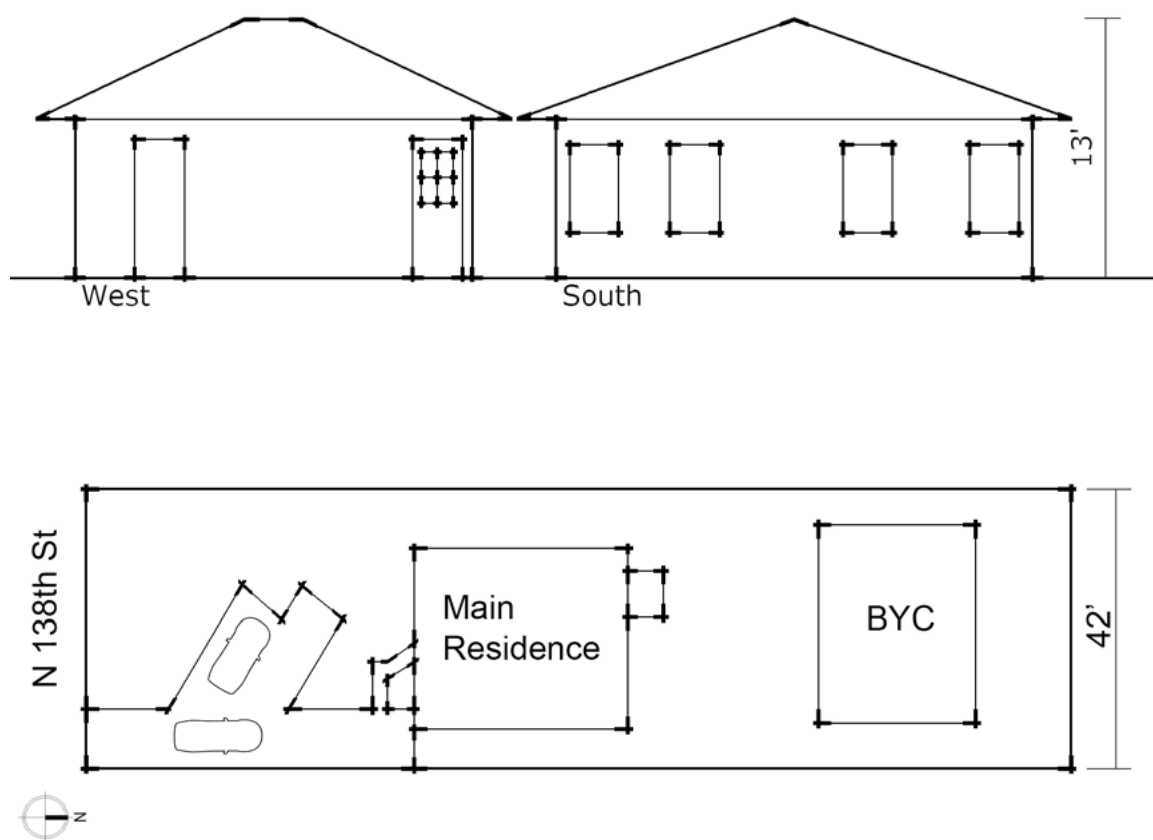
View of cottage down driveway, looking north



Front of main residence and cottage from N 138th St, looking north



520 N 138th St is located in the Bitter Lake Neighborhood, just north of Bitter Lake, and east of the Interurban Trail. The residence is located near both Aurora Ave N (SR 99) and Greenwood Ave N.



Located in the rear yard, the backyard cottage is a newly constructed, one story unit. The style of the cottage matches the main residence, but the color is different. Although mostly obscured by a fence and the main residence, the cottage can be seen from the street.

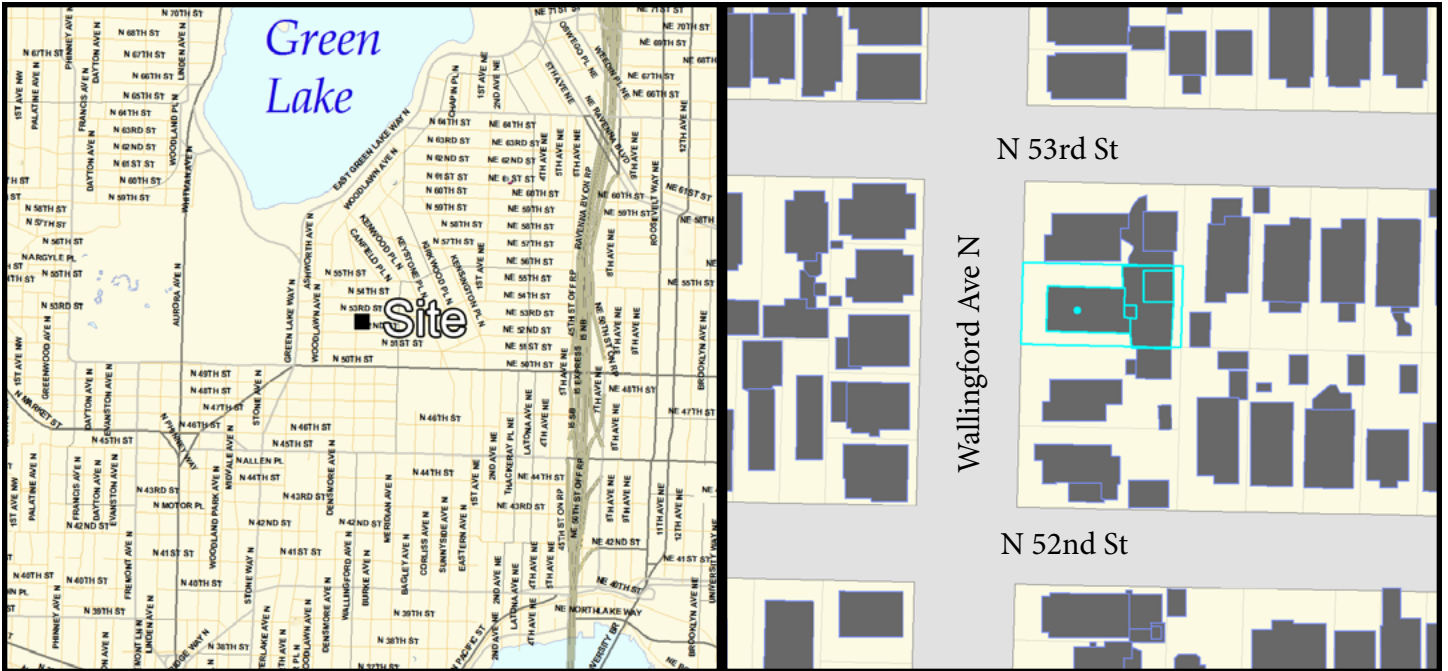
Address	520 N 138th St
Permit number	6288222
Total lot area (square feet)	6,375
BYC floor area (square feet)	720
Garage or storage area included	No
BYC height	13'
Total lot coverage	27.6%
Parking exception	No
New unit or conversion	New unit



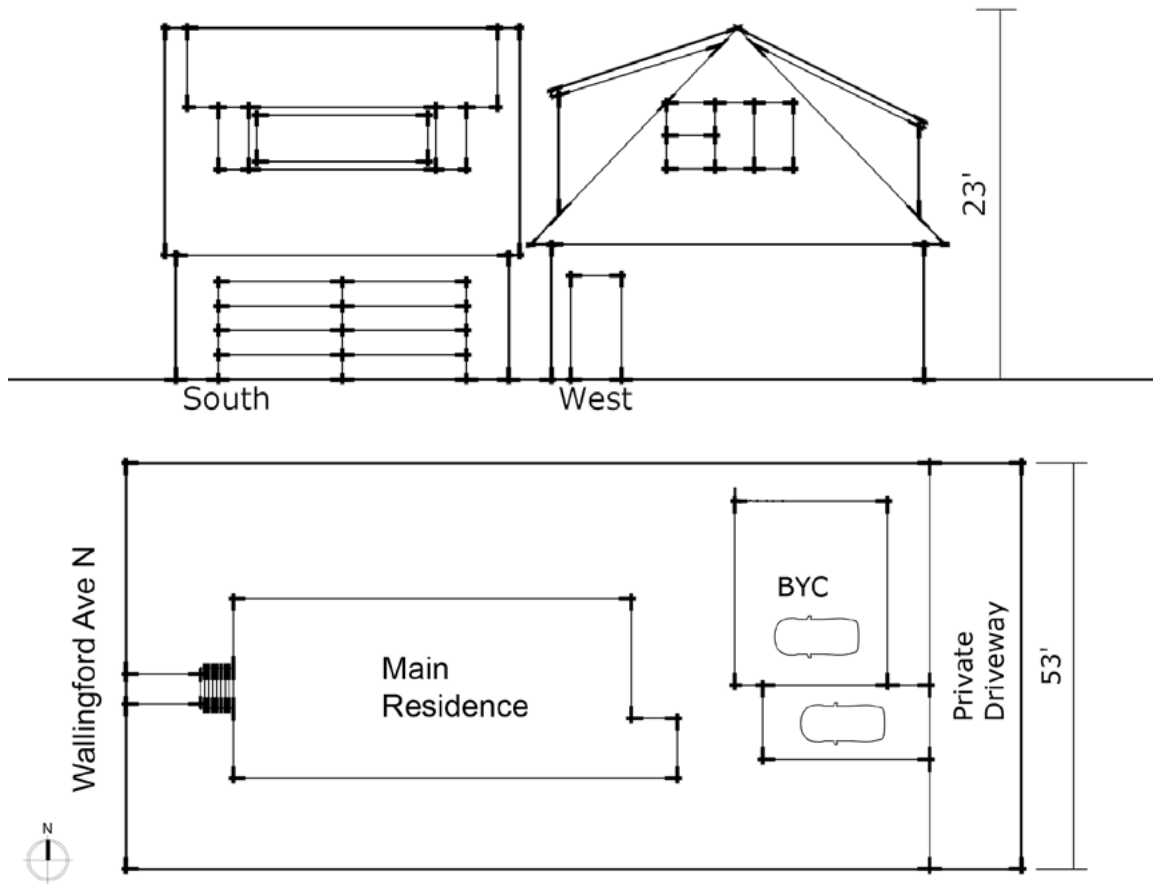
View of cottage from Wallingford Ave N, looking east



Front of main residence and cottage from Wallingford Ave N, looking east



5212 Wallingford Ave N is located in the Wallingford Neighborhood just north of the Wallingford Urban Village, two blocks east of Woodland Park, and two blocks west of Meridian Playground.



Matching the main residence in building materials, architectural style and color scheme, the backyard cottage is a newly constructed, two story unit. The cottage has garage space on the ground level and living space on the second. Located in the rear yard, primary access to the unit is through private driveway access off N 53rd St

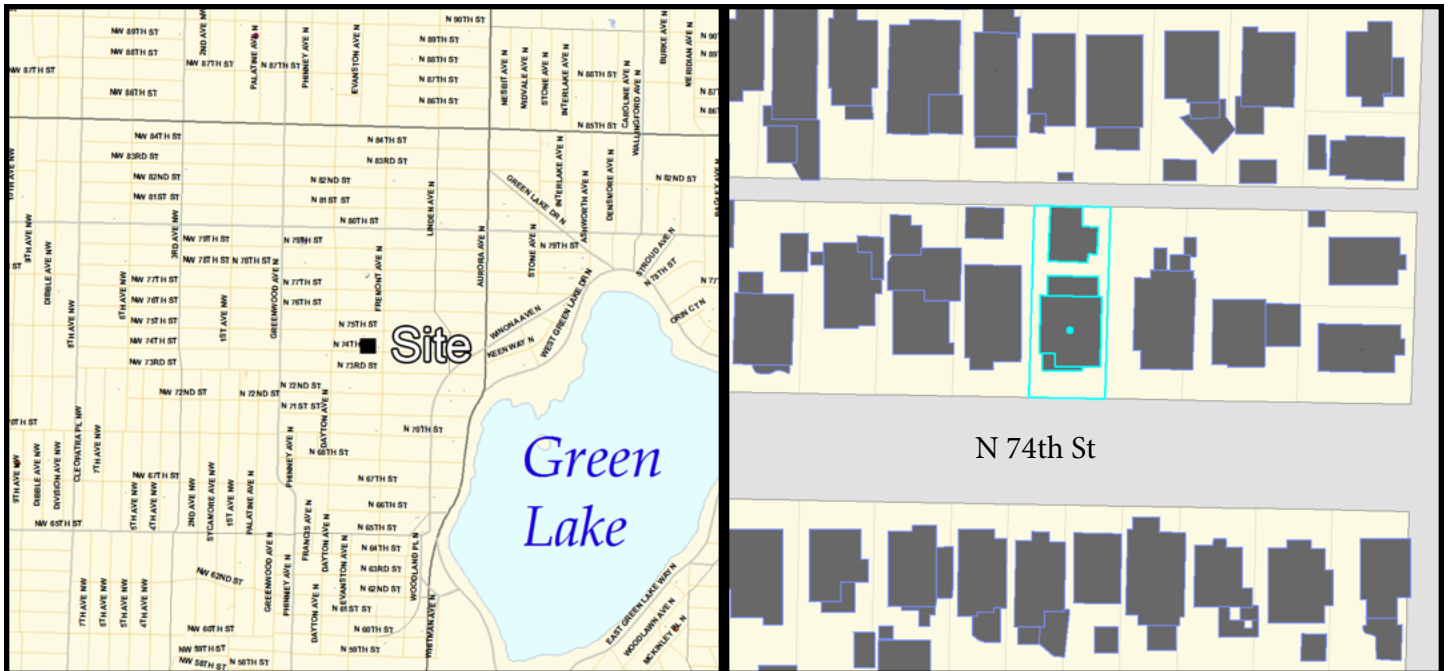
Address	5212 Wallingford Ave N
Permit number	6261312
Total lot area (square feet)	5,618
BYC floor area (square feet)	480
Garage or storage area included	Yes, garage
BYC height	23'
Total lot coverage	32.9%
Parking exception	No
New unit or conversion	New unit



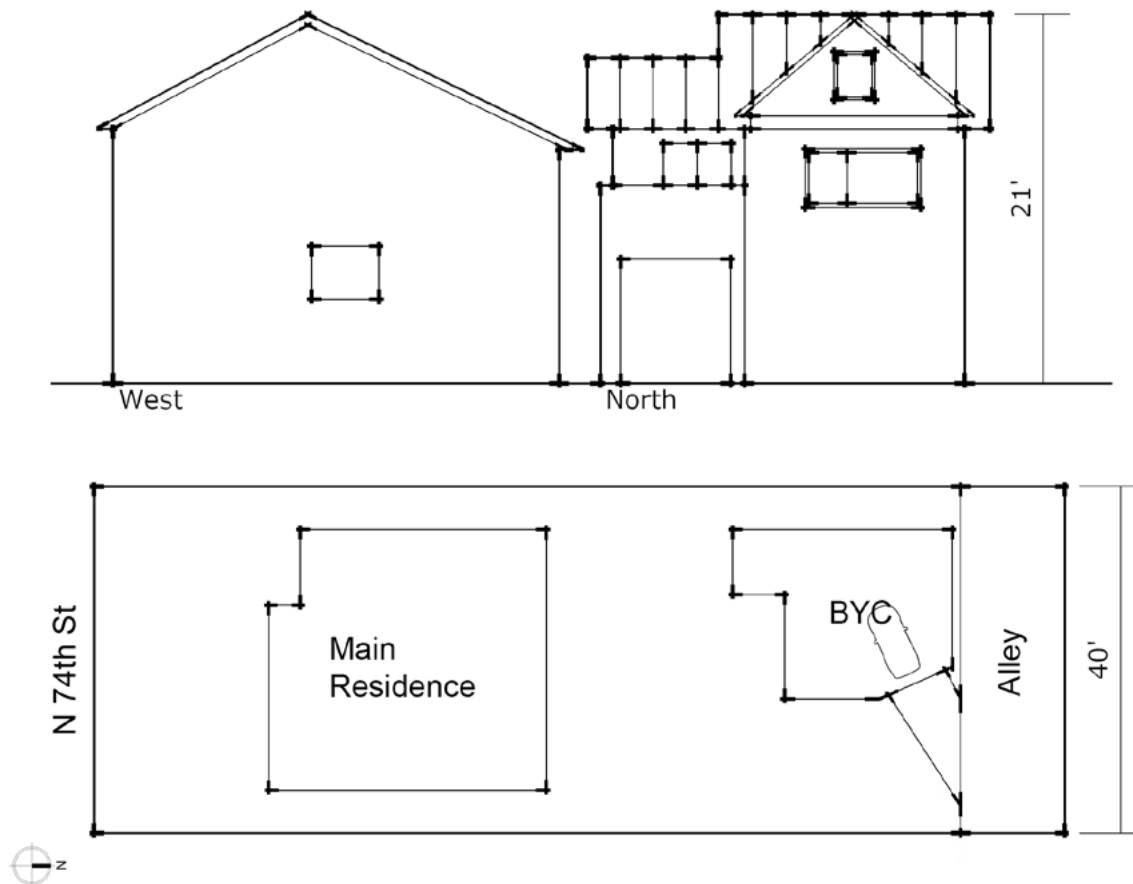
View of cottage from rear alley, looking southwest



Front of main residence from N 74th St, looking north



542 N 74th St is located in the Phinney Ridge Neighborhood, three long blocks from Green Lake, and two blocks east of the Greenwood-Phinney Ridge Urban Village.



The narrow lot and plant cover obscure the newly constructed, alley accessed cottage from the street. The cottage has garage space on the ground floor and living space on the second. The cottage does not match the main residence in either architectural style or color.

Address	542 N 74th St
Permit number	6260107
Total lot area (square feet)	4,000
BYC floor area (square feet)	791 (491 living, 300 garage)
Garage or storage area included	Yes, garage
BYC height	23'
Total lot coverage	38.1%
Parking exception	No
New unit or conversion	New unit



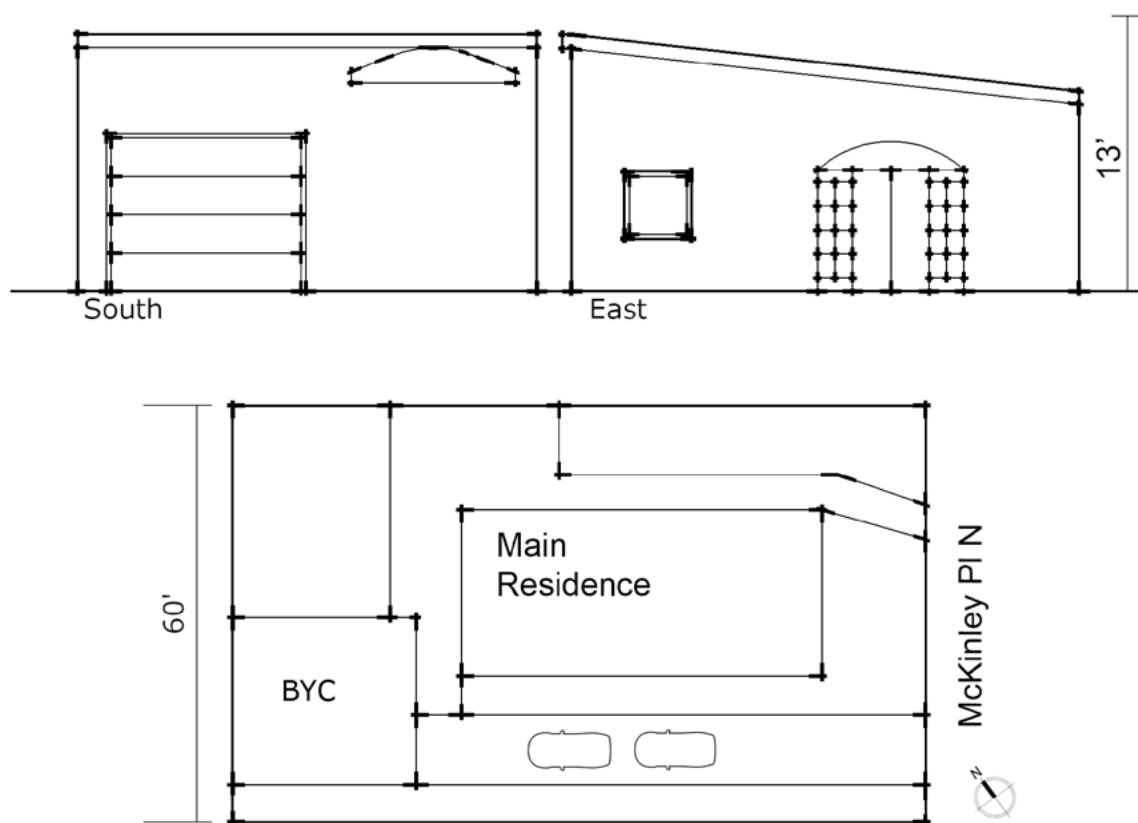
View of cottage from driveway, looking northwest



Front of main residence from McKinley Pl N, looking northwest



6019 McKinley Pl N is located in the Green Lake Neighborhood, two blocks east of Green Lake, and four blocks east of Woodland Park.



The backyard cottage is a one story combination garage and living unit located in the rear yard. Matching in color and construction materials, the cottage can be seen from the street but is obscured by the main residence, plant cover, and a fence.

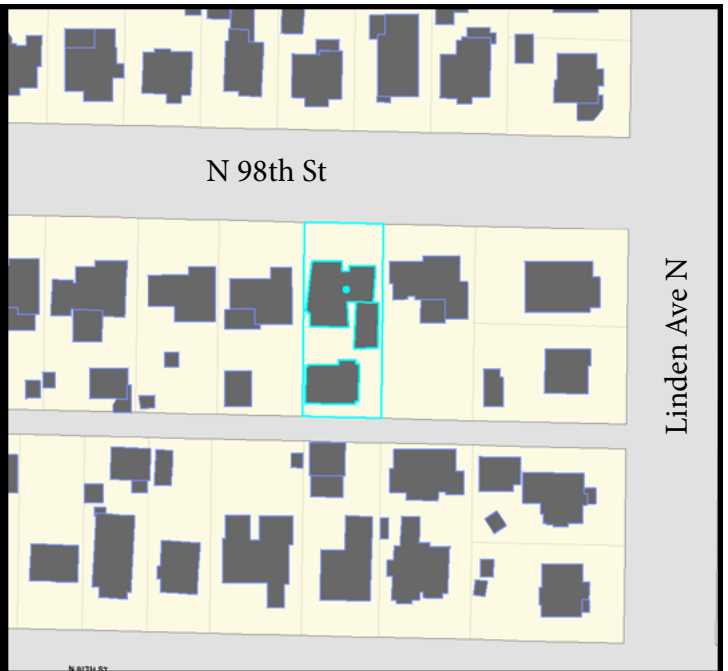
Address	6019 McKinley Pl N
Permit number	6259393
Total lot area (square feet)	6,000
BYC floor area (square feet)	620
Garage or storage area included	Yes, garage
BYC height	13'
Total lot coverage	33.8%
Parking exception	No
New unit or conversion	Conversion



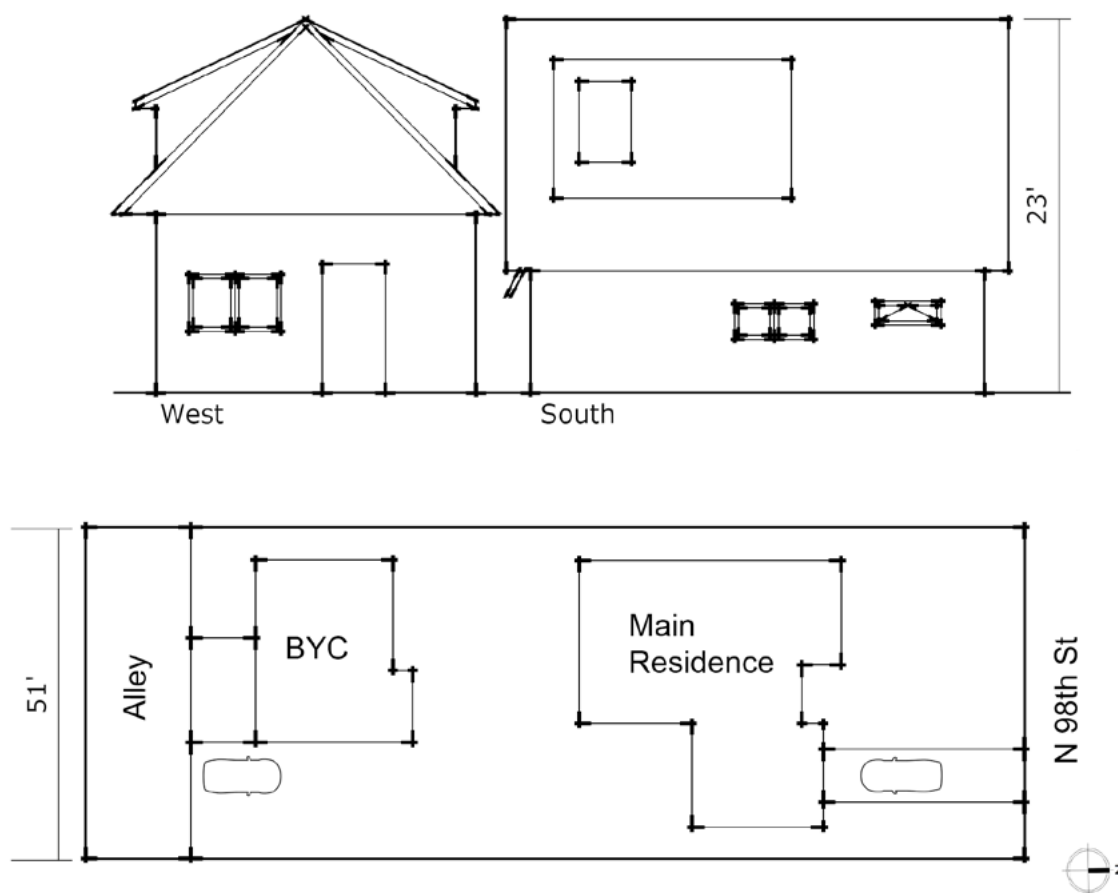
View of cottage from rear alley, looking northeast



Front of main residence from N 98th St, looking south



739 N 98th St is located in the Greenwood Neighborhood. The residence is located in close proximity to Aurora Ave N (SR 99) and I-5.



Resembling the main residence in building materials but not color, the backyard cottage is a newly constructed, two-story unit located in the rear yard with primary access from the rear alley. Blocked by the main residence, the cottage cannot be seen from the street.

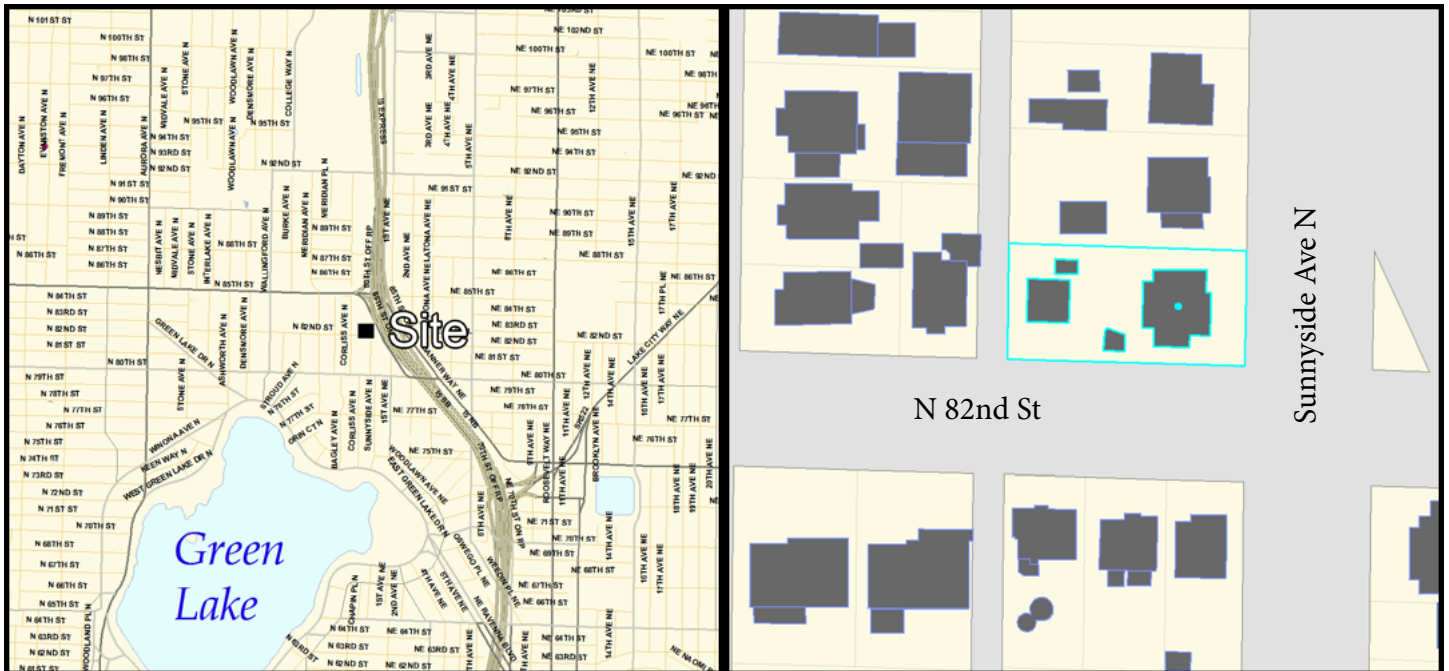
Address	739 N 98th St
Permit number	6239677
Total lot area (square feet)	6,483
BYC floor area (square feet)	795
Garage or storage area included	No
BYC height	23'
Total lot coverage	33.5%
Parking exception	No
New unit or conversion	New unit



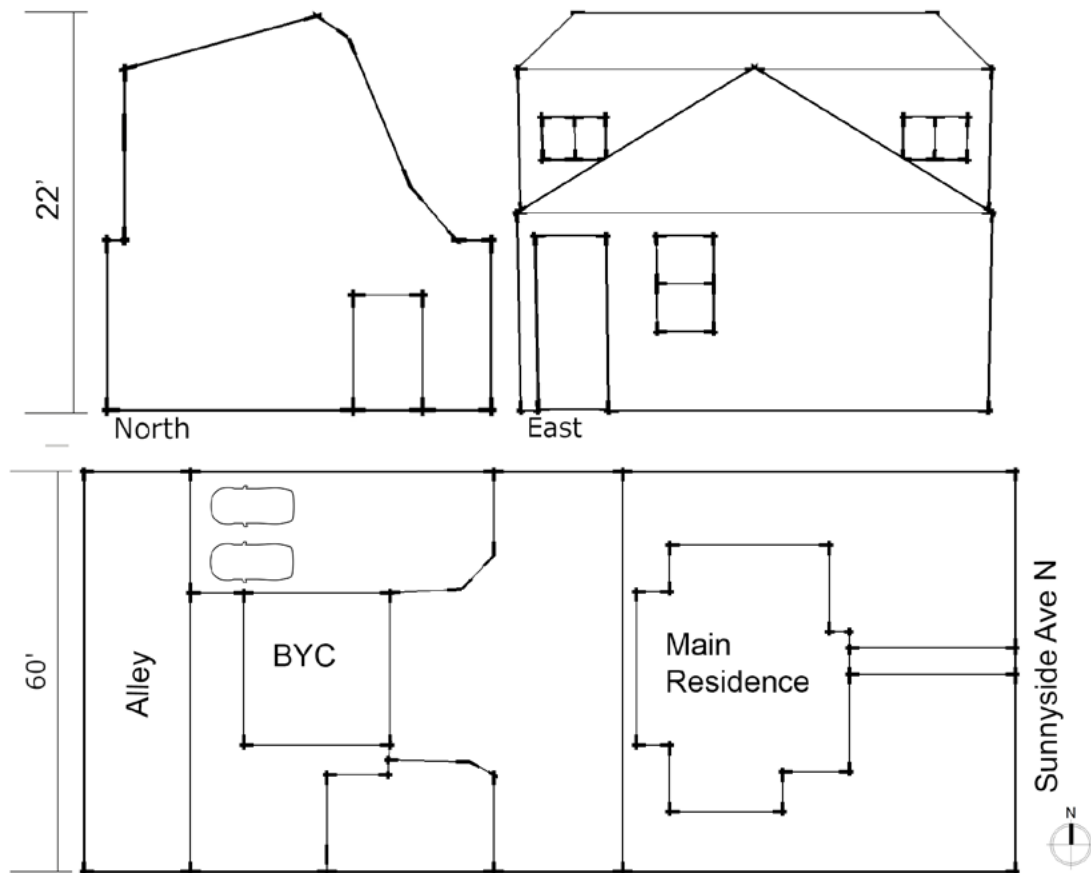
View of cottage from rear alley, looking northeast



Front of main residence from Sunnyside Ave N, looking west



8203 Sunnyside Ave N is located in the Green Lake Neighborhood and three blocks east of Bishop Blanchet High School. It is located in close proximity to both I-5 and Aurora Ave N (SR 99).



The backyard cottage is a two story, converted structure, located in the rear yard abutting an alley. The cottage can be accessed from both the alley and from a path from the main residence. The cottage is set apart from the main residence by using slightly different building materials and color schemes.

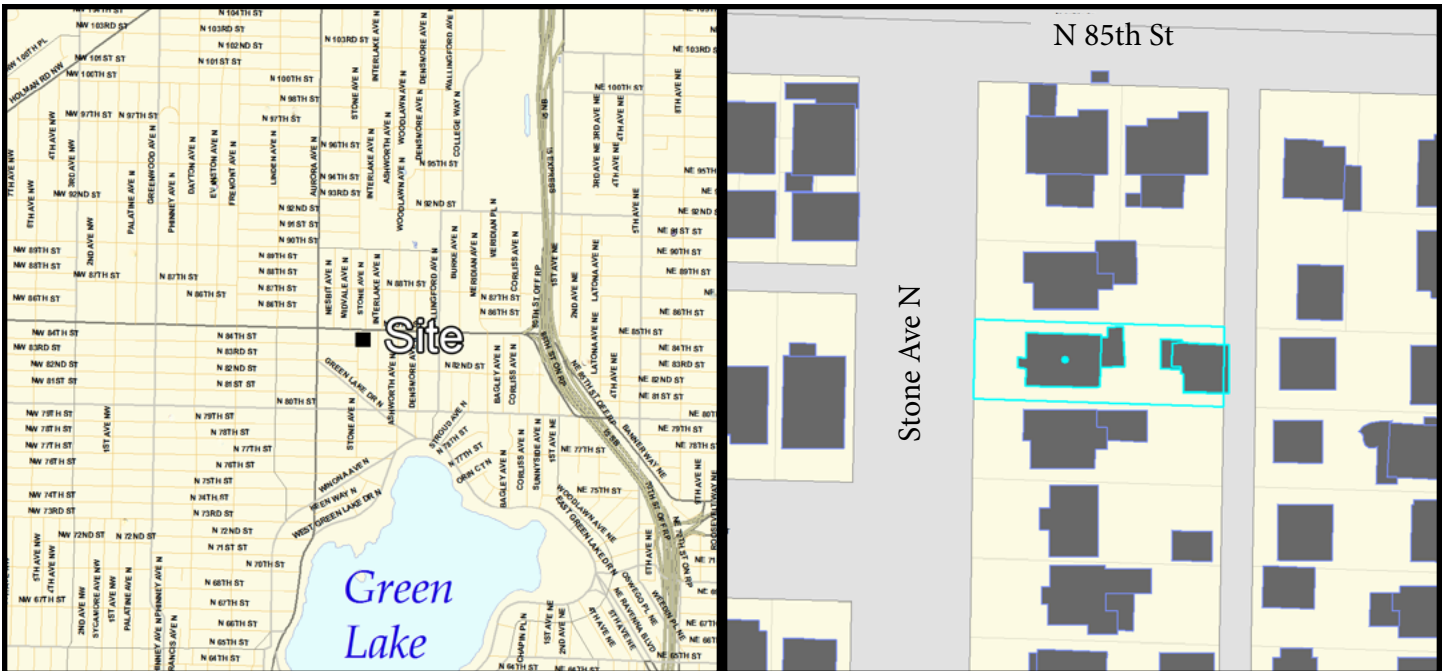
Address	8203 Sunnyside Ave N
Permit number	6303307
Total lot area (square feet)	7,440
BYC floor area (square feet)	794
Garage or storage area included	No
BYC height	22'
Total lot coverage	23.1%
Parking exception	No
New unit or conversion	Conversion



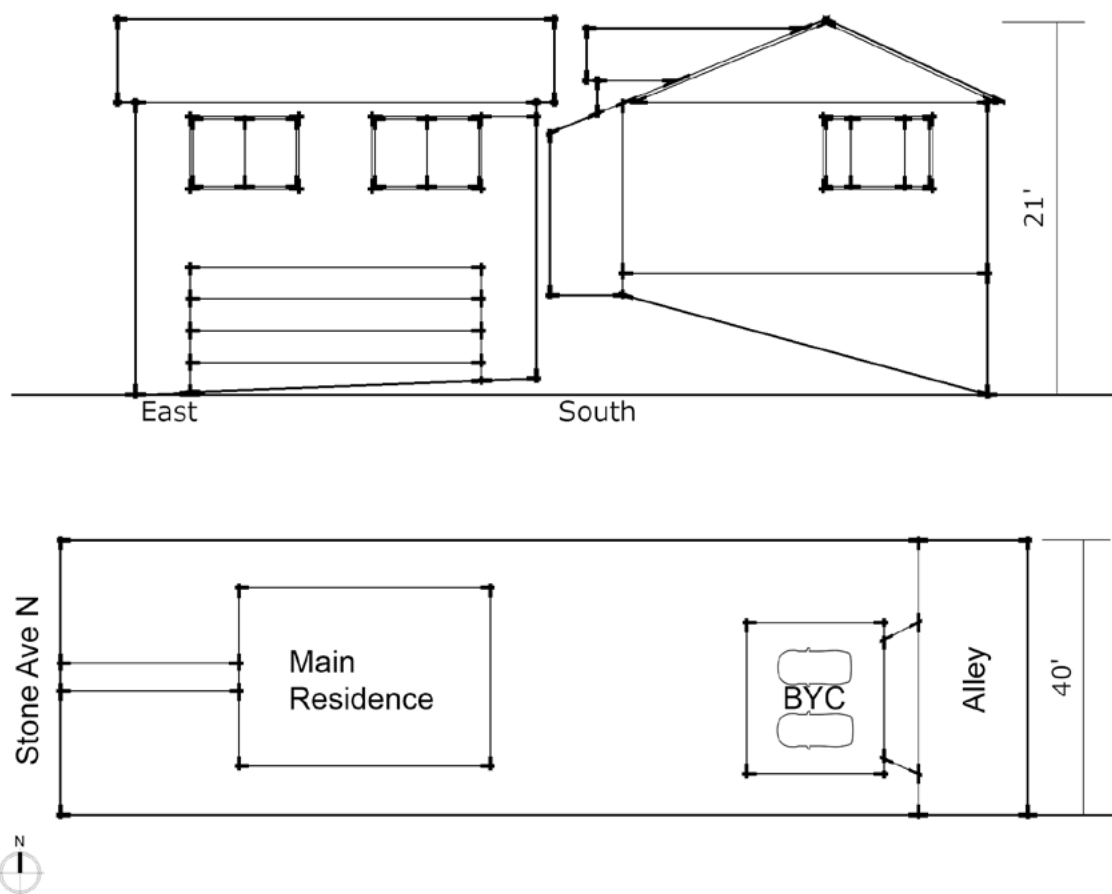
View of cottage from rear alley, looking southwest



Front of main residence from Stone Ave N, looking east



8404 Stone Ave N is located in the Green Lake Neighborhood four blocks west of Bishop Blanchet High School, and five blocks north of Green Lake. There is easy access to both Aurora Ave N (SR 99) and I-5.



Matching the main residence in both color and construction materials, the backyard cottage is a newly constructed, alley accessed cottage located in the rear yard. The cottage has garage space on the ground level and living space on the second. Obscured by the main residence, the cottage cannot be seen from the street.

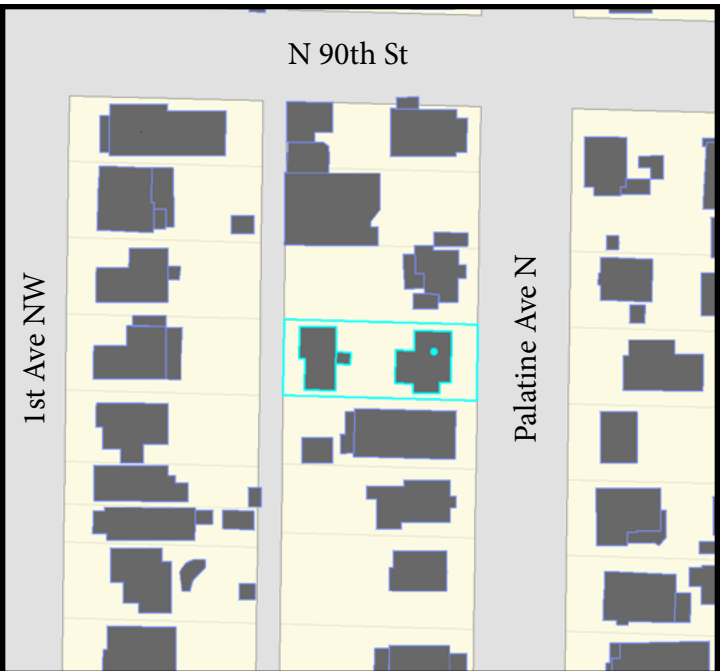
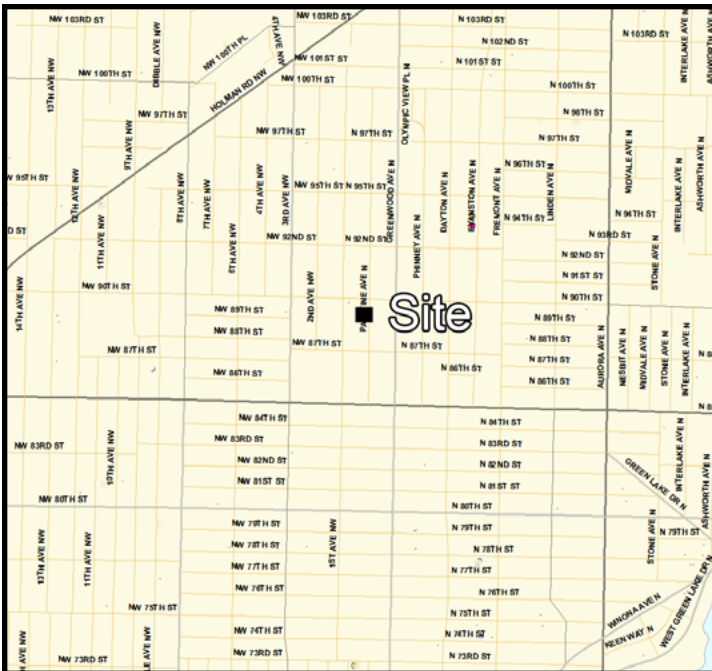
Address	8404 Stone Ave N
Permit number	6249801
Total lot area (square feet)	5,336
BYC floor area (square feet)	790
Garage or storage area included	Yes, garage
BYC height	21'
Total lot coverage	25.8%
Parking exception	No
New unit or conversion	New unit



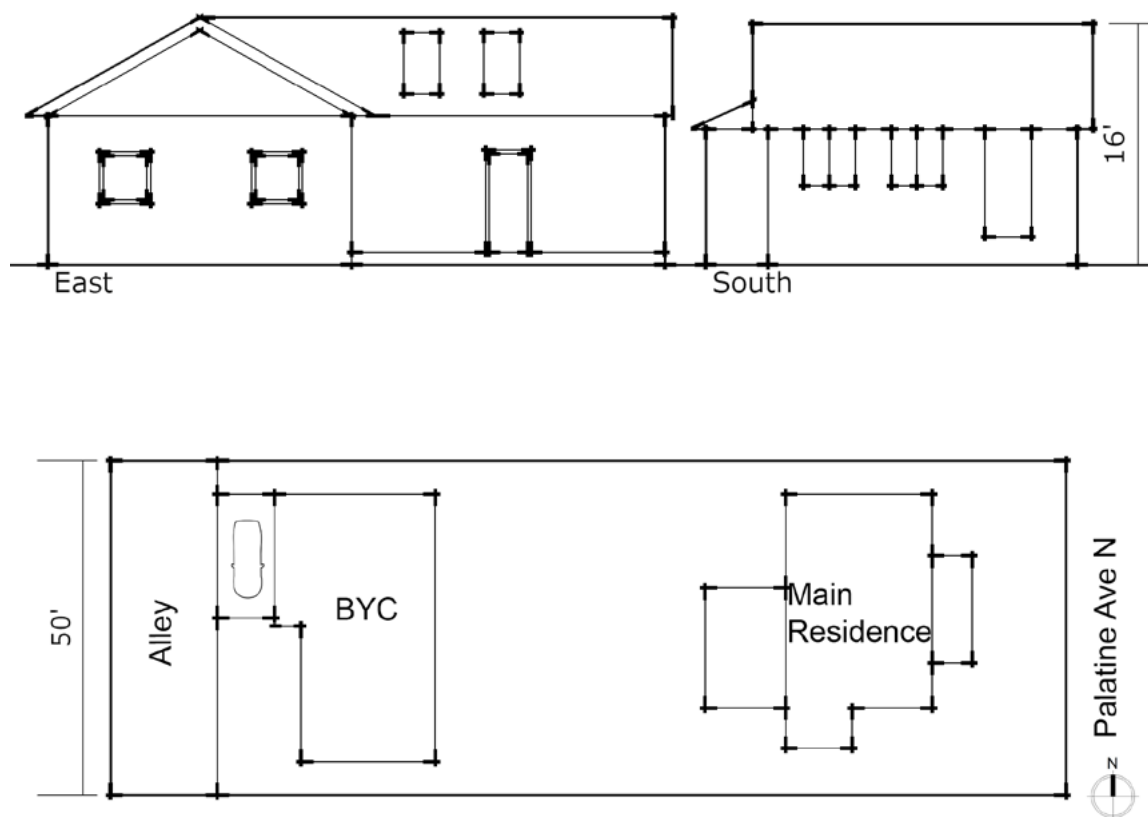
View of cottage from rear alley, looking east



Front of main residence from Palatine Ave N, looking west



8743 Palatine Ave N is located in the Greenwood Neighborhood just north of the Greenwood-Phinney Ridge Urban Village.



Located in the rear yard, the backyard cottage is a one story unit. The cottage matches the main residence in both building materials but differs slightly in color. With tall fences surrounding the property, the cottage is difficult to see from the street. Primary access to the cottage is from the alley.

Address	8743 Palatine Ave N
Permit number	6308434
Total lot area (square feet)	6,350
BYC floor area (square feet)	757
Garage or storage area included	No
BYC height	16'
Total lot coverage	31.7%
Parking exception	No
New unit or conversion	Conversion



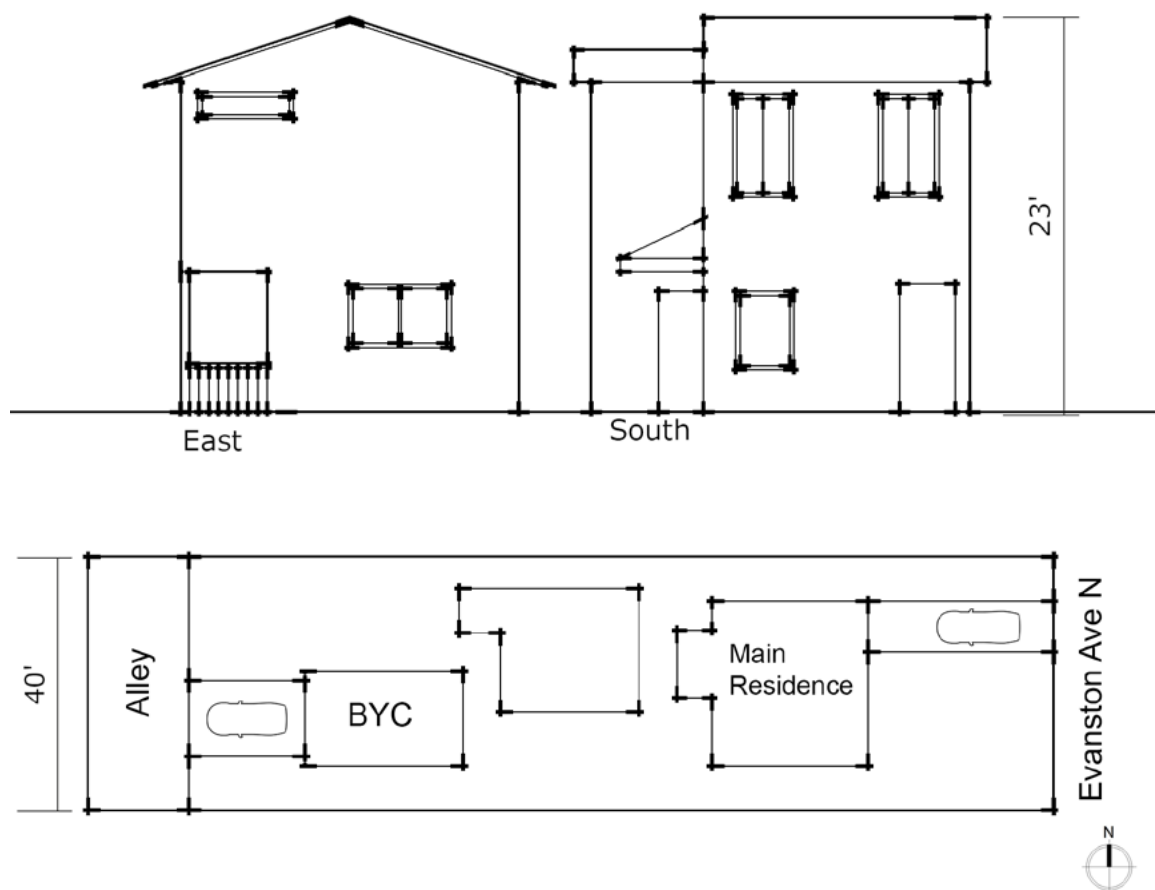
View of cottage from rear alley, looking east



Front of main residence from Evanston Ave N, looking west



9227 Evanston Ave N is located in the Greenwood Neighborhood, four blocks north Greenwood Park, and three blocks west of Aurora Ave N (SR 99).



The backyard cottage is a newly constructed, two story unit located in the rear yard. The alley accessed cottage stands taller than the main residence and can be clearly seen from the street. The cottage's building materials match the main residence, but the color does not.

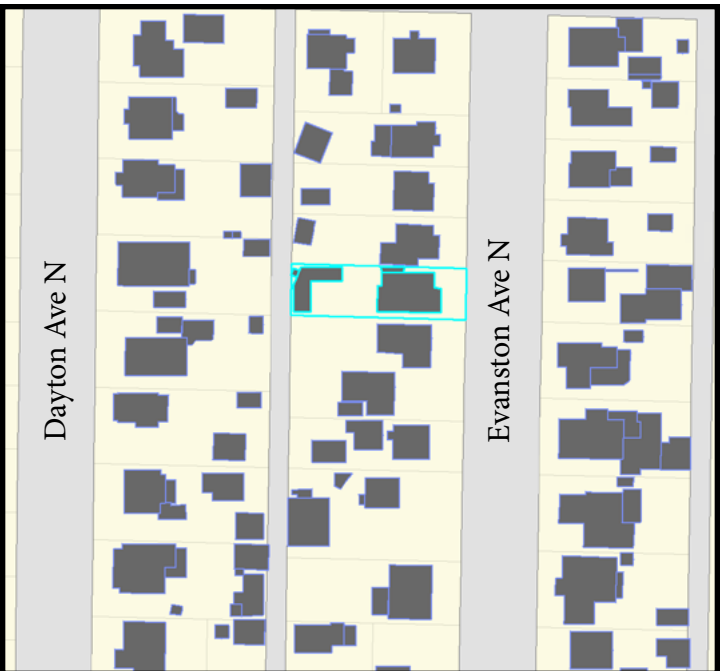
Address	9227 Evanston Ave N
Permit number	6292941
Total lot area (square feet)	5,470
BYC floor area (square feet)	800
Garage or storage area included	Yes, garage
BYC height	23'
Total lot coverage	29%
Parking exception	No
New unit or conversion	New unit



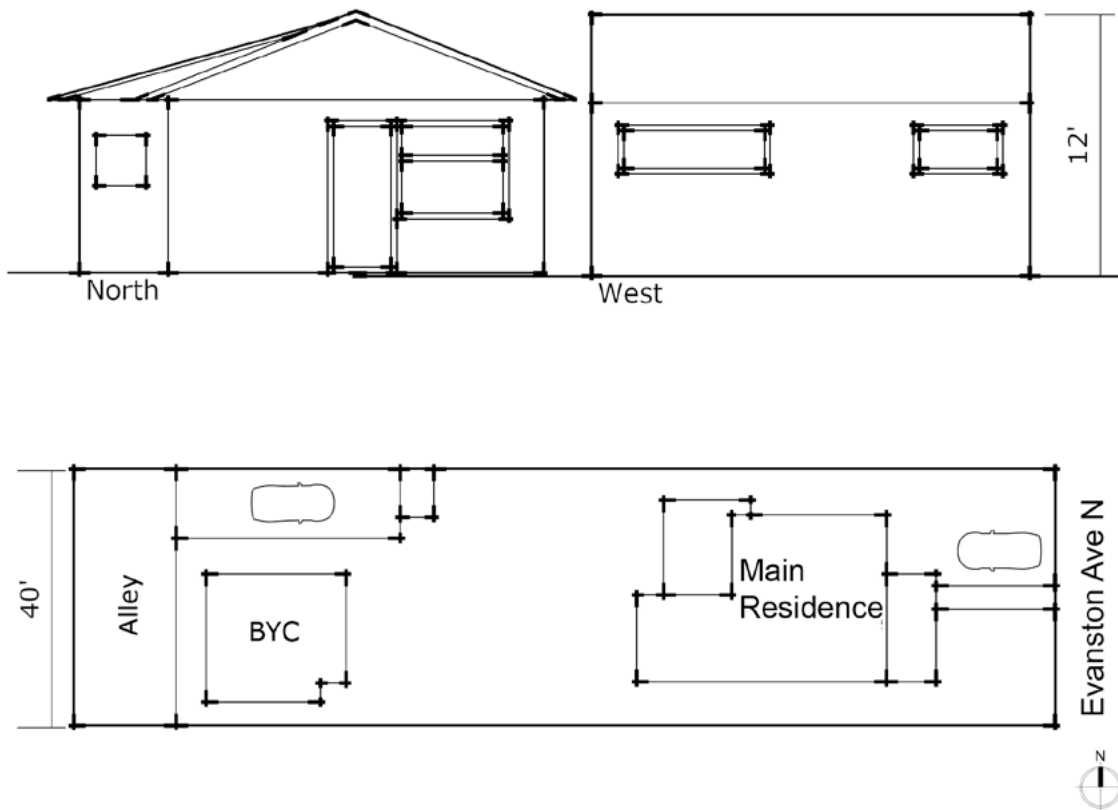
View of cottage from rear alley, looking southeast



Front of main residence from Evanston Ave N, looking west



9231 Evanston Ave N is located in the Greenwood Neighborhood, four blocks north Greenwood Park, and three blocks west of Aurora Ave N (SR 99).



The backyard cottage is a one story, alley accessed, converted unit located in the rear yard. The cottage matches the main residence with building materials but not color. Primary entry is from the alley where parking is provided in a covered space.

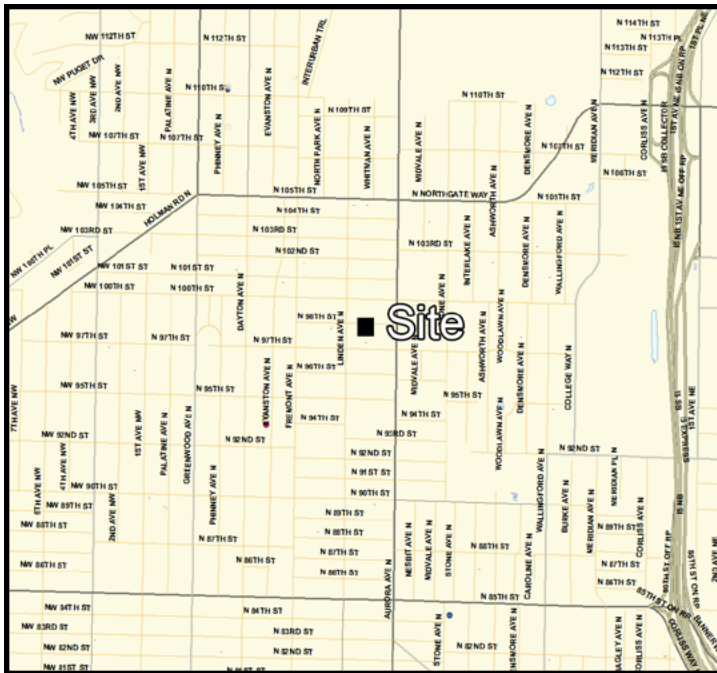
Address	9231 Evanston Ave N
Permit number	6253811
Total lot area (square feet)	5,491
BYC floor area (square feet)	596
Garage or storage area included	No
BYC height	12'
Total lot coverage	36.3%
Parking exception	No
New unit or conversion	Conversion



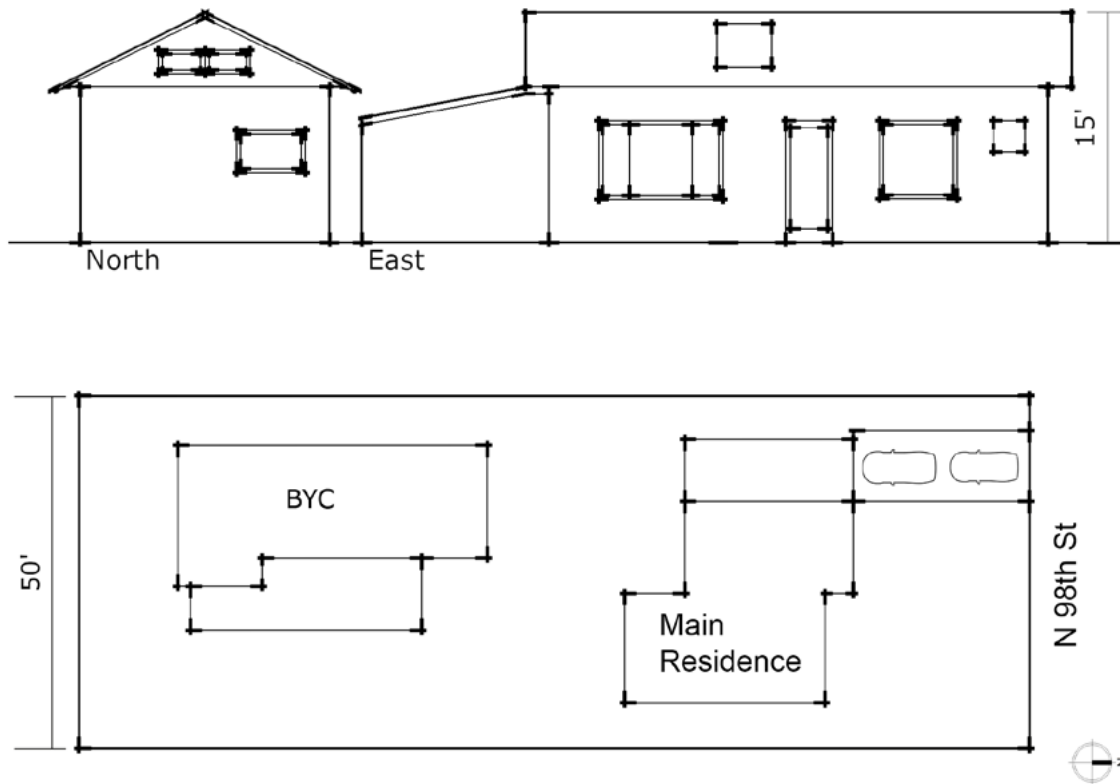
View of cottage from driveway, looking south



Front of main residence from N 98th St, looking south



923 N 98th St is located in the Greenwood Neighborhood within the Aurora-Licton Springs Urban Village. The residence is located less than one block from Aurora Ave N (SR 99).



Barely visible from the N 98th St, the backyard cottage is a converted unit. The one story unit located in the rear yard. The cottage differs from the main residence in color but not building materials utilized.

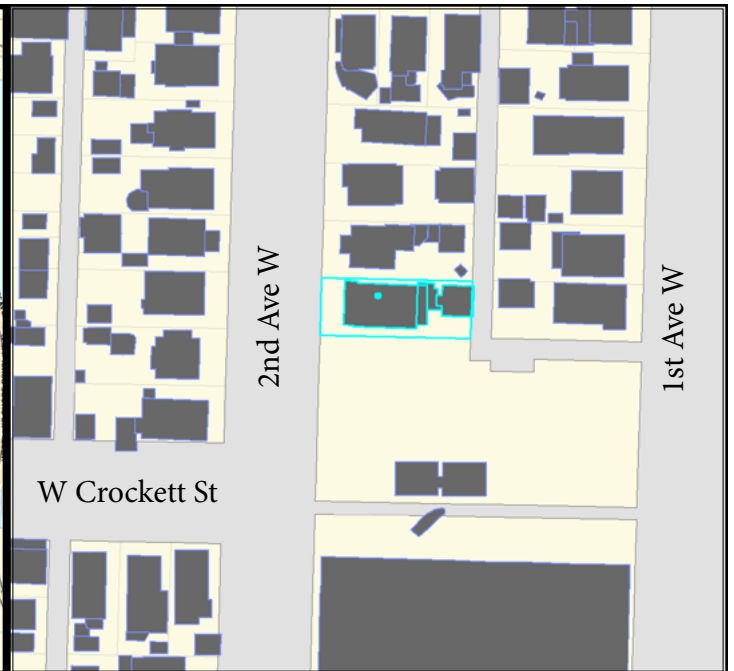
Address	923 N 98th St
Permit number	6284374
Total lot area (square feet)	6,750
BYC floor area (square feet)	798
Garage or storage area included	No
BYC height	15'
Total lot coverage	22.8%
Parking exception	No
New unit or conversion	Conversion



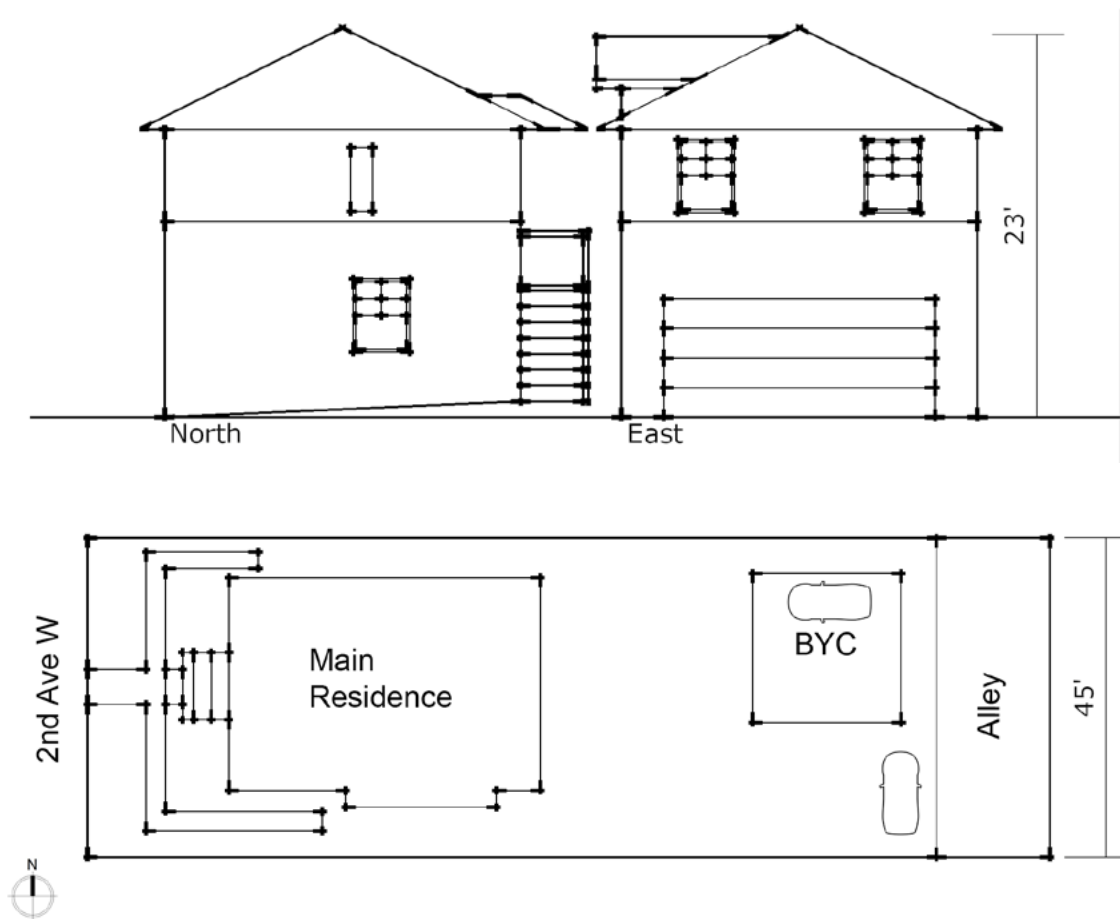
View of cottage from rear alley, looking northwest



Front of main residence from 2nd Ave W, looking east



2110 2nd Ave W is located adjacent to Queen Anne village just north West Queen Anne Playfield, Queen Anne Pool and McClure Middle School.



Matching the main residence in both color scheme and architectural style, the backyard cottage is an alley accessed, newly constructed two story unit. There is a garage on the ground floor and living space on the second. Obscured by the main residence and plant cover, the cottage cannot be seen from the street.

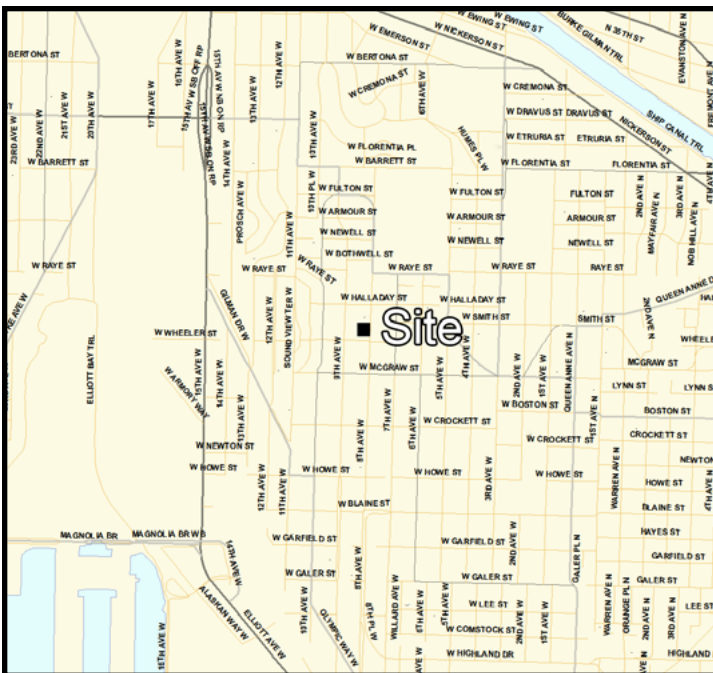
Address	2110 2nd Ave W
Permit number	6287946
Total lot area (square feet)	5,400
BYC floor area (square feet)	800 (400 living, 400 garage)
Garage or storage area included	Yes, garage
BYC height	22'
Total lot coverage	36.4%
Parking exception	No
New unit or conversion	New unit



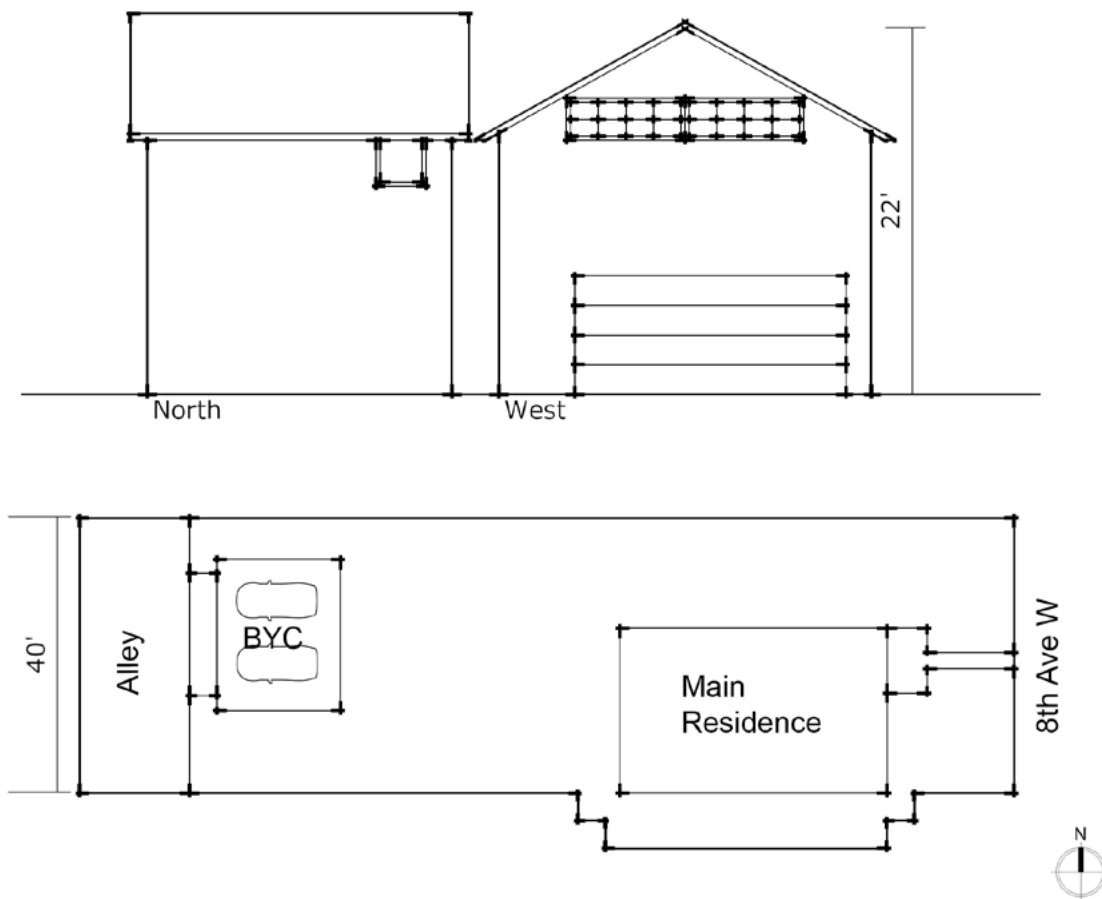
View of cottage from rear alley, looking northeast



Front of main residence from 8th Ave W, looking west



2513 8th Ave W is located on the north end of Queen Anne 1/2 mile from the Queen Anne village, one block west from Coe Elementary School and two blocks south of Mt. Pleasant Cemetery.



With a garage on the ground level and living space on the second, this cottage is an alley accessed newly constructed unit. The building materials and architectural style of the cottage is similar to the main residence albeit a slightly different color. Due to vegetation and tree cover, the cottage is difficult to see from the street.

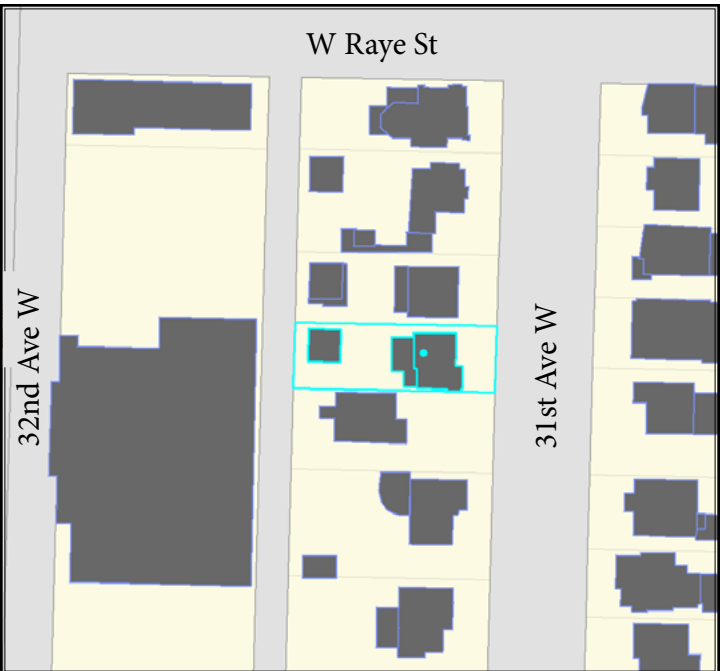
Address	2513 8th Ave W
Permit number	6285008
Total lot area (square feet)	4,800
BYC floor area (square feet)	396
Garage or storage area included	Yes, garage
BYC height	22'
Total lot coverage	29.2%
Parking exception	No
New unit or conversion	New unit



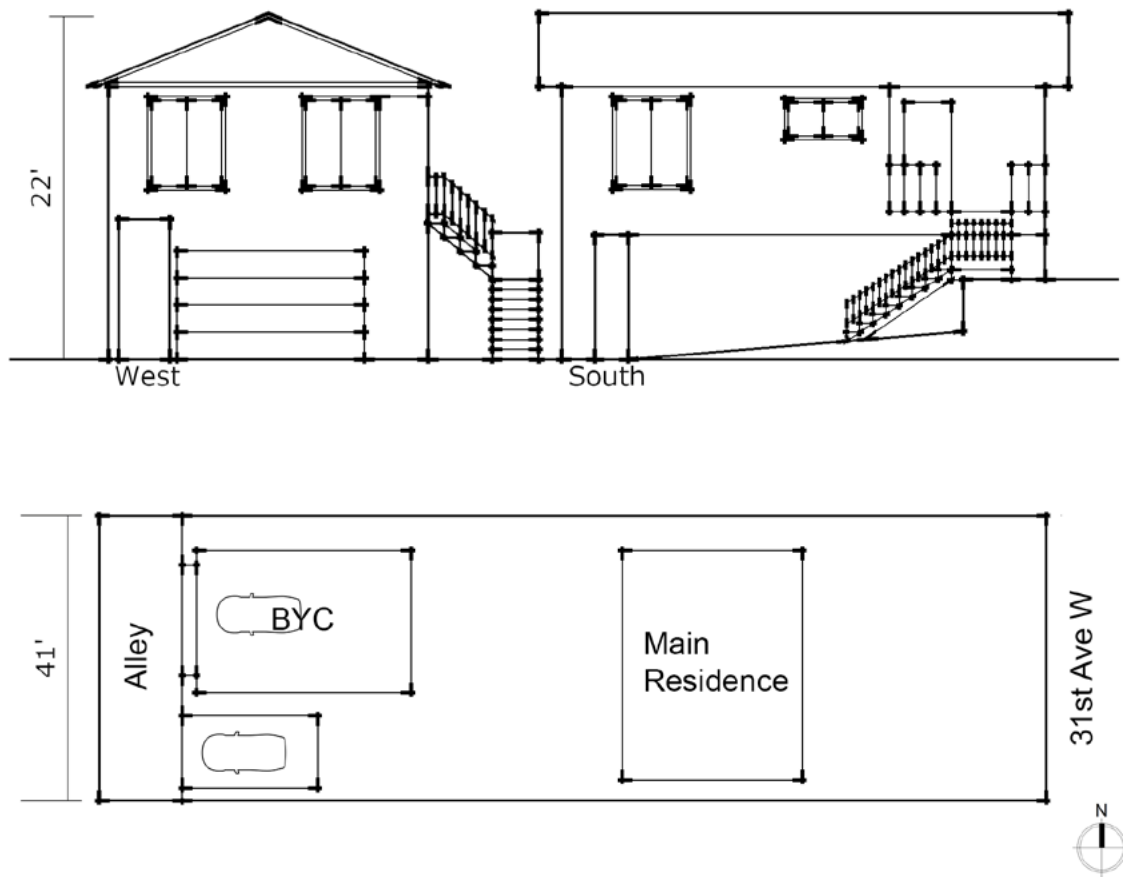
View of cottage from rear alley, looking southeast



View of main residence from 31st Ave W, looking west



2553 31st Ave W is located in Magnolia Center, one block east of Ella Bailey Park and three blocks west of Magnolia Elementary School and Park.

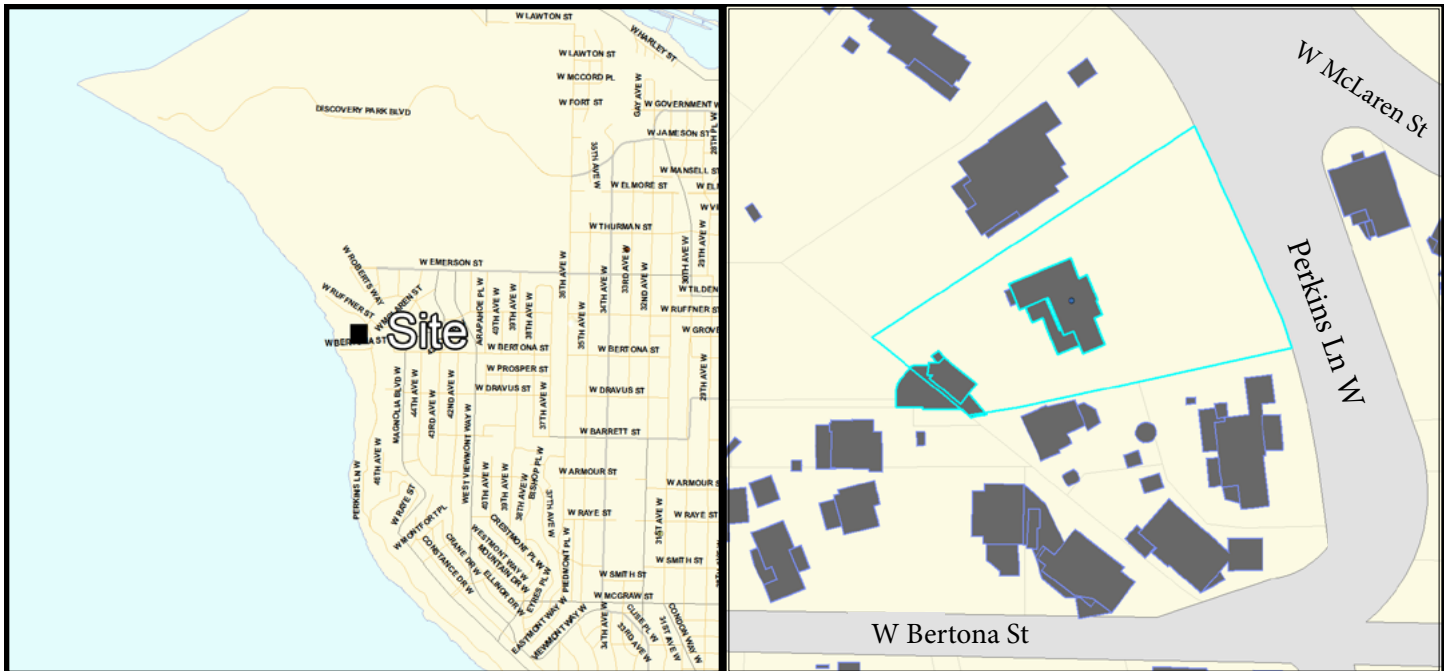


The backyard cottage is a two story converted unit. Primary cottage access is from the rear alley. The cottage does not resemble the main residence in either color nor architectural style. Due to the lot sloping downhill from the street, the cottage is invisible from the street.

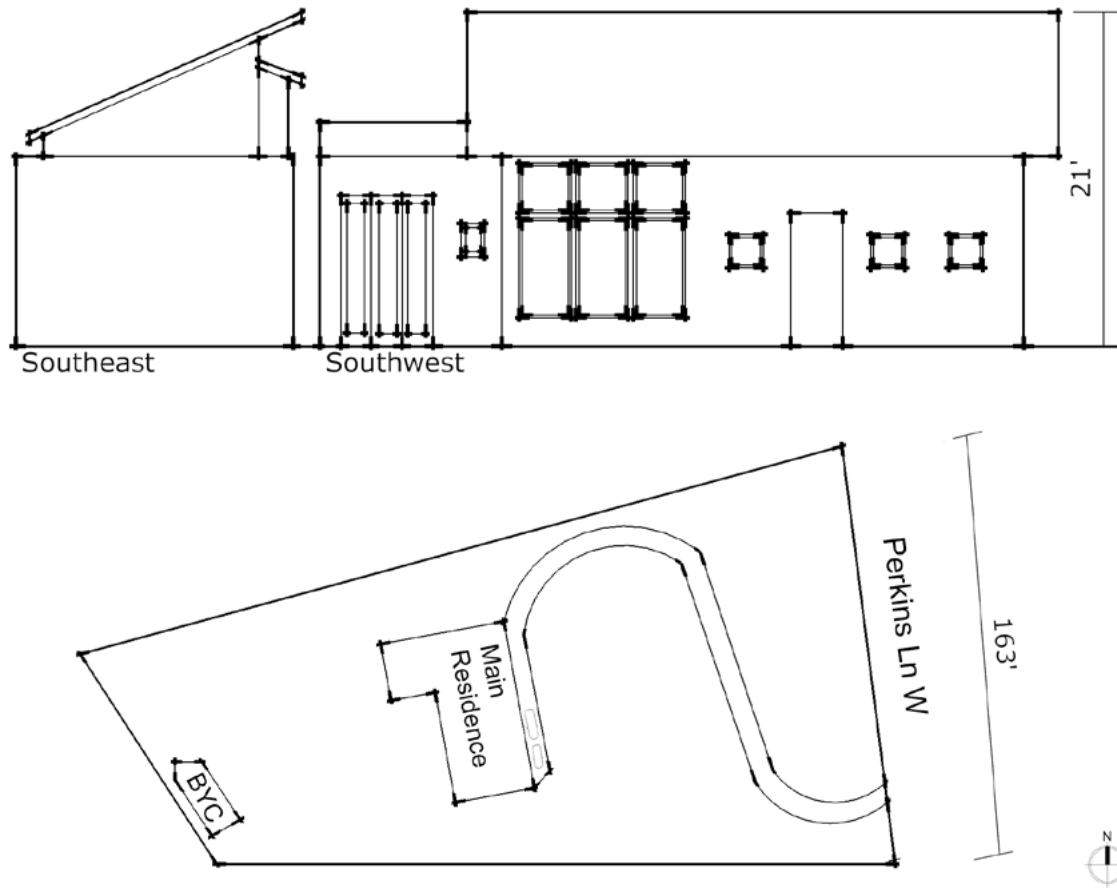
Address	2553 31st Ave W
Permit number	6348584
Total lot area (square feet)	5,109
BYC floor area (square feet)	524
Garage or storage area included	Yes, garage
BYC height	22'
Total lot coverage	34%
Parking exception	No
New unit or conversion	Conversion



View of driveway entrance, looking west



3425 Perkins Ln W is located along the western slope of Magnolia along Puget Sound. The residence is located several blocks south of Discovery Park.



The backyard cottage is a converted unit from garage to cottage. Located in the rear of the property, the cottage nor the main residence can be seen from the street.

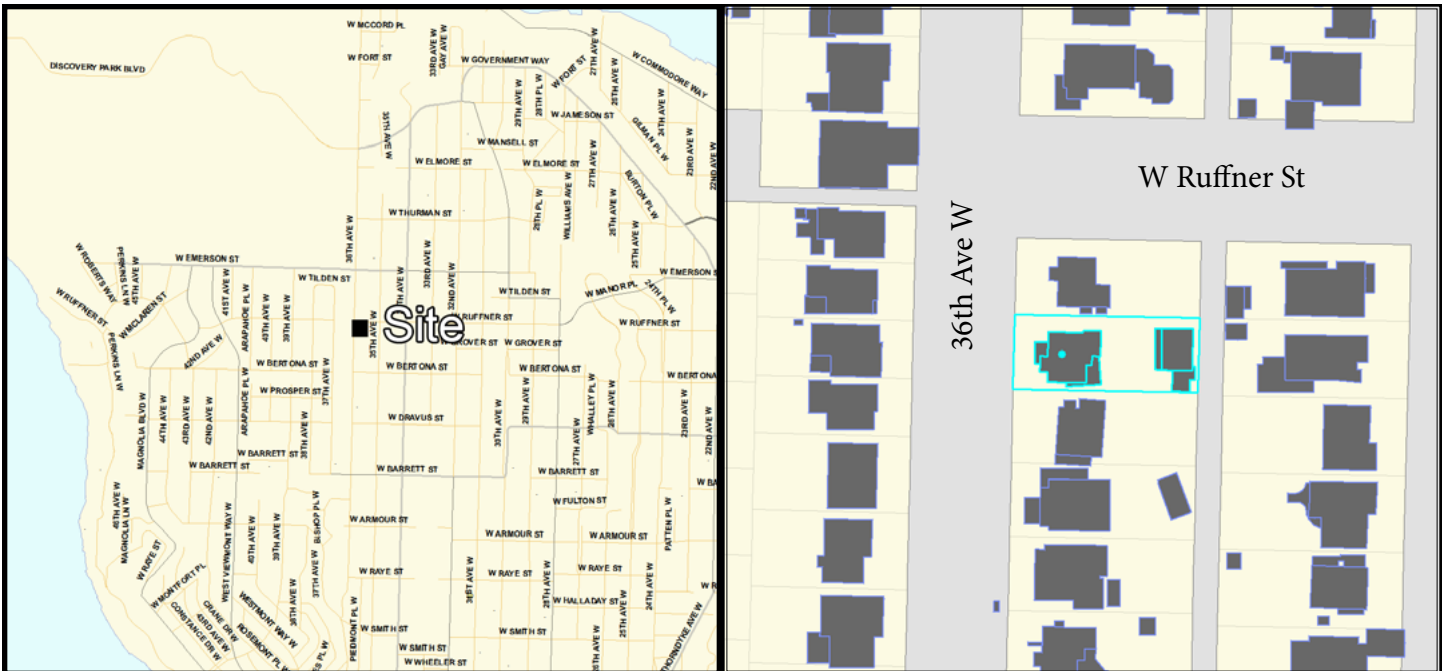
Address	3425 Perkins Ln W
Permit number	6312638
Total lot area (square feet)	39,277
BYC floor area (square feet)	652
Garage or storage area included	No
BYC height	21'
Total lot coverage	
Parking exception	No
New unit or conversion	Conversion of garage



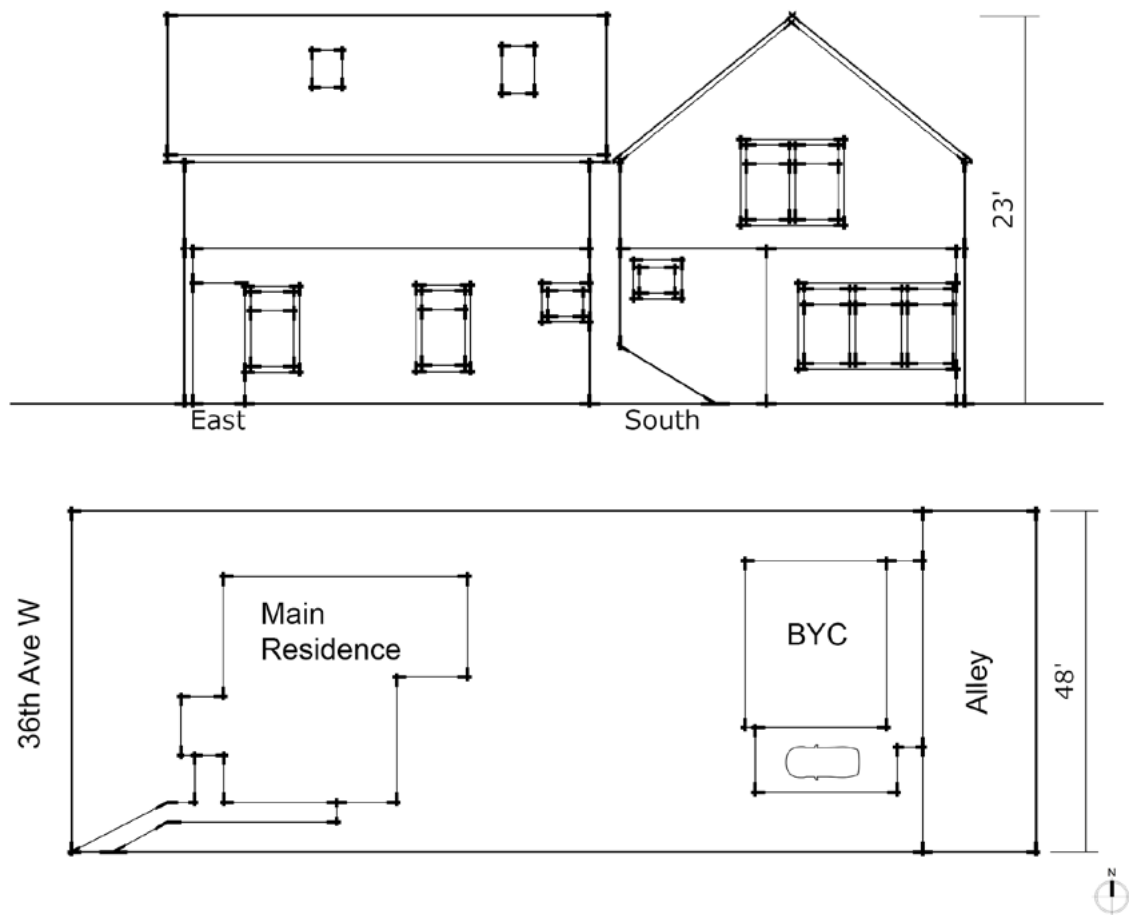
View of cottage from rear alley, looking northwest



View of main residence from 36th Ave W, looking east



3448 36th Ave W is located in Magnolia, in a primarily residential area, one block south from the southeast corner of Discovery Park.



Invisible from the street and built into a steep hillside, the cottage is a newly constructed unit located in the rear yard. The architectural style and color of the cottage differ from the main residence. Primary access to the cottage is through the rear alley.

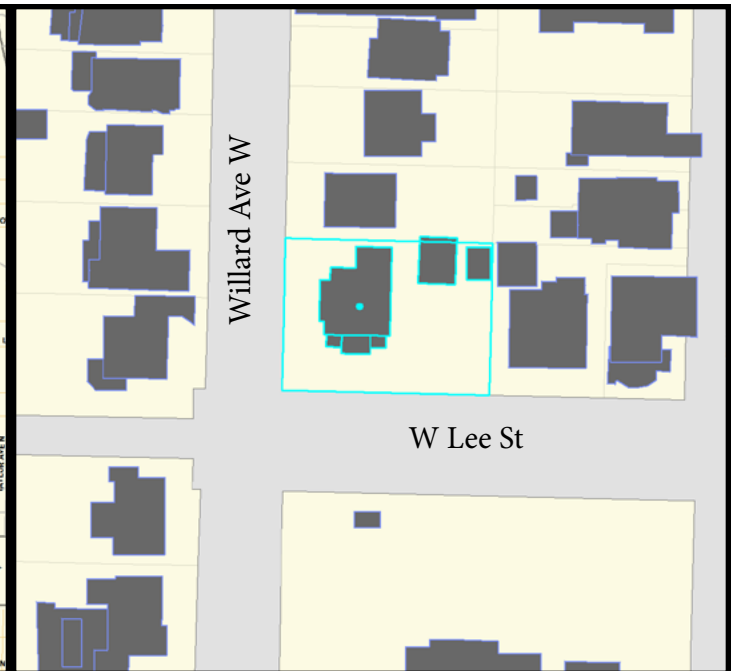
Address	3448 36th Ave W
Permit number	6275100
Total lot area (square feet)	5,760
BYC floor area (square feet)	799
Garage or storage area included	No
BYC height	23'
Total lot coverage	28.7%
Parking exception	No
New unit or conversion	New unit



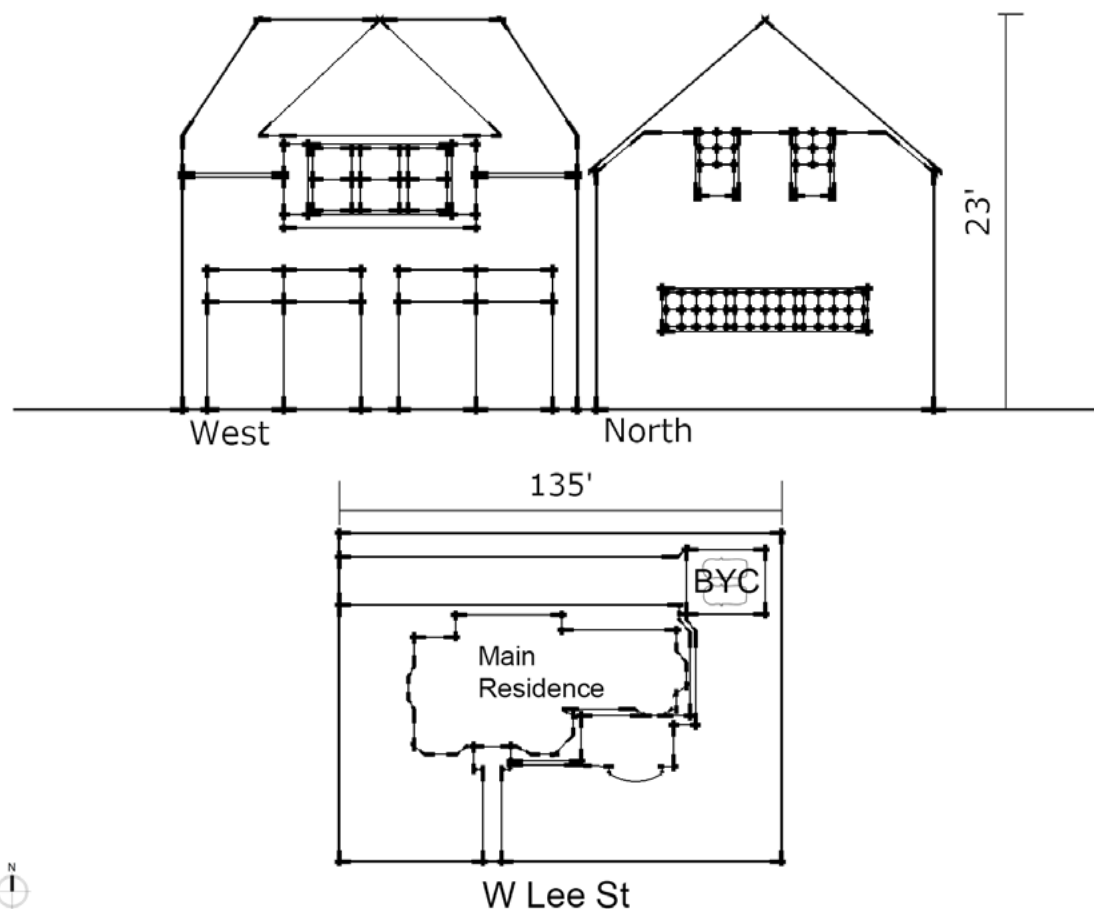
View of cottage down driveway from Willard Ave W, looking east



Main residence and cottage from W Lee St, looking north east



620 W Lee St is located atop Queen Anne with both a Puget Sound and Olympic Mountains view. It is located near the Marshall Viewpoint, Kerry Park, and Kinnear Park.

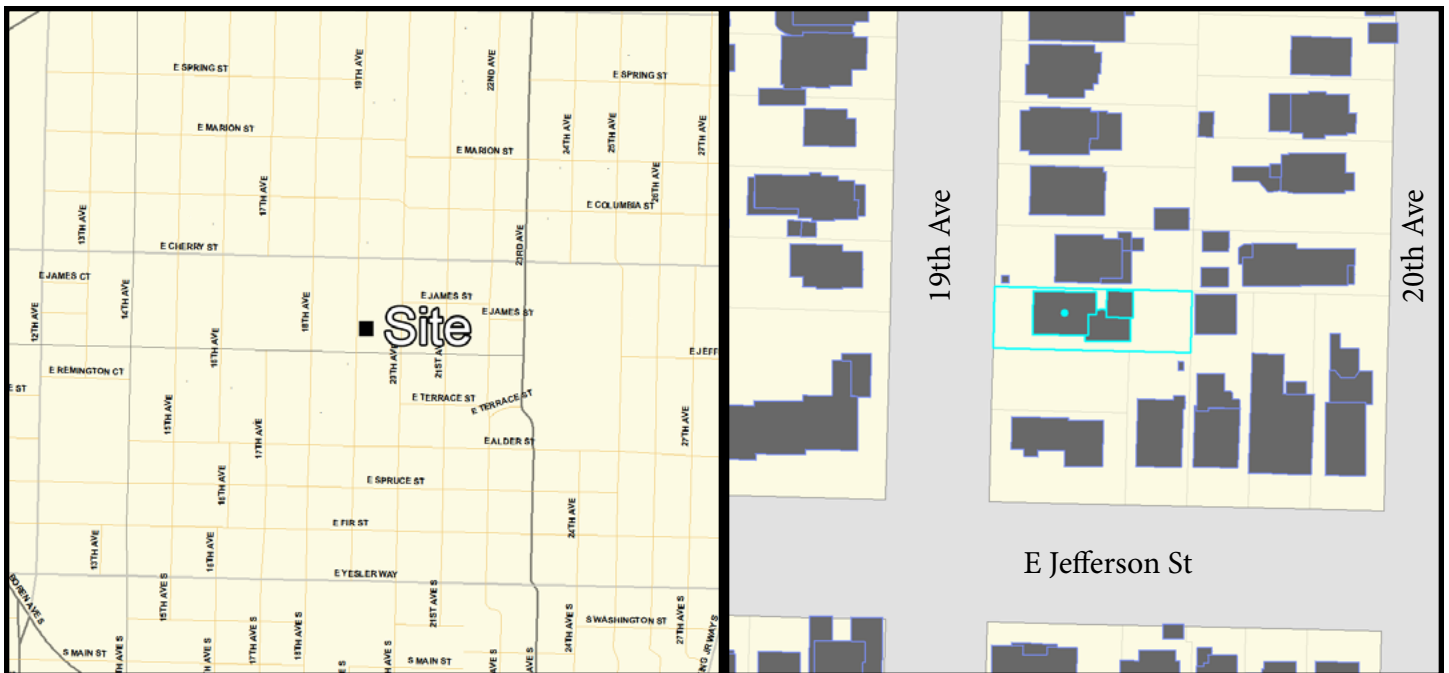


Located on a leafy corner lot, the backyard cottage is a newly constructed two story unit with a garage on the ground floor and living space above. The cottage and main residence match in color and building materials used. The cottage can be seen from both W Lee St and nearby Willard Ave W.

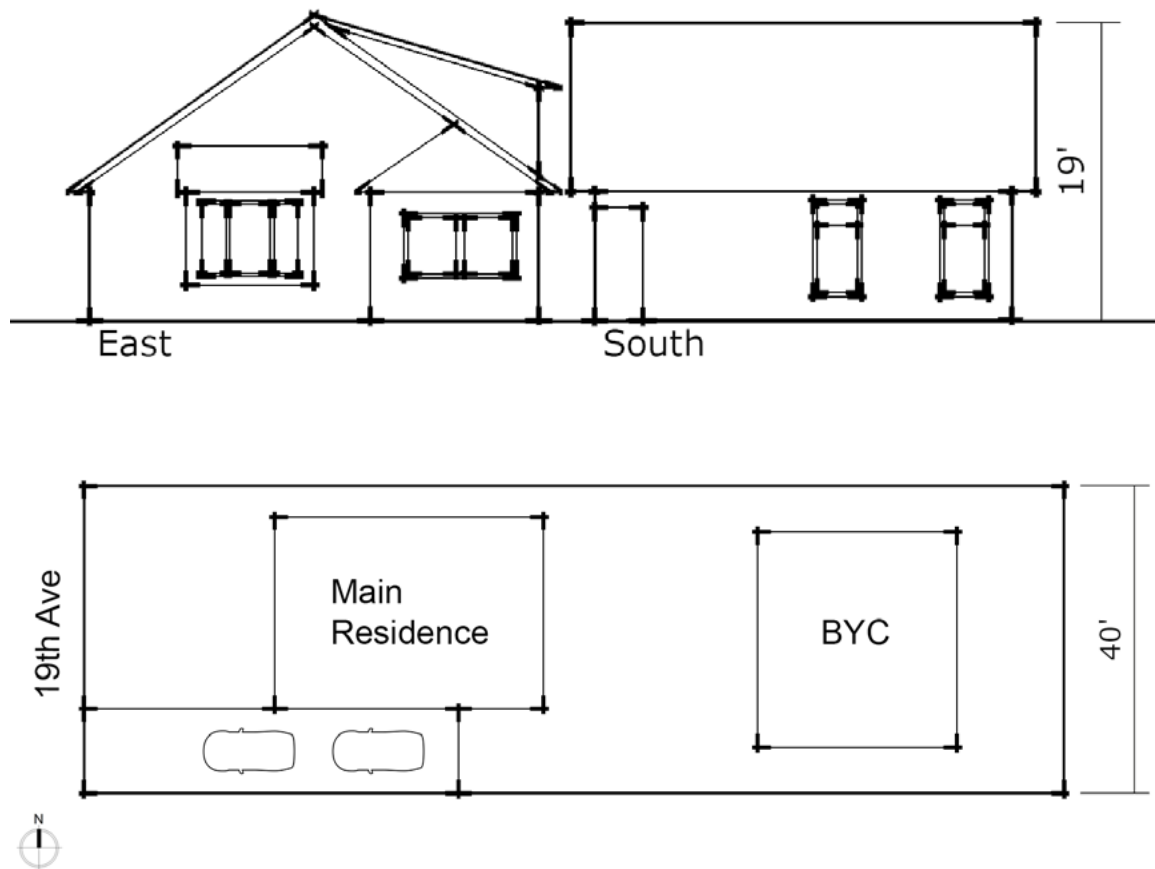
Address	620 W Lee St
Permit number	6329382
Total lot area (square feet)	13,521
BYC floor area (square feet)	800 (414 living, 386 garage)
Garage or storage area included	Yes, garage
BYC height	25'
Total lot coverage	25.1%
Parking exception	No
New unit or conversion	New unit



Front of main residence from 19th Ave, looking east



512 19th Ave is located in the Minor Neighborhood, four blocks west of Garfield High School and Garfield Playground, four blocks east of Swedish Medical Center, and five blocks east of Seattle University.



Obscured by the tree canopy and the main residence, the backyard cottage is newly constructed, two story unit, located in the rear yard. The cottage is both the same color and architectural style of the main residence. Primary access is via the driveway.

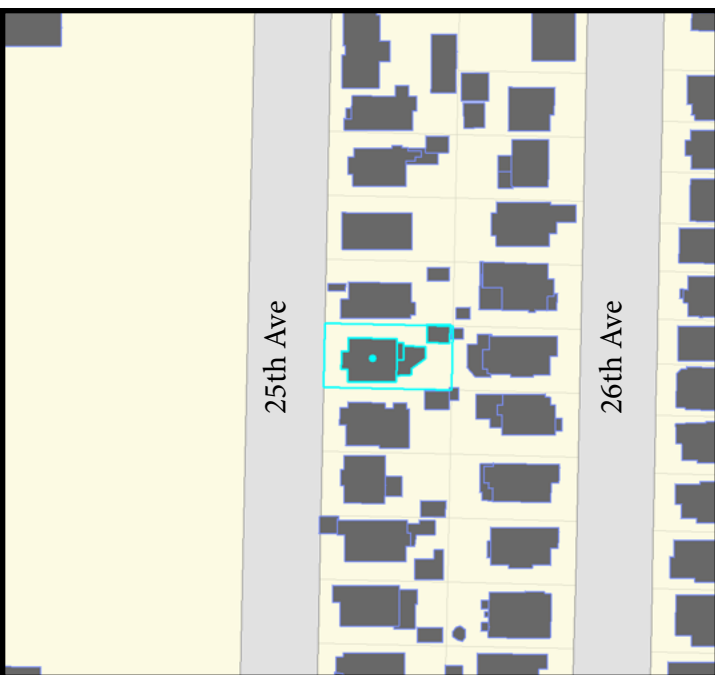
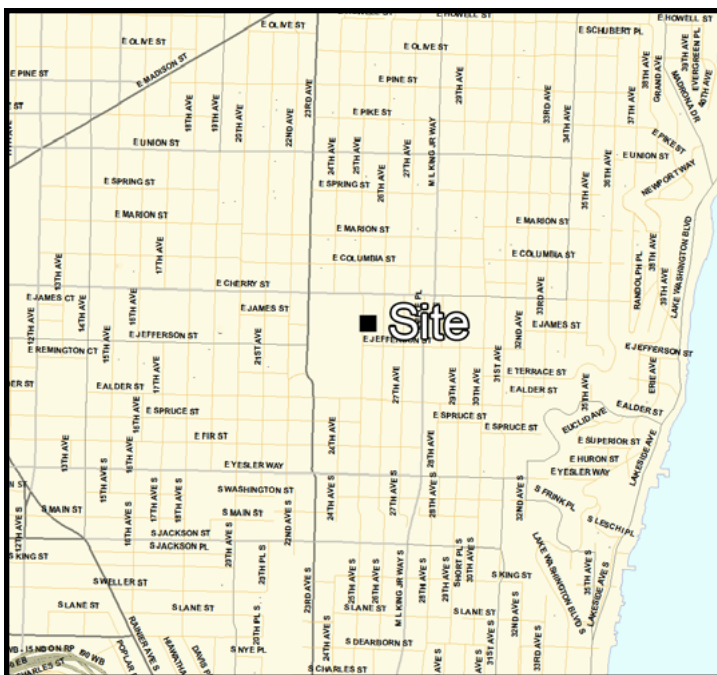
Address	512 19th Ave
Permit number	6325028
Total lot area (square feet)	5,120
BYC floor area (square feet)	800
Garage or storage area included	No
BYC height	19'
Total lot coverage	31%
Parking exception	No
New unit or conversion	New unit



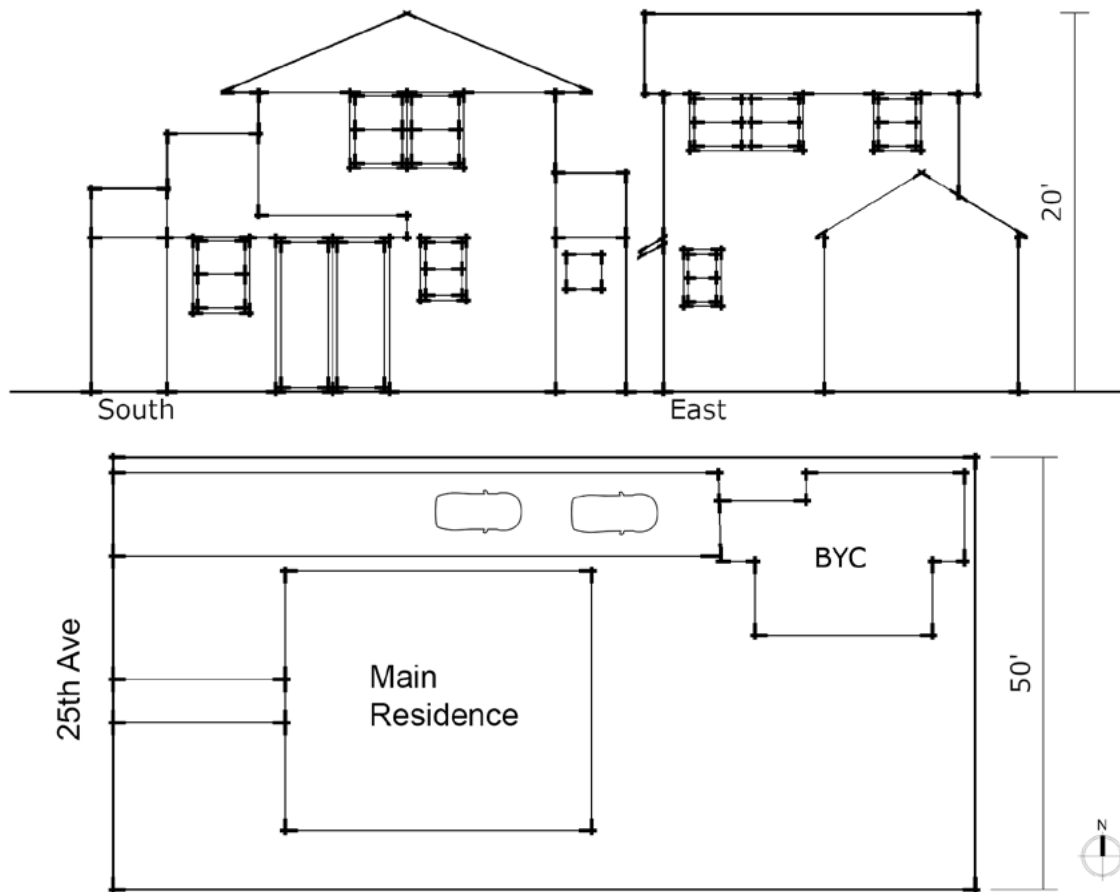
View of cottage from street from 25th Ave, looking east



View of cottage and main residence from 25th Ave, looking east



526 25th Ave is located in the 23rd and Union-Jackson Urban Village. It is adjacent to Garfield High School, Garfield Playground, and Garfield Pool.



Located in the rear yard, the backyard cottage is a driveway accessed, two story, converted garage. The cottage resembles the main residence in architectural style and color. It can be seen from the street but is mostly obscured by the main residence.

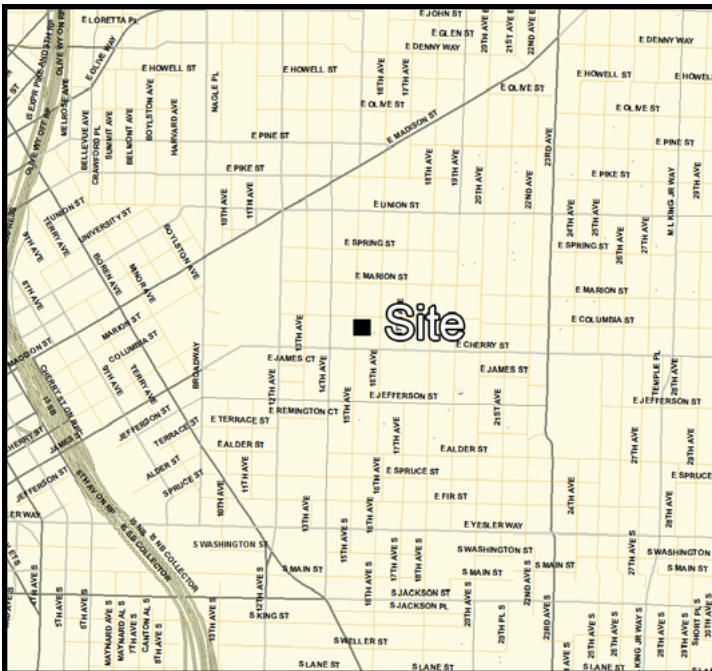
Address	526 25th Ave
Permit number	6301490
Total lot area (square feet)	5,750
BYC floor area (square feet)	620
Garage or storage area included	No
BYC height	20'
Total lot coverage	34%
Parking exception	No
New unit or conversion	Conversion



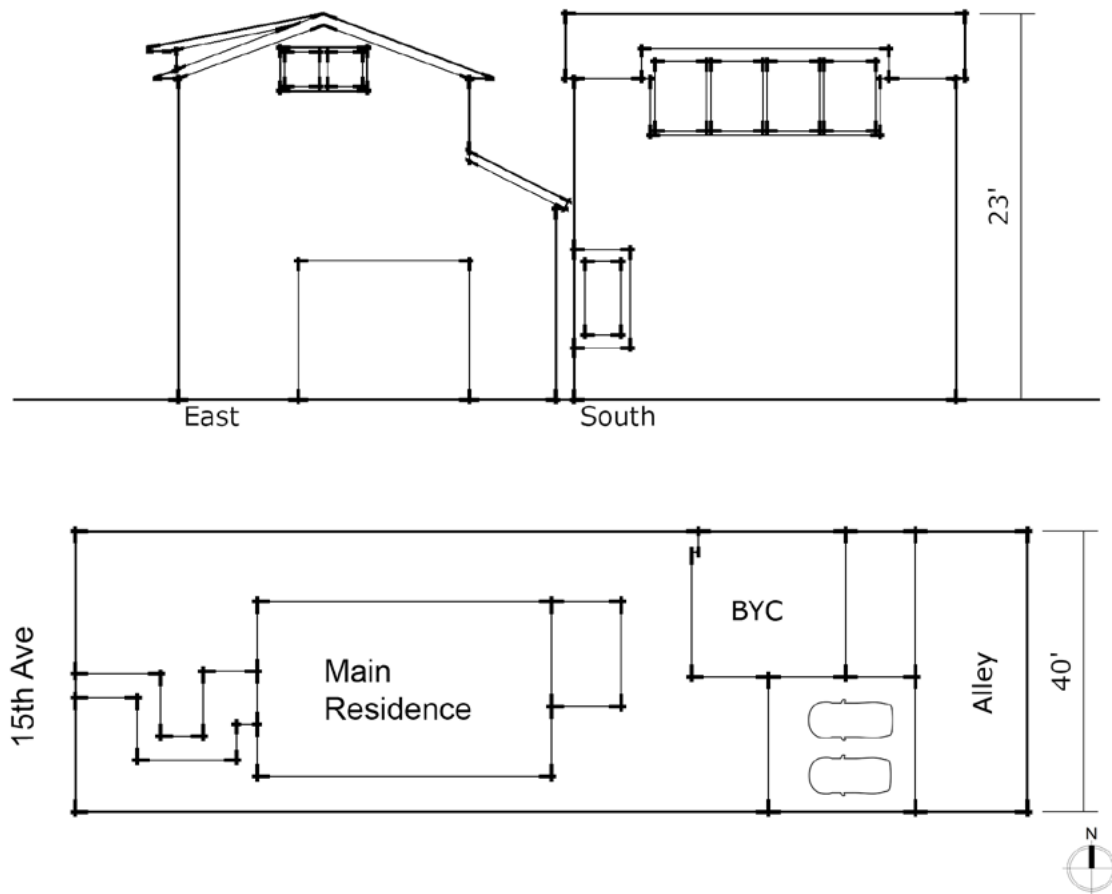
View of cottage from rear alley, looking southwest



View of main residence from 15th Ave, looking east



724 15th Ave is located in the Minor Neighborhood, three blocks east of Seattle University, and two blocks north of Swedish Medical Center-Providence Campus.



Resembling the main residence in both architectural style and color scheme, the backyard cottage is a two story, converted unit. Located in the rear yard, primary access to the cottage is via the rear alley. Due to heavy tree canopy and obstruction from the main residence, the cottage is not visible from the street.

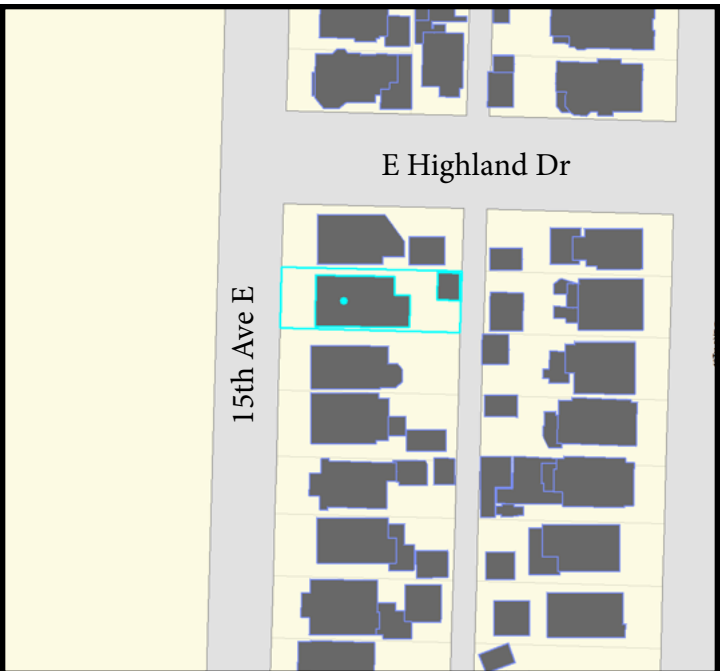
Address	724 15th Ave
Permit number	6249412
Total lot area (square feet)	4,800
BYC floor area (square feet)	751
Garage or storage area included	No
BYC height	23'
Total lot coverage	35%
Parking exception	No
New unit or conversion	Conversion



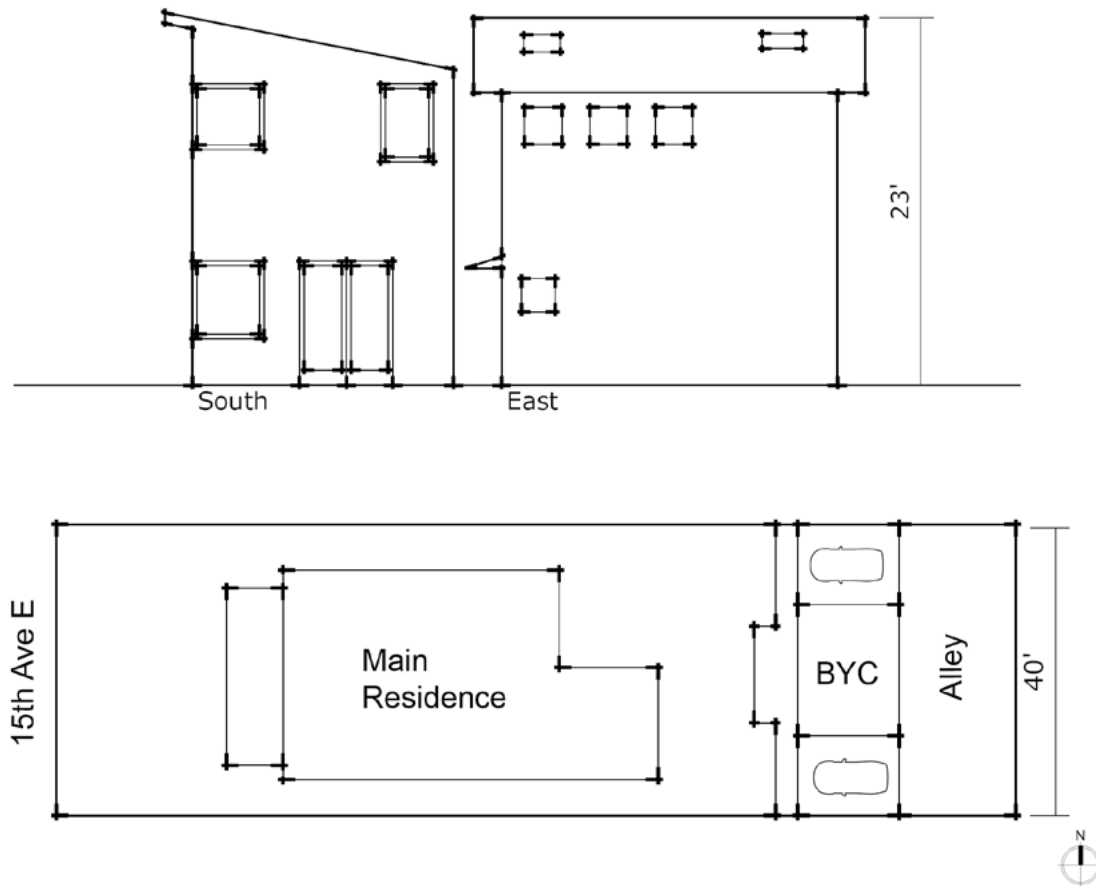
View of cottage from rear alley, looking southwest



Front of main residence from 15th Ave E, looking east



1158 15th Ave E is located on the eastern slope of Capitol Hill. The residence abuts the eastern edge of Volunteer Park.



The backyard cottage is a newly constructed, two-story unit with a ground floor garage. Primary access to the cottage is via the rear alley. The cottage is built with different building materials from the main residence. Due to the main residence and tree canopy, the cottage is mostly obscured from the street.

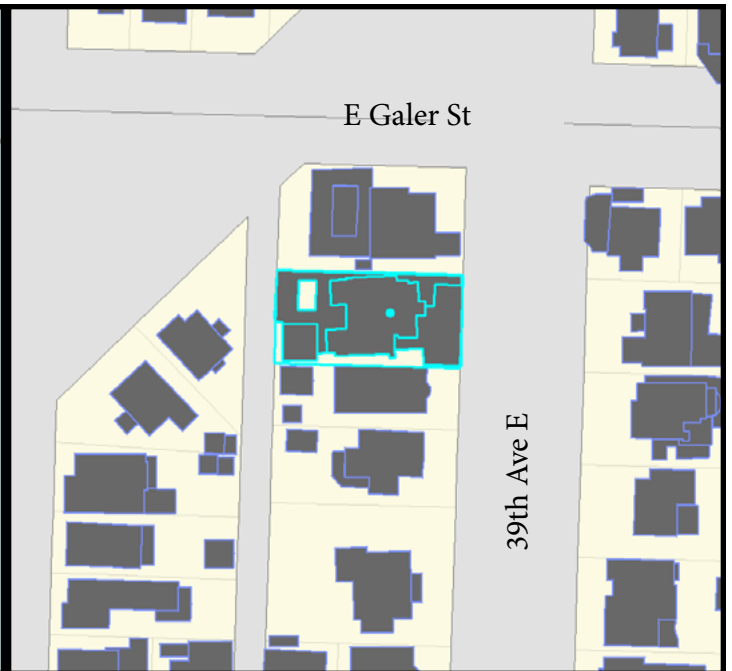
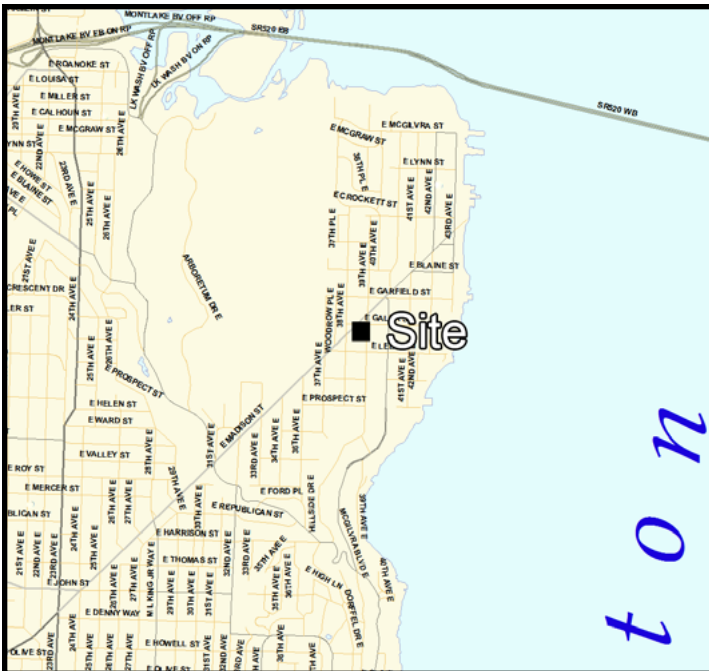
Address	1158 15th Ave E
Permit number	6315615
Total lot area (square feet)	4,940
BYC floor area (square feet)	756 (504 living, 252 garage)
Garage or storage area included	Yes, garage
BYC height	23'
Total lot coverage	30%
Parking exception	No
New unit or conversion	New unit



View of cottage from alley, looking northeast



View of main residence from 39th Ave E, looking west



1427 39th Ave E is located in the Madison Park Neighborhood, just west of the Lake Washington shoreline, just east of the Washington Park Arboretum, and has easy access to SR 520.

The backyard cottage is an addition to a garage located in the rear alley. The cottage is a second story addition built atop the garage. The color and building materials of the addition match the main residence.

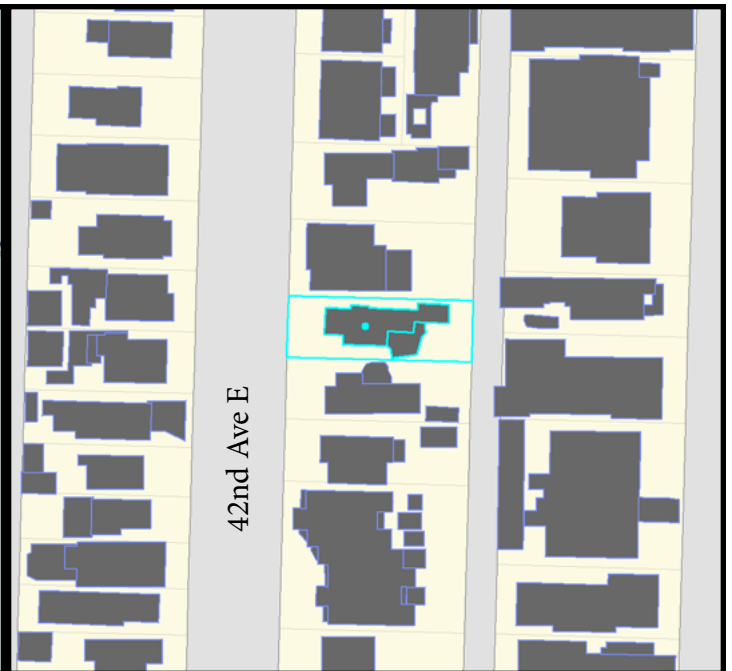
Address	1527 39th Ave E
Permit number	6252412
Total lot area (square feet)	7,801
BYC floor area (square feet)	123
Garage or storage area included	Yes, garage
BYC height	12'
Total lot coverage	32.1%
Parking exception	No
New unit or conversion	Conversion



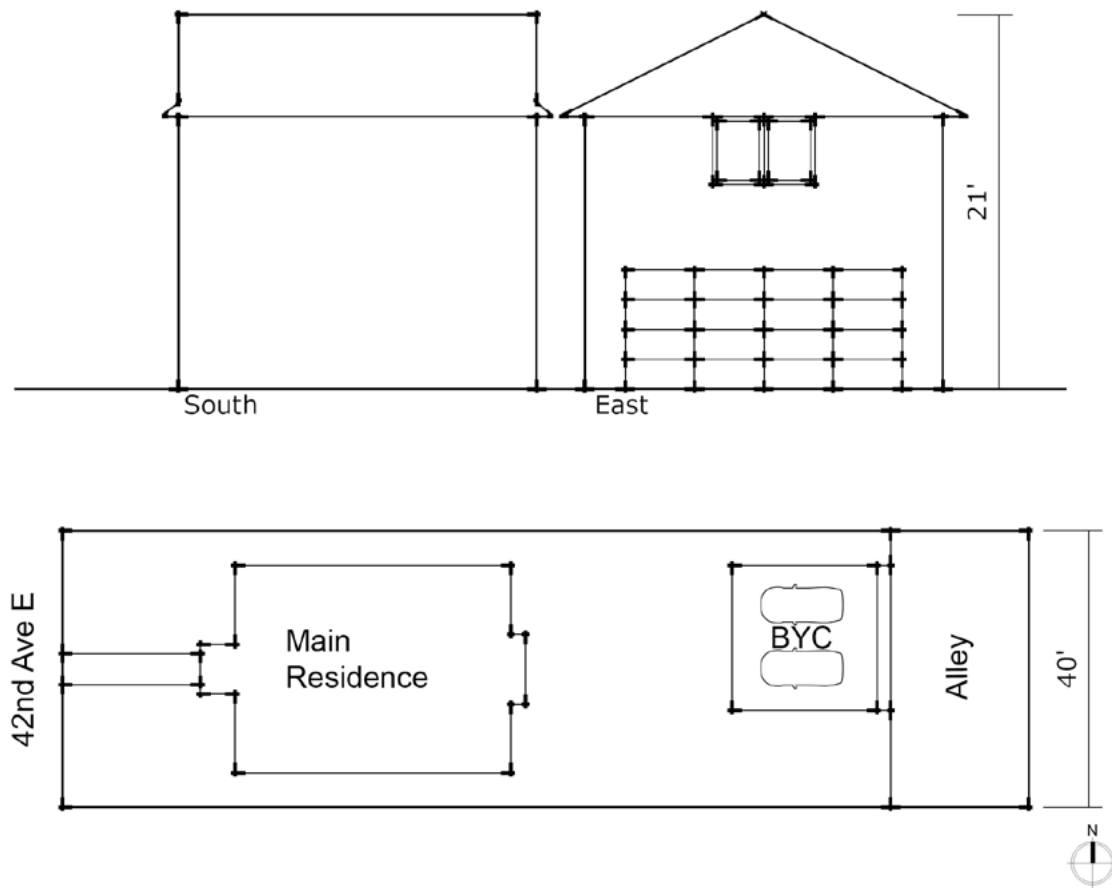
View of cottage from rear alley, looking west



Front of main residence, looking east



2046 42nd Ave E is located in the Madison Park Neighborhood, two blocks west of Lake Washington, adjacent to the commercial center of Madison Park, and just east of the Washington Park Arboretum.



The backyard cottage is a newly constructed, alley accessed unit with a garage on the ground floor and living space above. The cottage and garage is part of a newly constructed property. Both main residence and cottage match in color and architectural style.

Address	2046 42nd Ave E
Permit number	6328210
Total lot area (square feet)	5,202
BYC floor area (square feet)	441
Garage or storage area included	Yes, garage
BYC height	21'
Total lot coverage	32%
Parking exception	No
New unit or conversion	New unit



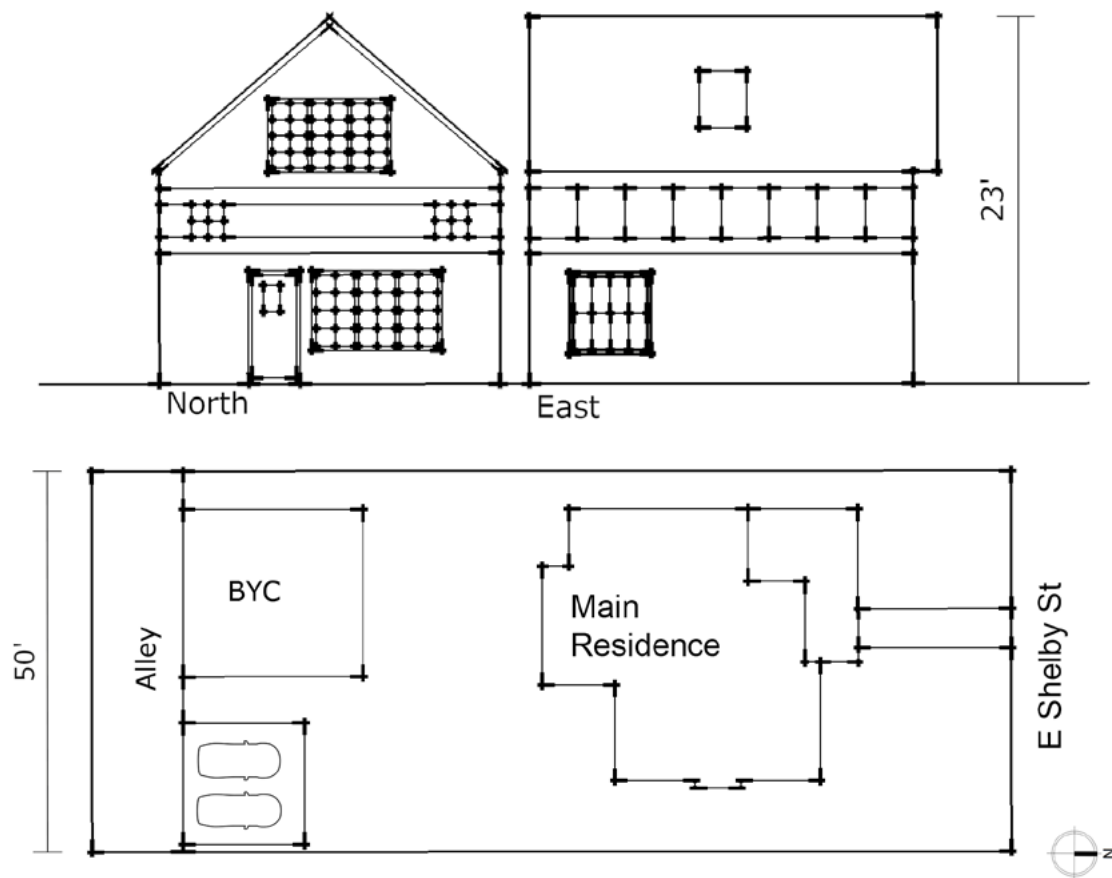
View of cottage in rear alley, looking east



Front of main residence from E Shelby St, looking south



2147 E Shelby St is located in the Montlake Neighborhood just south of the Montlake Cut and Ship Canal, just south of the University of Washington, just west of East Montlake Park, just north of SR 520.



Built to match the main residence in both architectural style and construction materials, the backyard cottage is a newly constructed, alley accessed, two story unit located in the rear yard. A garage is provided on the ground level with living space on the second. Obscured by the main residence and tree canopy, the cottage cannot be seen from the street.

Address	2147 E Shelby St
Permit number	6307987
Total lot area (square feet)	5,900
BYC floor area (square feet)	796
Garage or storage area included	Yes, garage
BYC height	23'
Total lot coverage	29%
Parking exception	No
New unit or conversion	New unit



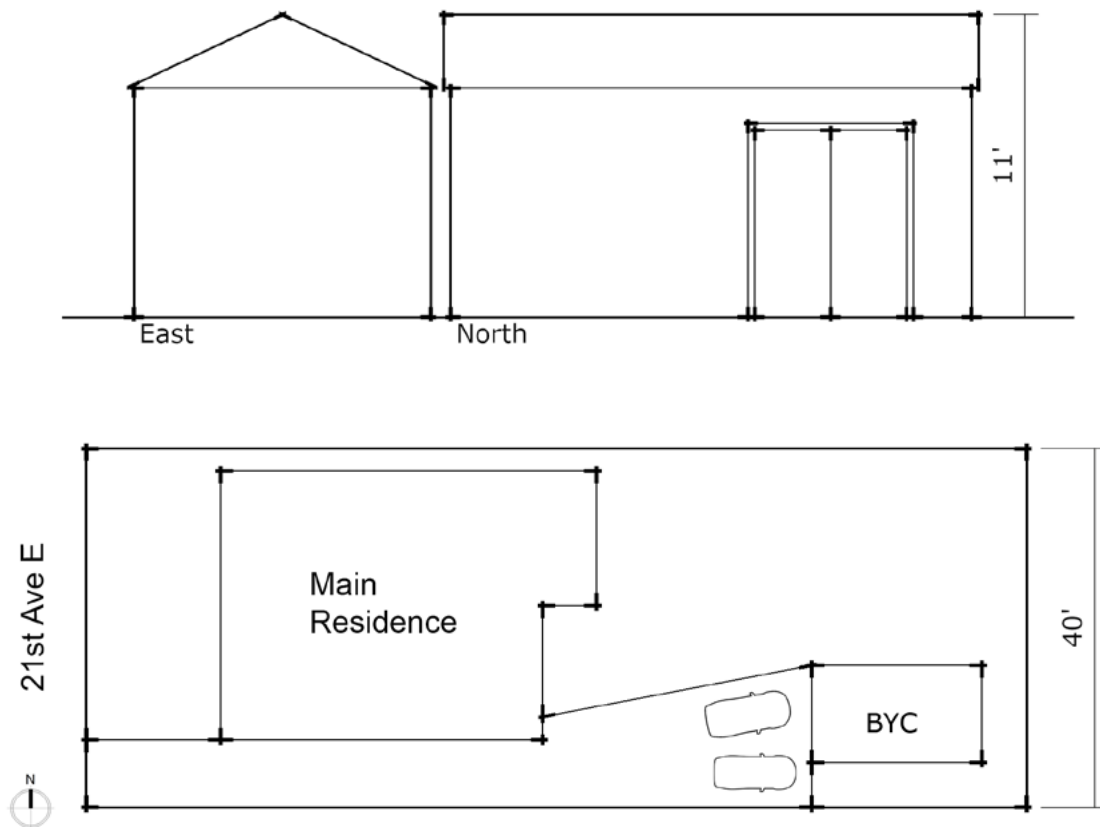
View of cottage and main residence from 21st Ave E, looking east



Front of main residence from 21st Ave E, looking east



524 21st Ave E is located in the Madison Urban Village, one block north of Meany Elementary School and Pendleton Miller Playground, and two blocks south of Holy Names Academy.



The backyard cottage is a garage conversion in conjunction with new construction of the main residence. Primary access to the one story unit is from the shared driveway. The cottage matches the building materials and architectural style of the main residence.

Address	524 21st Ave E
Permit number	6320391
Total lot area (square feet)	4,200
BYC floor area (square feet)	206
Garage or storage area included	Yes, storage
BYC height	11'
Total lot coverage	32%
Parking exception	No
New unit or conversion	New unit



View of cottage from rear alley, looking south



Front of main residence from SW Portland St, looking north



1010 SW Portland St is located in the Highland Park Neighborhood. It is located just south of the Riverview Playfield and the West Duwamish Greenspace. There is easy access to SR 99.



The backyard cottage is an alley accessed, converted garage, located in the rear yard. The cottage is barely visible from the street because of thick vegetation. The building materials and architectural style of the cottage differ from the main residence.

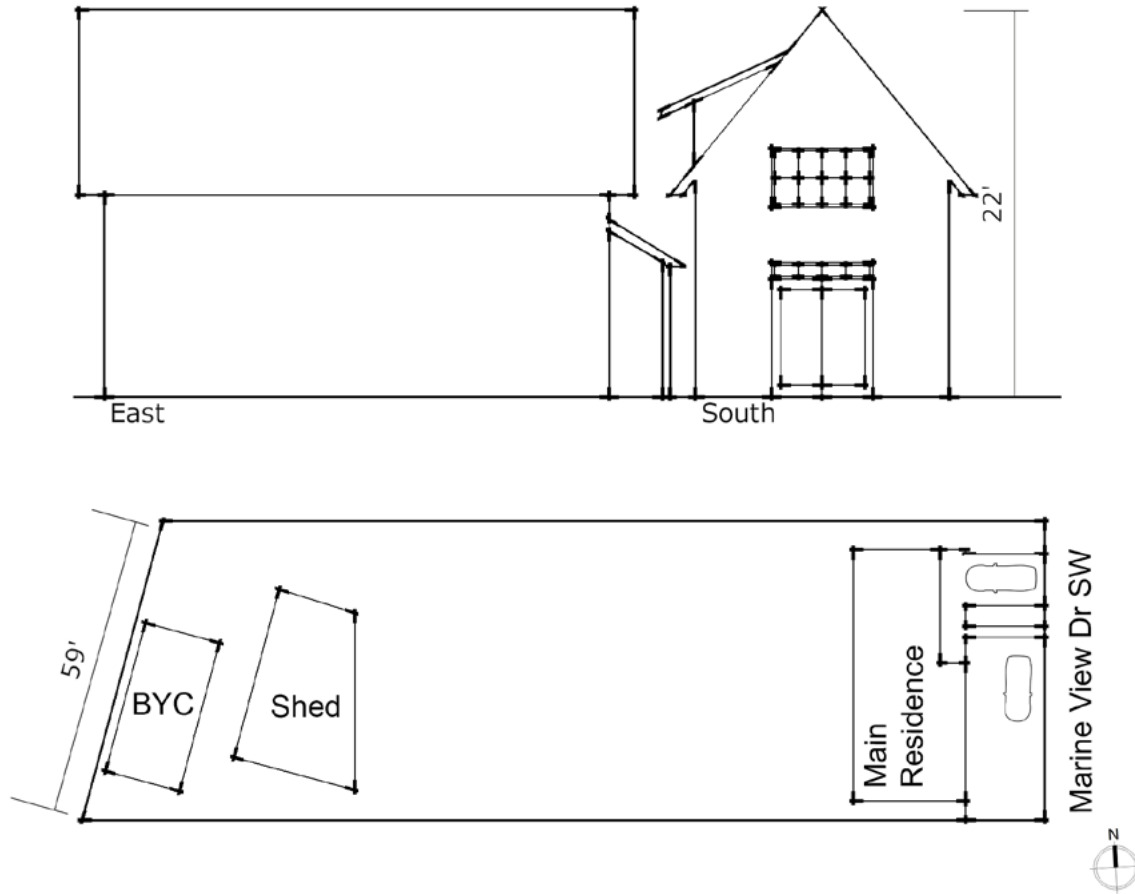
Address	1010 SW Portland St
Permit number	6330246
Total lot area (square feet)	4,120
BYC floor area (square feet)	345
Garage or storage area included	Yes, garage
BYC height	23'
Total lot coverage	31%
Parking exception	No
New unit or conversion	Conversion



Front of main residence from Marine View Dr SW, looking west



11215 SW Marine View Dr SW is located in the Arbor Heights Neighborhood in close proximity to Puget Sound.



Located down a hillside in the rear yard, the backyard cottage is a newly constructed unit located adjacent to a newly constructed shed. The cottage differs from the main residence in style and building materials. Obscured by the main residence, it cannot be seen from the street.

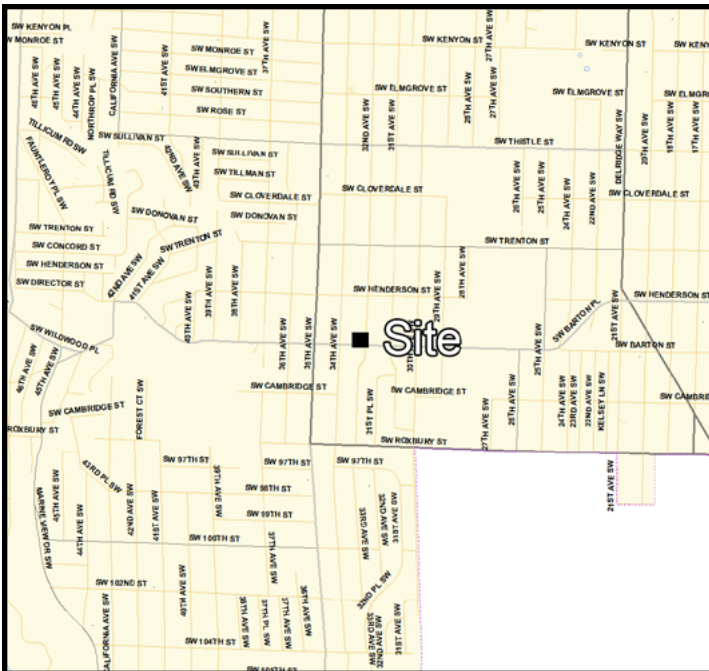
Address	11215 Marine View Dr SW
Permit number	6262456
Total lot area (square feet)	9,699
BYC floor area (square feet)	792
Garage or storage area included	No
BYC height	22'
Total lot coverage	27.3
Parking exception	No
New unit or conversion	New unit



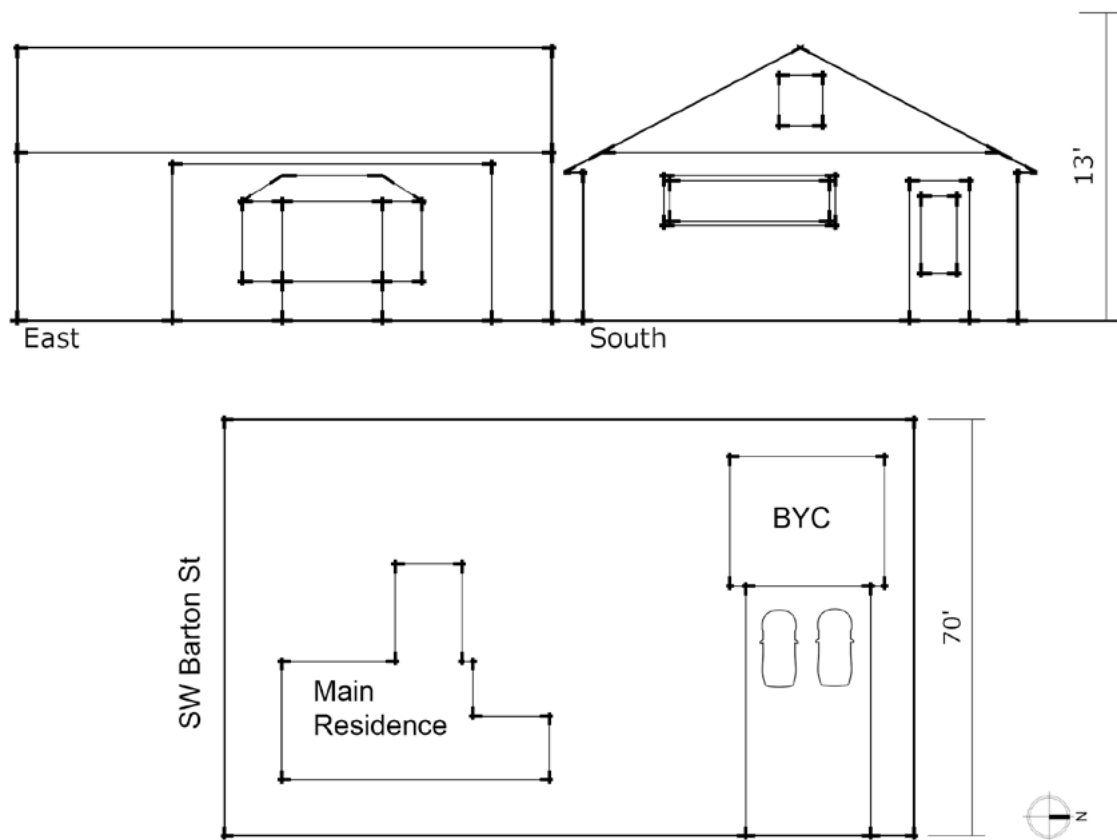
View of cottage from 32nd Ave SW, looking west



View of cottage from 32nd Ave SW, looking west



3202 SW Barton St is located in the Roxhill Neighborhood, located four blocks west of Westwood Town Center, Roxhill Park and Roxhill Elementary, and four blocks south of Denny Middle School and Chief Sealth High School.



Situated on a corner lot, the backyard cottage is a converted garage structure with its own access off of nearby 32nd Ave SW. The cottage and main residence utilize similar building materials and color schemes. The cottage can be seen from 32nd Ave SW the street where it can be seen down the driveway but is obscured by the main residence on the SW Barton St side.

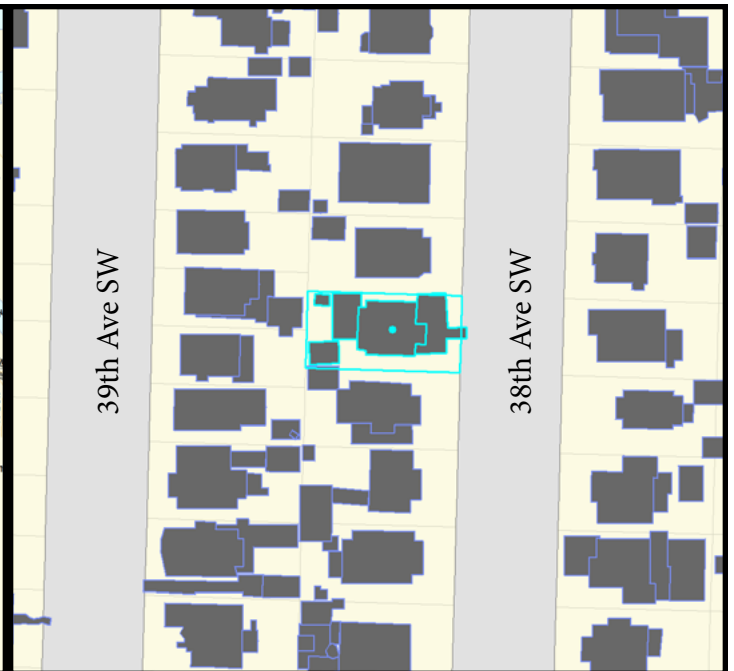
Address	3202 SW Barton St
Permit number	6357209
Total lot area (square feet)	8,108
BYC floor area (square feet)	526
Garage or storage area included	No
BYC height	14'
Total lot coverage	32.8%
Parking exception	No
New unit or conversion	Conversion



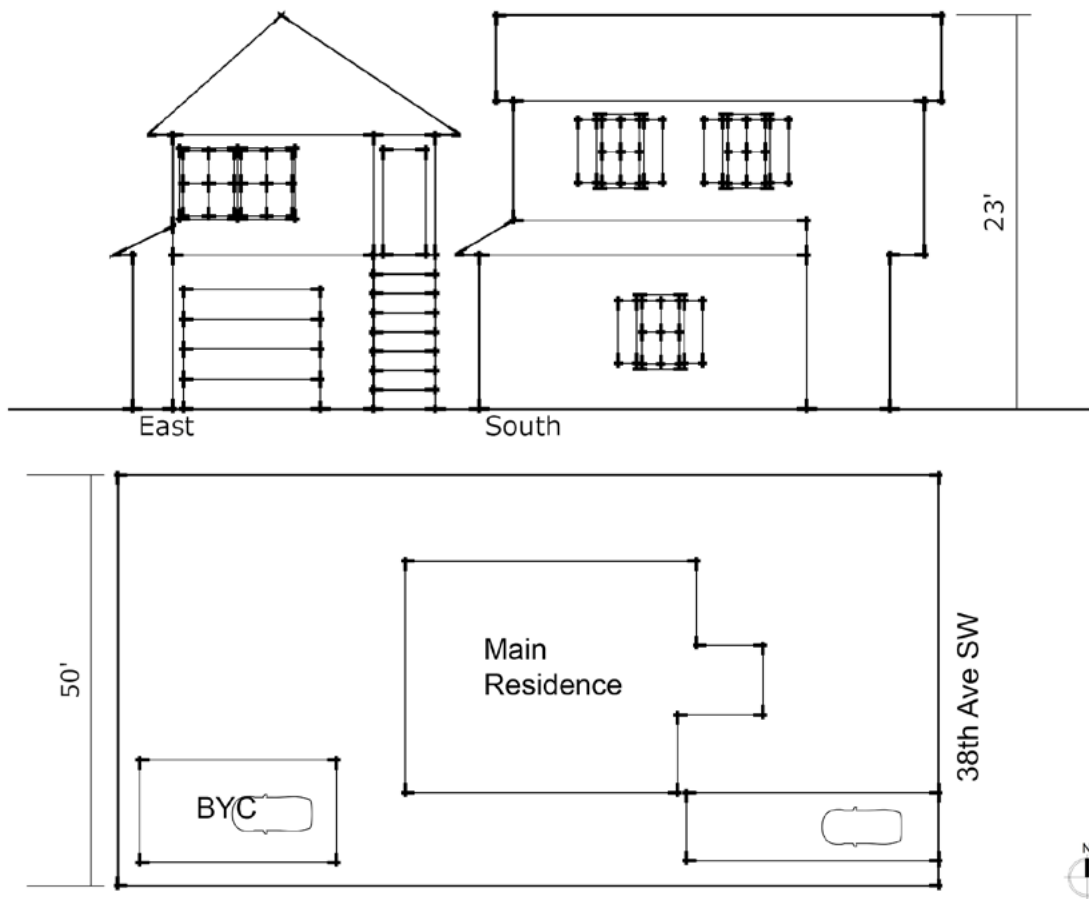
View of cottage from driveway, looking west



Front of main residence from 38th Ave SW, looking west



3423 38th Ave SW is located in the North Admiral neighborhood with easy access to the West Seattle Bridge.



With garage space on the ground floor and living space on the second, the backyard cottage is a newly constructed unit located in the rear yard. Primary access is through a driveway shared by both cottage and main residence. The cottage does not match the main residence in building materials nor architectural style.

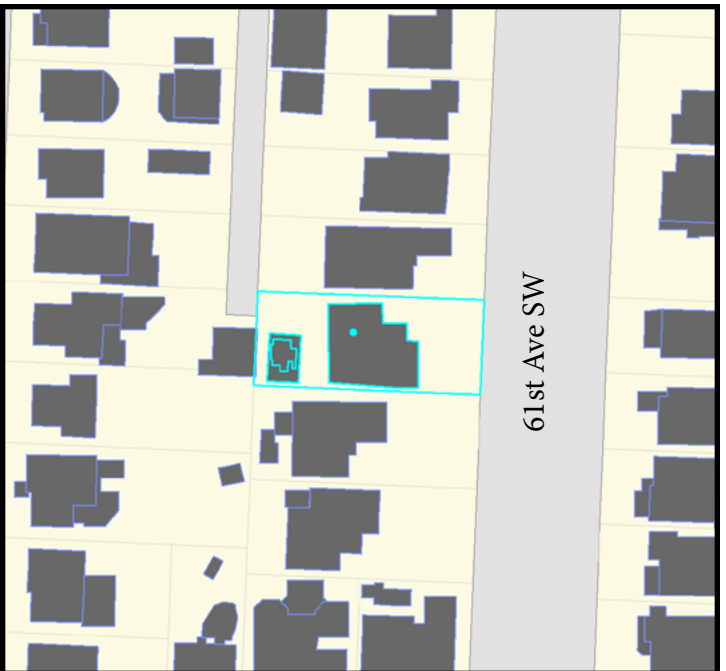
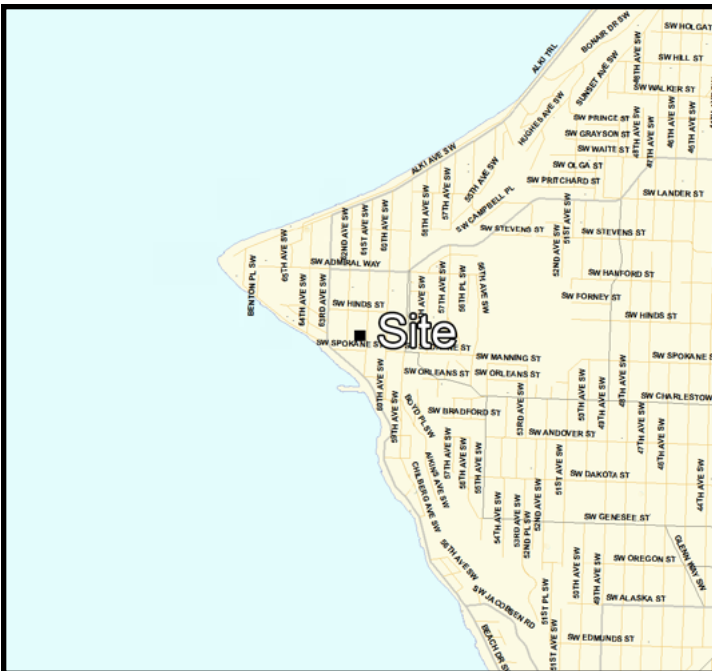
Address	3423 38th Ave SW
Permit number	6266609
Total lot area (square feet)	5,003
BYC floor area (square feet)	595
Garage or storage area included	Yes, garage
BYC height	23'
Total lot coverage	26%
Parking exception	No
New unit or conversion	New unit



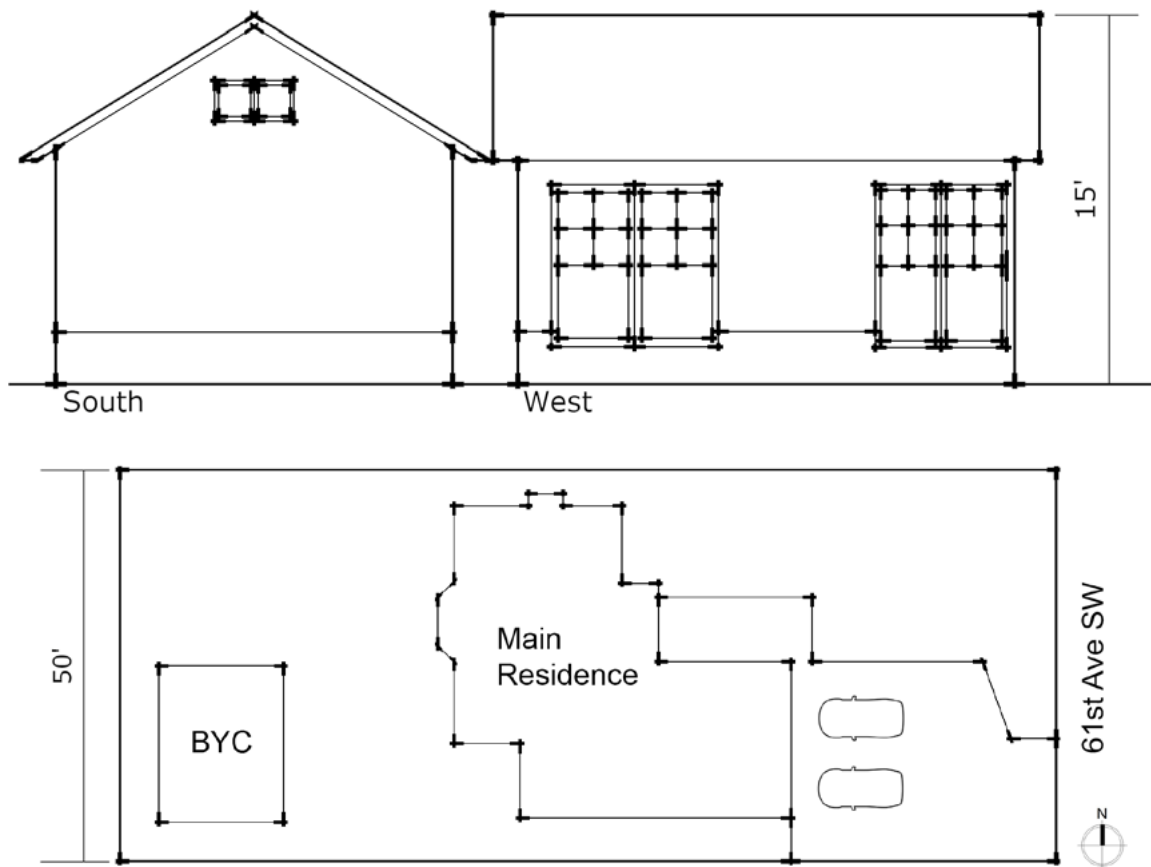
View of cottage from 61st Ave SW, looking west



Front of main residence from 61st Ave SW, looking west



3437 61st Ave SW is located two blocks east of Puget Sound, and five blocks south of Alki Beach.

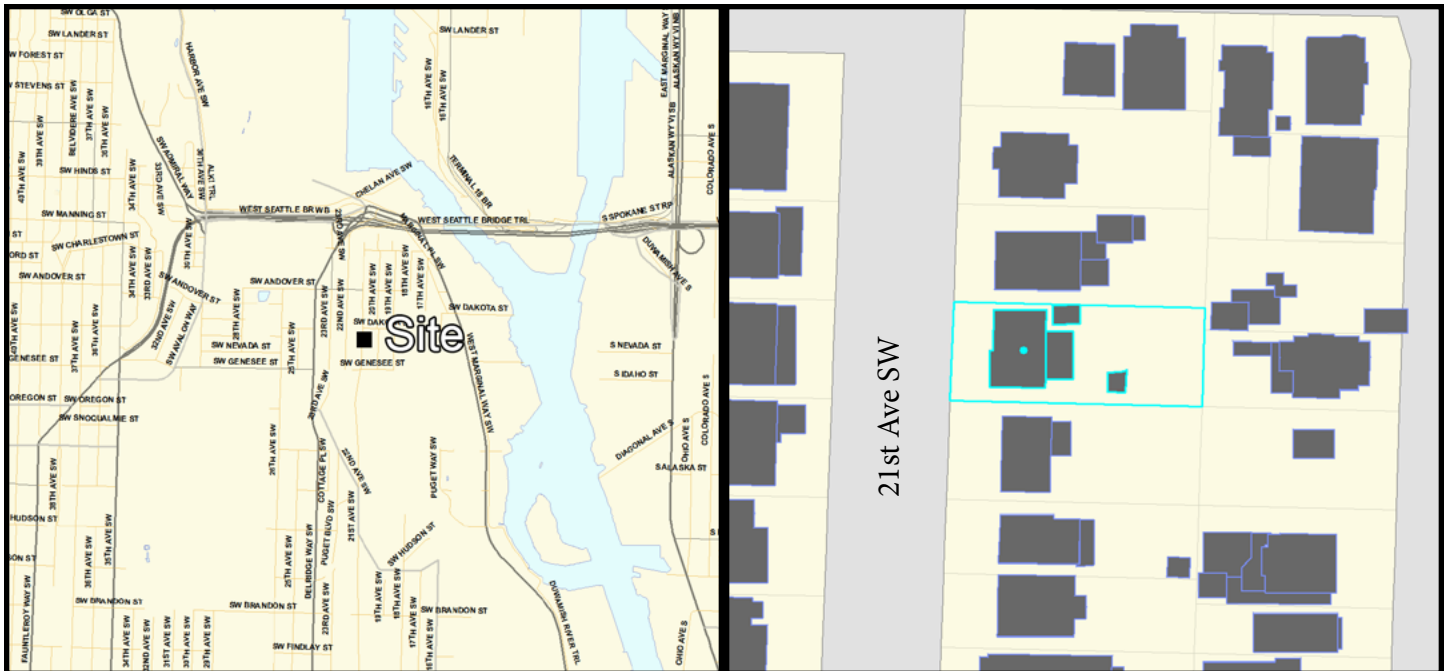


The backyard cottage is a newly constructed unit located in the rear yard. Although there is alley access, the cottage is difficult to see from either the street or alley. It resembles the main residence in both architectural style and color.

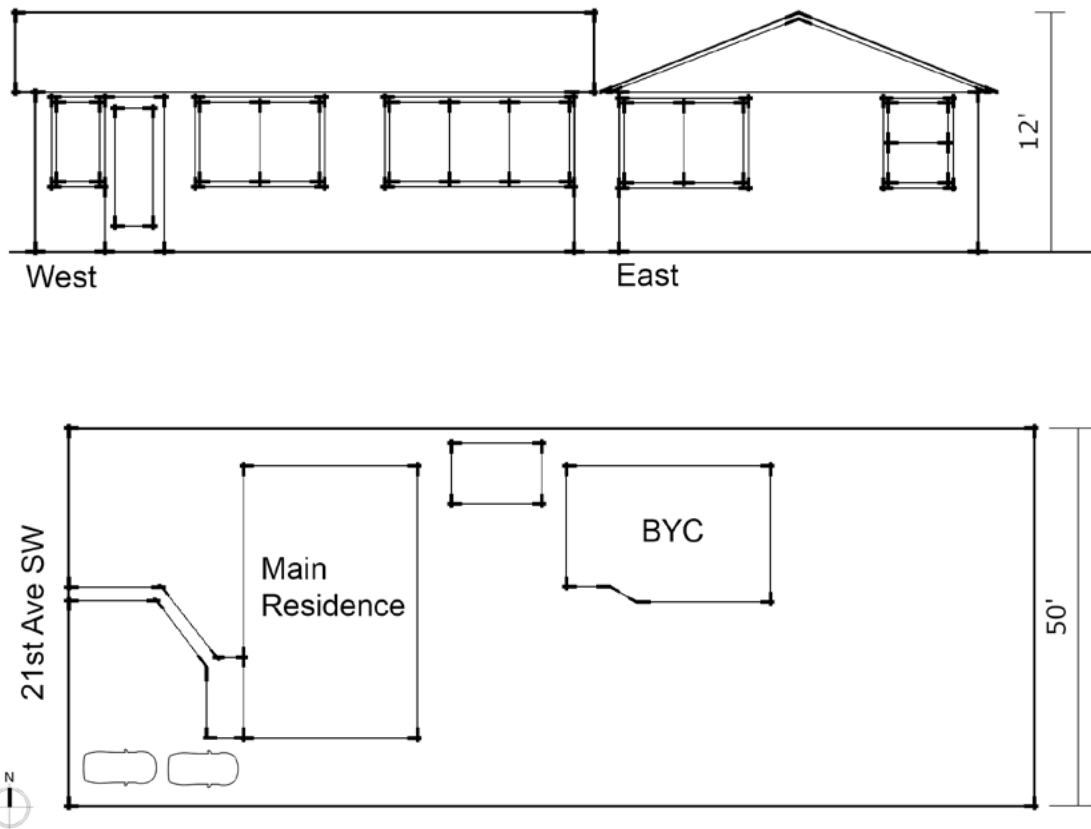
Address	3437 61st Ave SW
Permit number	6290817
Total lot area (square feet)	6,096
BYC floor area (square feet)	338
Garage or storage area included	Yes, garage
BYC height	15'
Total lot coverage	32.33%
Parking exception	No
New unit or conversion	New unit



Front of main residence from 21st Ave SW, looking east



4116 21st Ave SW is located in the North Delridge neighborhood, it is located just north of Cooper Elementary School, Delridge Playfield, and the West Duwamish Green Belt. There is easy access to the West Seattle Bridge.



The backyard cottage is a newly constructed unit located in the rear yard. Obscured by thick plant cover and the main residence, the cottage cannot be seen from the street.

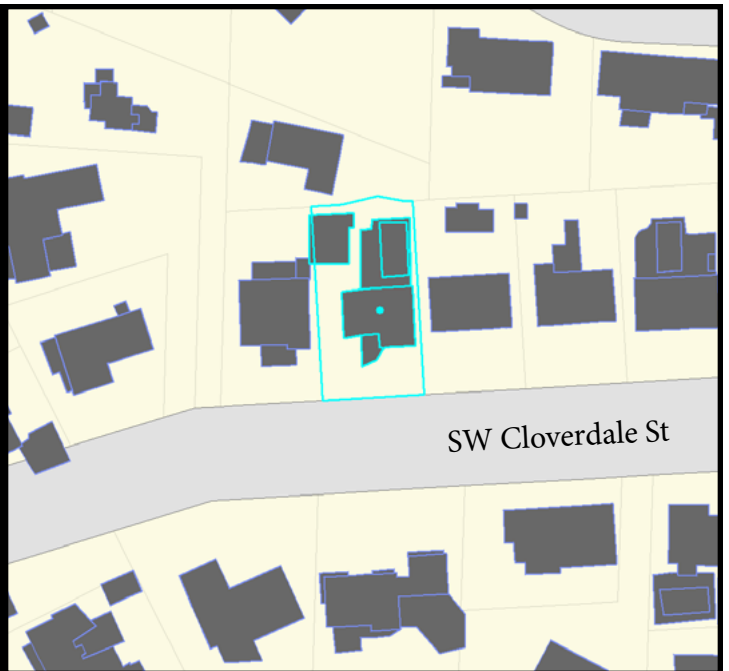
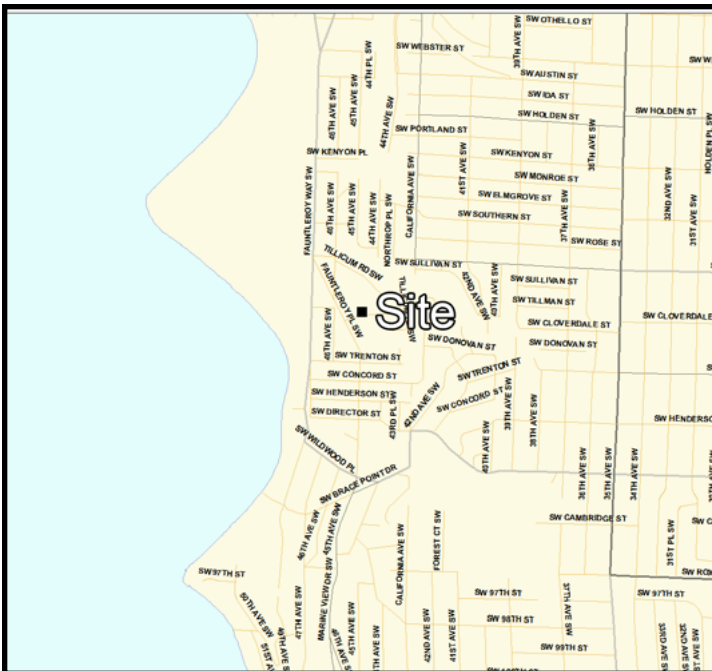
Address	4116 21st Ave SW
Permit number	6314553
Total lot area (square feet)	6,384
BYC floor area (square feet)	450
Garage or storage area included	No
BYC height	12'
Total lot coverage	23.2%
Parking exception	No
New unit or conversion	New unit



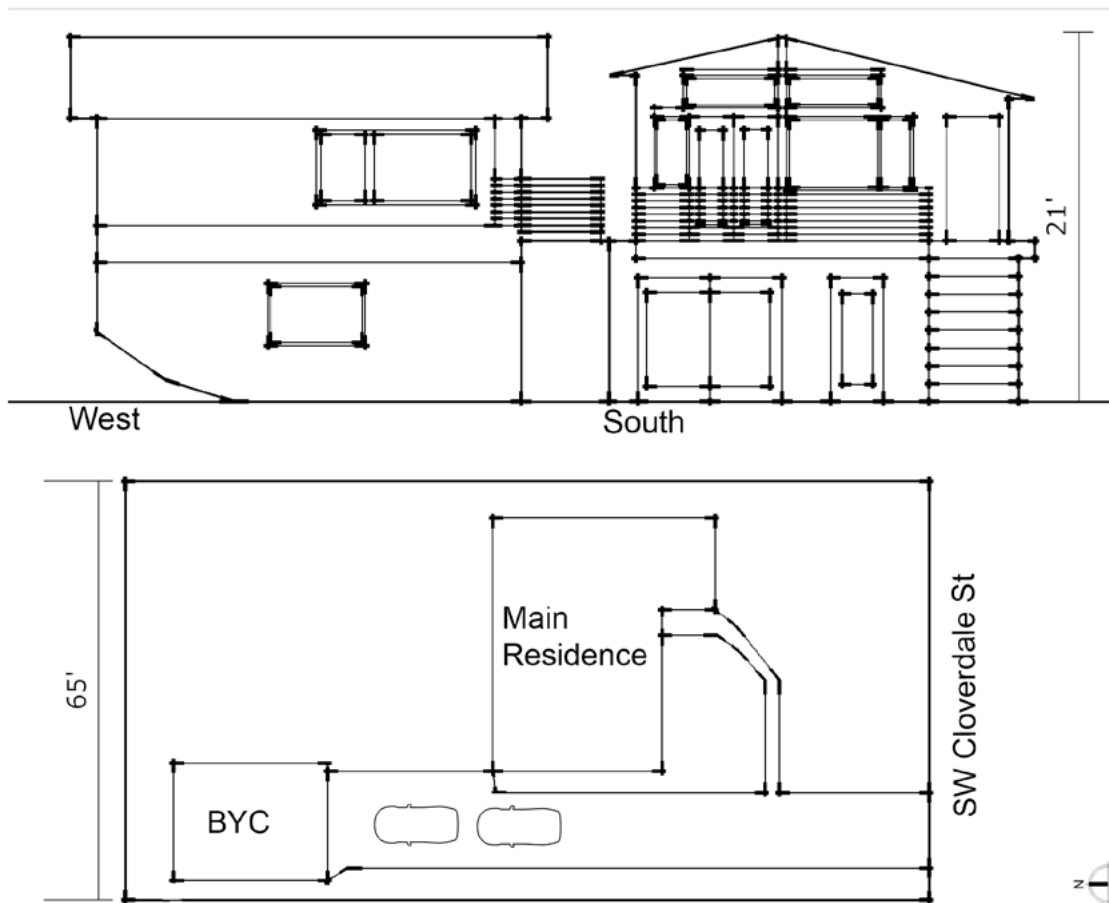
Front of cottage from driveway, looking north



View of main residence and cottage from SW Cloverdale St



4350 SW Cloverdale St is located in the Fauntleroy Neighborhood. It is located approximately three blocks east of the Fauntleroy Ferry Terminal and five blocks south of Lincoln Park.



Located in the rear yard, the cottage is a converted structure. Garage space is provided on the first floor with living space on the second. The cottage differs from the main residence in color choice but is similar in style and construction materials. The cottage can be seen from the street down the driveway.

Address	4350 SW Cloverdale St
Permit number	6266383
Total lot area (square feet)	8,200
BYC floor area (square feet)	830, (270 garage, 560 living)
Garage or storage area included	Yes, garage
BYC height	21'
Total lot coverage	21.9%
Parking exception	No
New unit or conversion	Conversion



Front of cottage from rear alley, looking southwest



Front of main residence from 44th Ave SW, looking east



5232 44th Ave SW is located in the Seaview neighborhood. It is located just south of the West Seattle Junction and has easy access to Puget Sound.

The backyard cottage is a newly constructed unit located in the rear yard. The cottage does not match the main residence in either style or color. Obscured by both the main residence and thick plant cover, the cottage cannot be seen from the street.

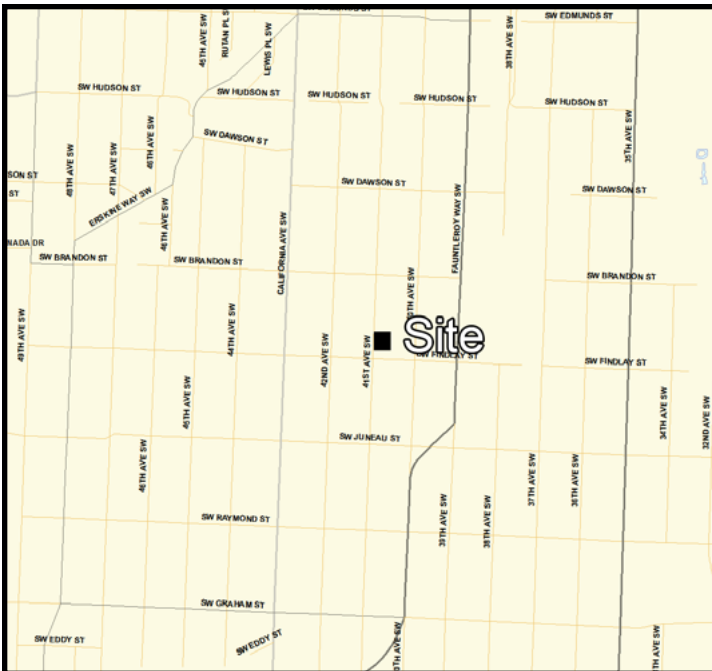
Address	5232 44th Ave SW
Permit number	6277086
Total lot area (square feet)	6,500
BYC floor area (square feet)	782
Garage or storage area included	No
BYC height	11'
Total lot coverage	36%
Parking exception	No
New unit or conversion	New unit



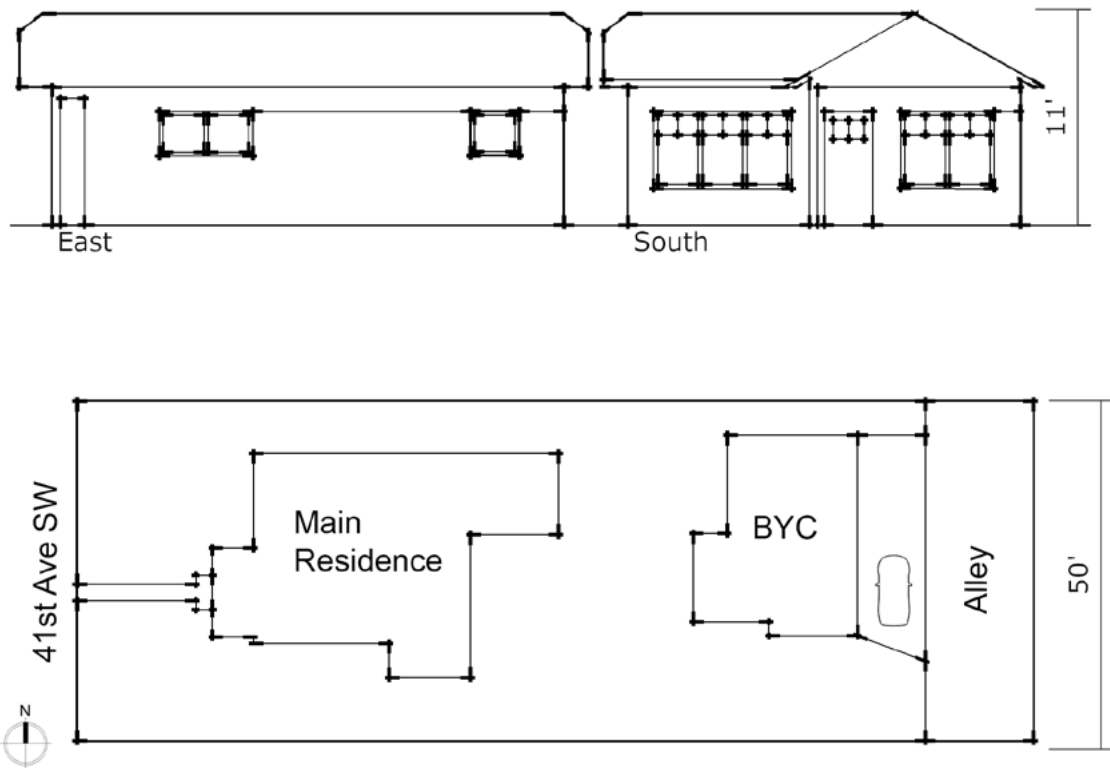
View of cottage in rear alley, looking south



Front of main residence from 41st Ave SW, looking east



5446 41st Ave SW is located in the Fairmount Park neighborhood. It is located three blocks west of Fairmount Park Elementary School and Fairmount Playground



Matching the main residence in color and building materials, the backyard cottage is an alley accessed, newly constructed unit located in the rear yard. The cottage is invisible from the street because it is obscured by the main residence but can be seen from the alley.

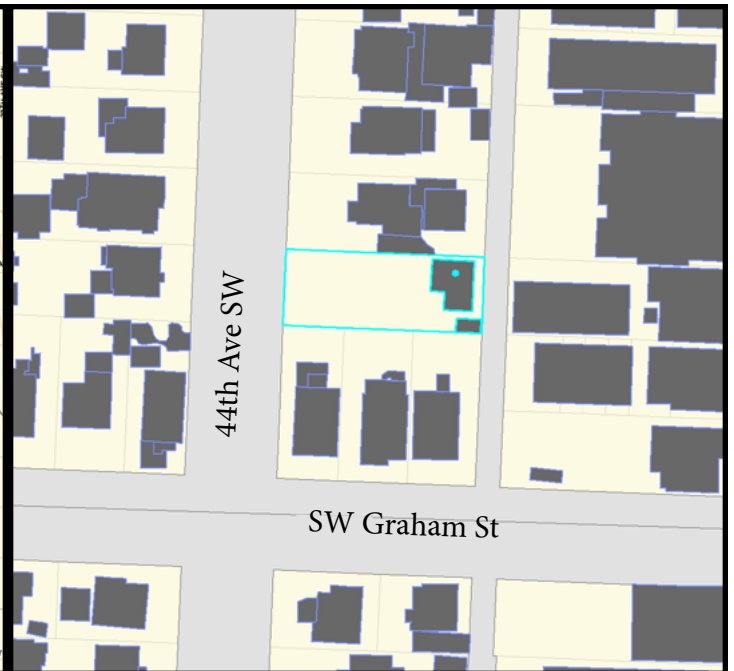
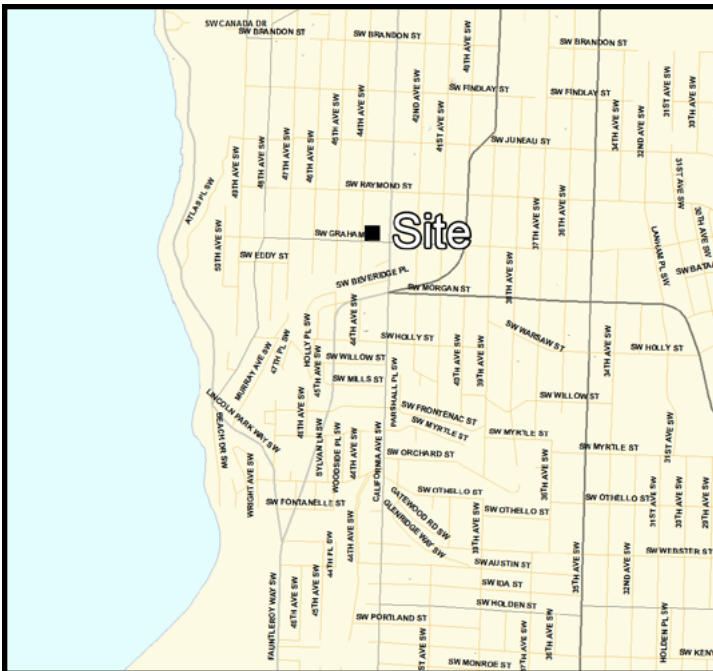
Address	5446 41st Ave SW
Permit number	6303510
Total lot area (square feet)	6,250
BYC floor area (square feet)	618
Garage or storage area included	Yes, storage
BYC height	11'
Total lot coverage	31%
Parking exception	No
New unit or conversion	New unit



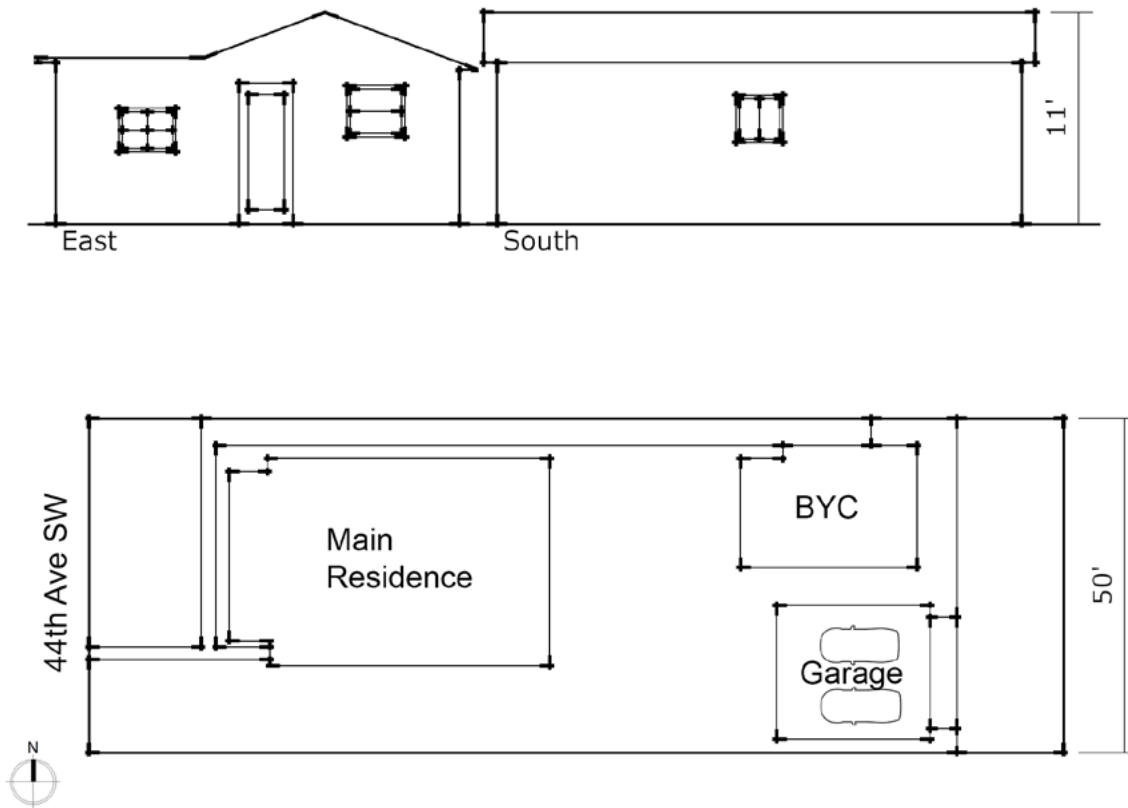
Front of cottage in alley, looking west



View of main residence from 44th Ave SW, looking east



6046 44th Ave SW is located in the Seaview neighborhood in close proximity to Puget Sound.

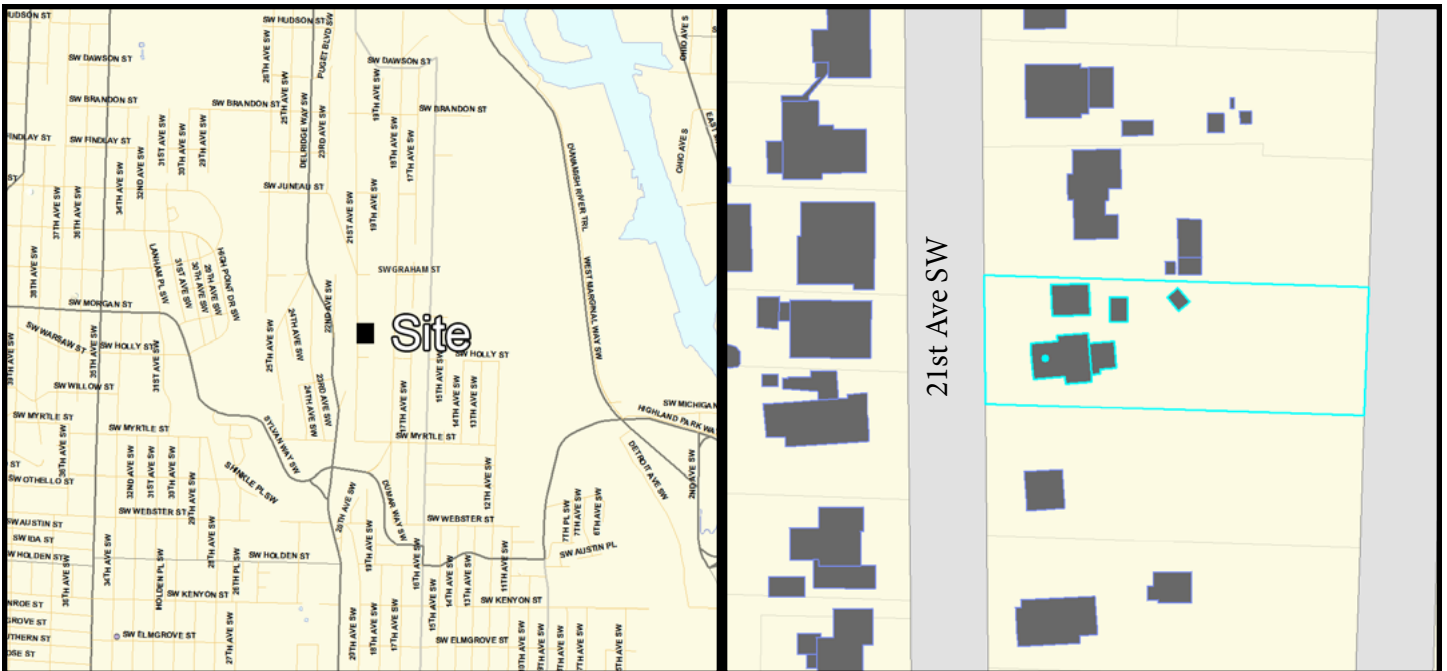


Situated in the rear yard, the backyard cottage is a converted, alley accessed unit. The cottage and main residence do not match each other in either building materials nor architectural style. The cottage is invisible from the street since it is obscured by the main residence.

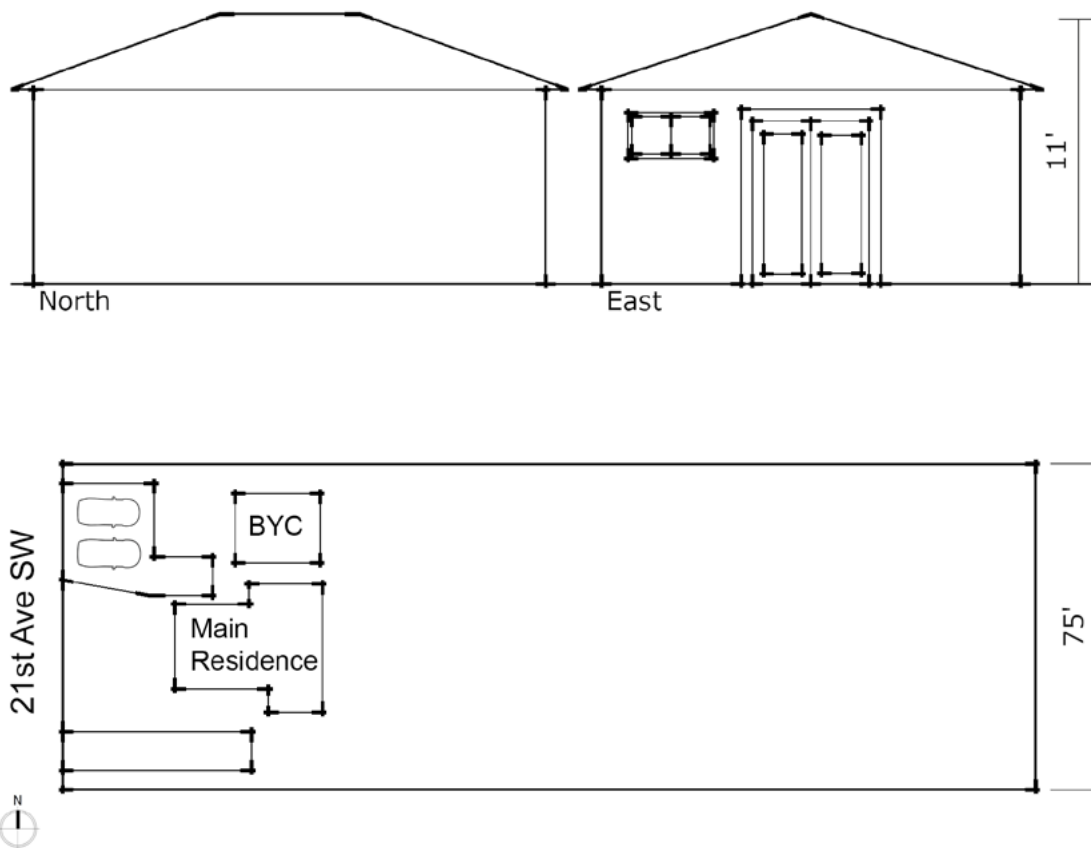
Address	6046 44th Ave SW
Permit number	6350181
Total lot area (square feet)	6,494
BYC floor area (square feet)	472
Garage or storage area included	No
BYC height	11'
Total lot coverage	32.4%
Parking exception	No
New unit or conversion	Conversion



Front of main residence from 21st Ave SW, looking east



6526 21st Ave SW is located in Delridge, three blocks west of the Riverview Playfield and West Duwamish Greenway.



Located in the side yard, the backyard cottage is a converted unit. Obscured by fences and trees, and located down a hillside, the cottage cannot be seen from the street.

Address	6526 21st Ave SW
Permit number	6366536
Total lot area (square feet)	20,916
BYC floor area (square feet)	396
Garage or storage area included	No
BYC height	11'
Total lot coverage	7%
Parking exception	No
New unit or conversion	Conversion



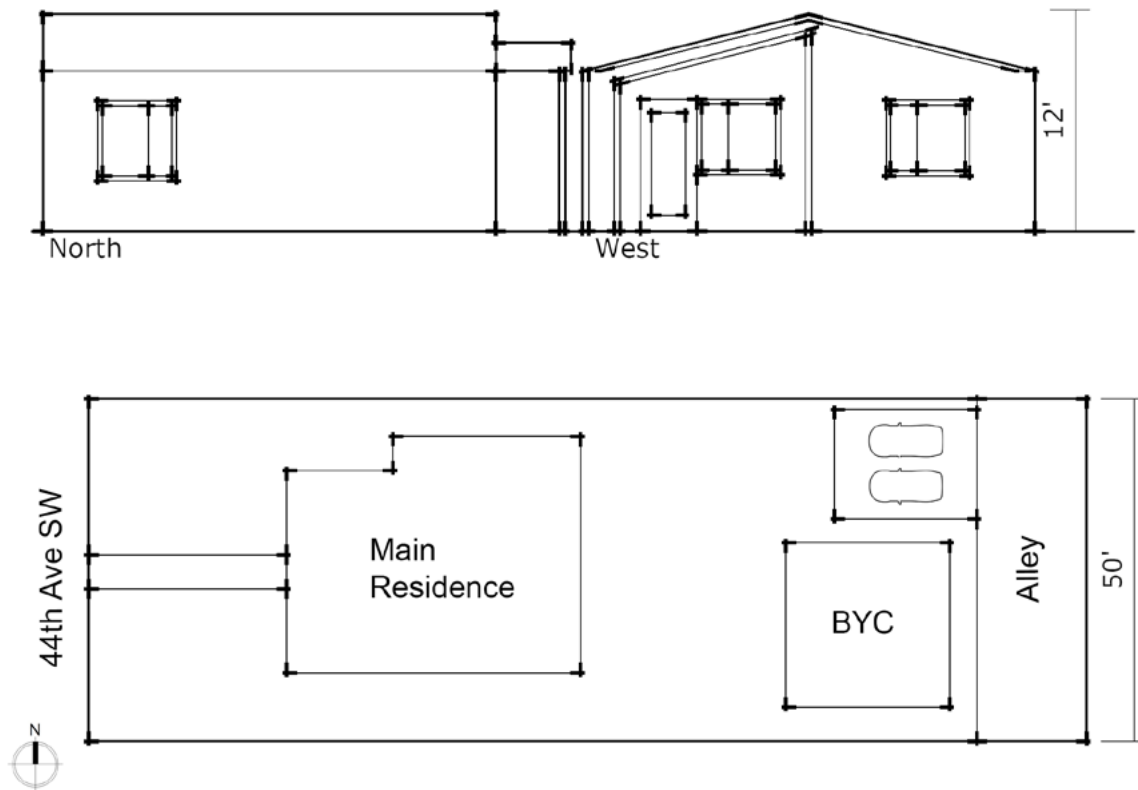
View of cottage from alley, looking northwest



Front of main residence from 44th Ave SW, looking east



6536 44th Ave SW is located in the Gatewood neighborhood, four blocks east of Puget Sound, and four blocks north of Gatewood Elementary School.



The backyard cottage is an alley accessed, converted unit, located in the rear yard. Not visible from the street, the cottage does not match either the style, building materials, or colors of the main residence.

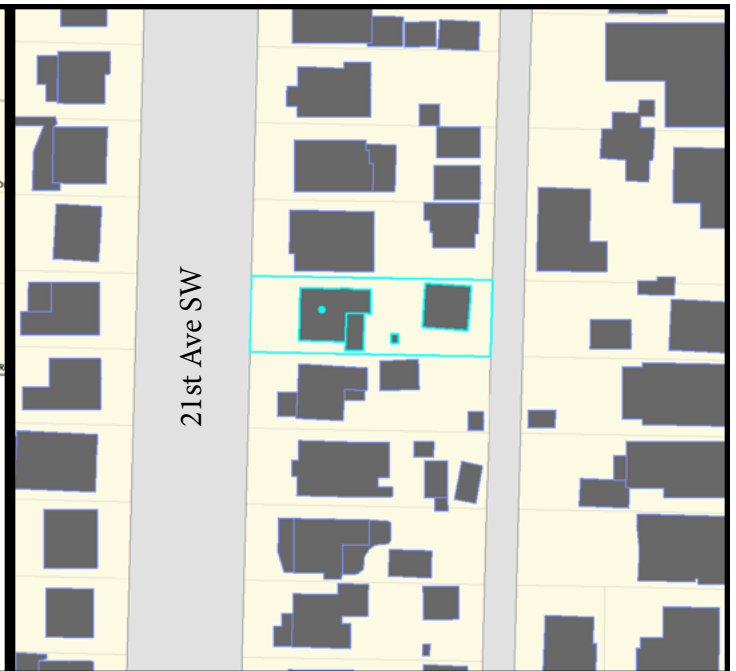
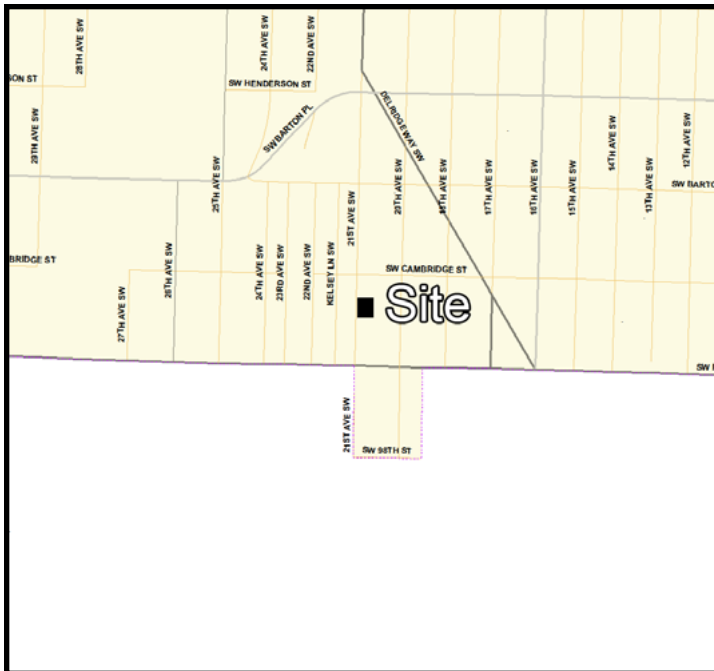
Address	6536 44th Ave SW
Permit number	6283523
Total lot area (square feet)	6,500
BYC floor area (square feet)	576
Garage or storage area included	No
BYC height	12'
Total lot coverage	30%
Parking exception	No
New unit or conversion	Conversion



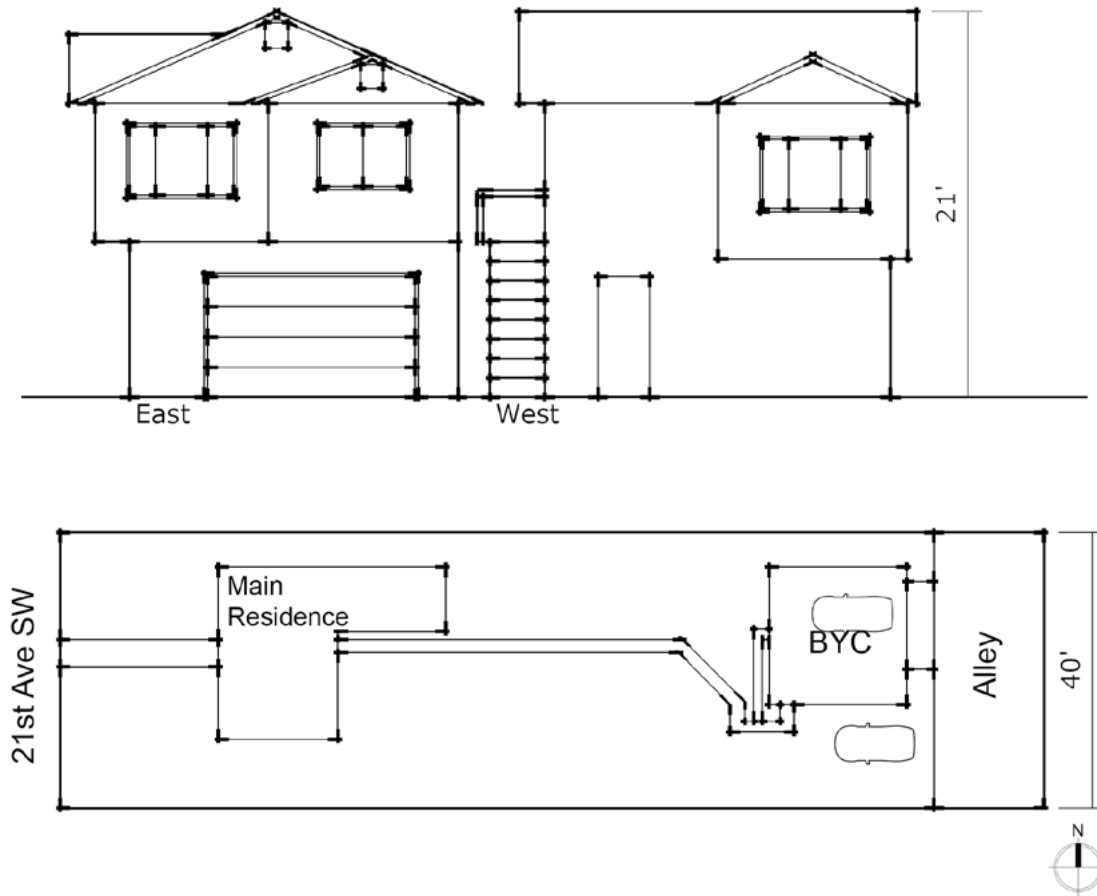
View of cottage from alley, looking northwest



Front of main residence from 21st Ave SW, looking east



9422 21st Ave SW is located in the South Delridge neighborhood just north of White Center. It is located five blocks east of Roxhill Park, and five blocks south of Westwood Town Center.



The backyard cottage is a converted garage to cottage located in the rear yard. Primary access is through the rear alley. The cottage has garage space on the ground floor, and living space on the second. The cottage differs in color from the main residence but utilizes similar building materials.

Address	9422 21st Ave SW
Permit number	6304781
Total lot area (square feet)	7,704
BYC floor area (square feet)	821 (421 living, 400 garage)
Garage or storage area included	Yes, garage
BYC height	21'
Total lot coverage	22.6%
Parking exception	No
New unit or conversion	Conversion



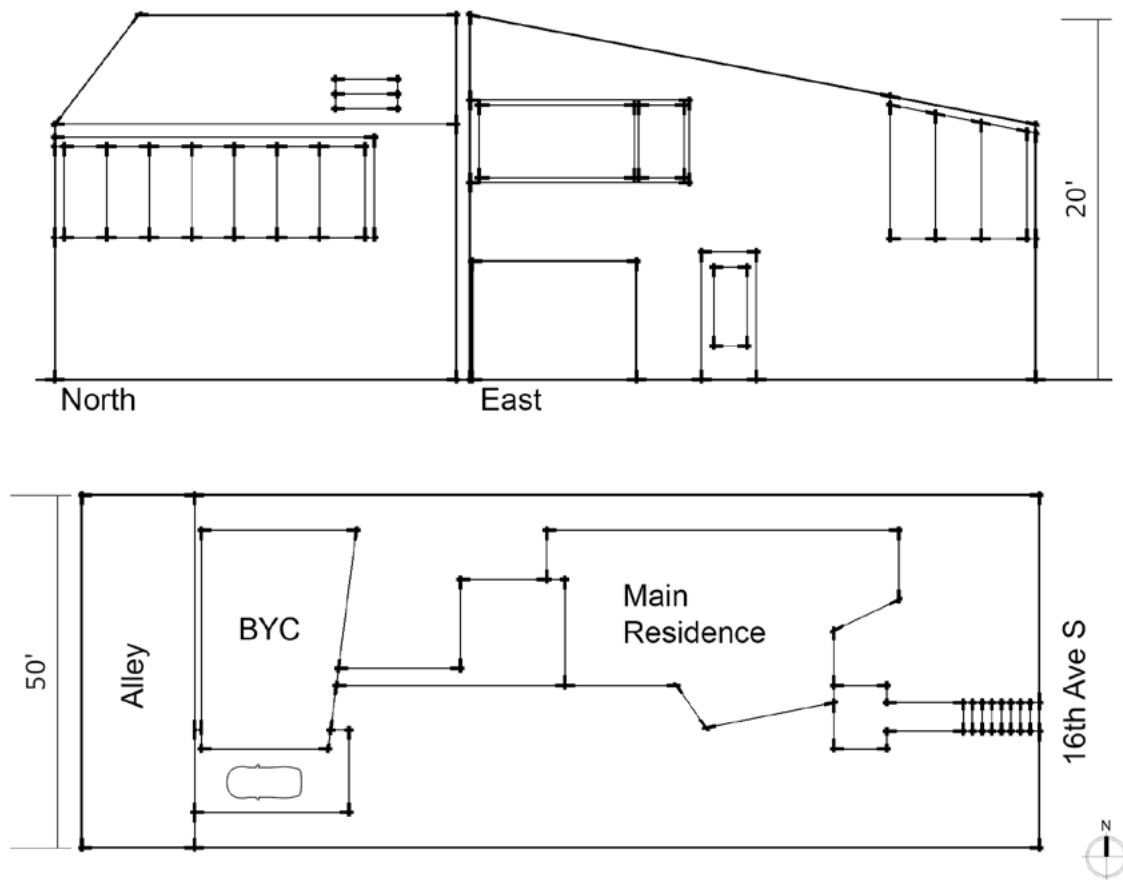
View of cottage from alley, looking northeast



Front of main residence, from 16th Ave S



1911 16th Ave S is located on Beacon Hill. It is located three blocks east of Beacon Hill Elementary and Beacon Hill Playground, and five blocks north of the Beacon Hill Link Station.



The backyard cottage is an alley accessed newly constructed unit, located in the rear yard. The cottage resembles the main residence in both style and building materials. Somewhat difficult to see from the street, the cottage can be seen in the alley.

Address	1911 16th Ave S
Permit number	6213545
Total lot area (square feet)	6,400
BYC floor area (square feet)	778
Garage or storage area included	No
BYC height	20'
Total lot coverage	32.3%
Parking exception	No
New unit or conversion	New unit



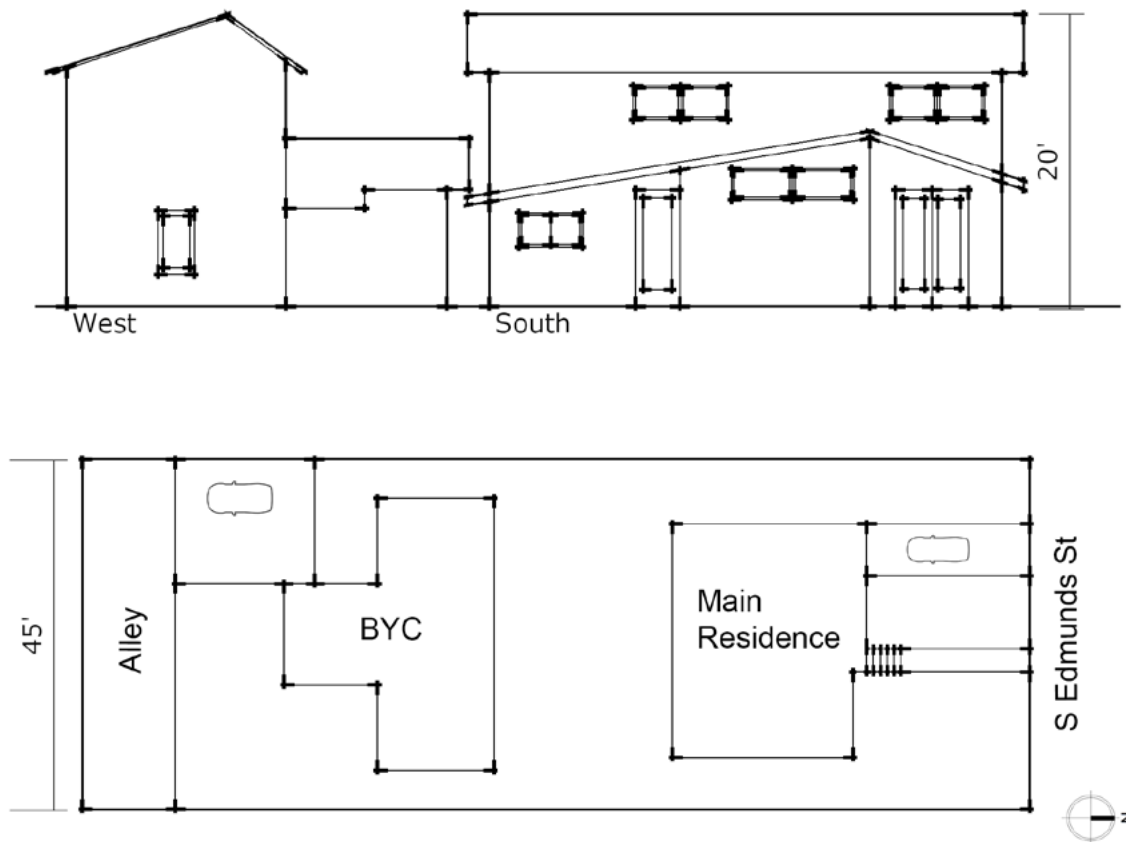
View of cottage from alley, looking north



View of main residence from S Edmunds St, looking south



3207 S Edmunds St is located in Columbia City. It is located two blocks south of the Columbia City Link Light Rail station, and one block west of the Columbia School and Zion Preparatory Academy.



Located in the rear yard and accessed via the alley, the backyard cottage is a newly constructed unit. Utilizing similar building materials and slightly different colors, the cottage is barely visible from S Edmunds St but can be seen from the alley.

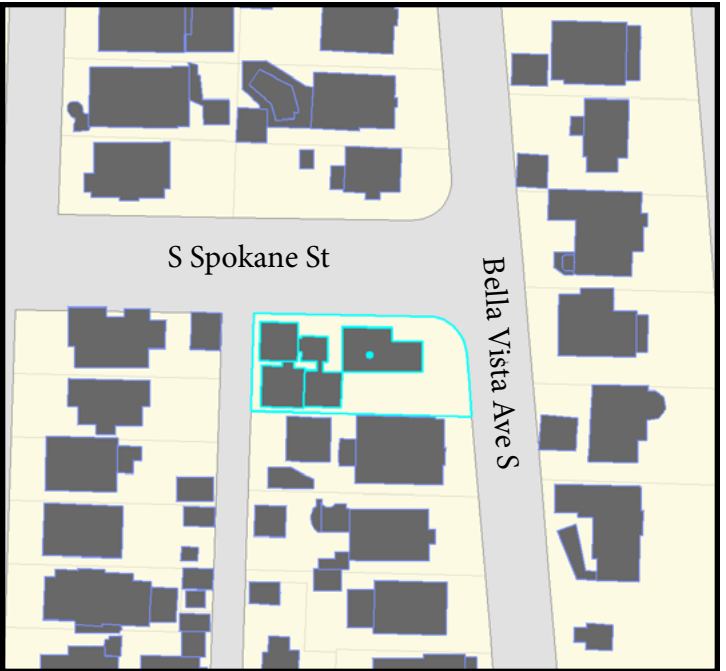
Address	3207 S Edmunds St
Permit number	6206614
Total lot area (square feet)	4,950
BYC floor area (square feet)	790
Garage or storage area included	No
BYC height	20'
Total lot coverage	28%
Parking exception	No
New unit or conversion	New unit



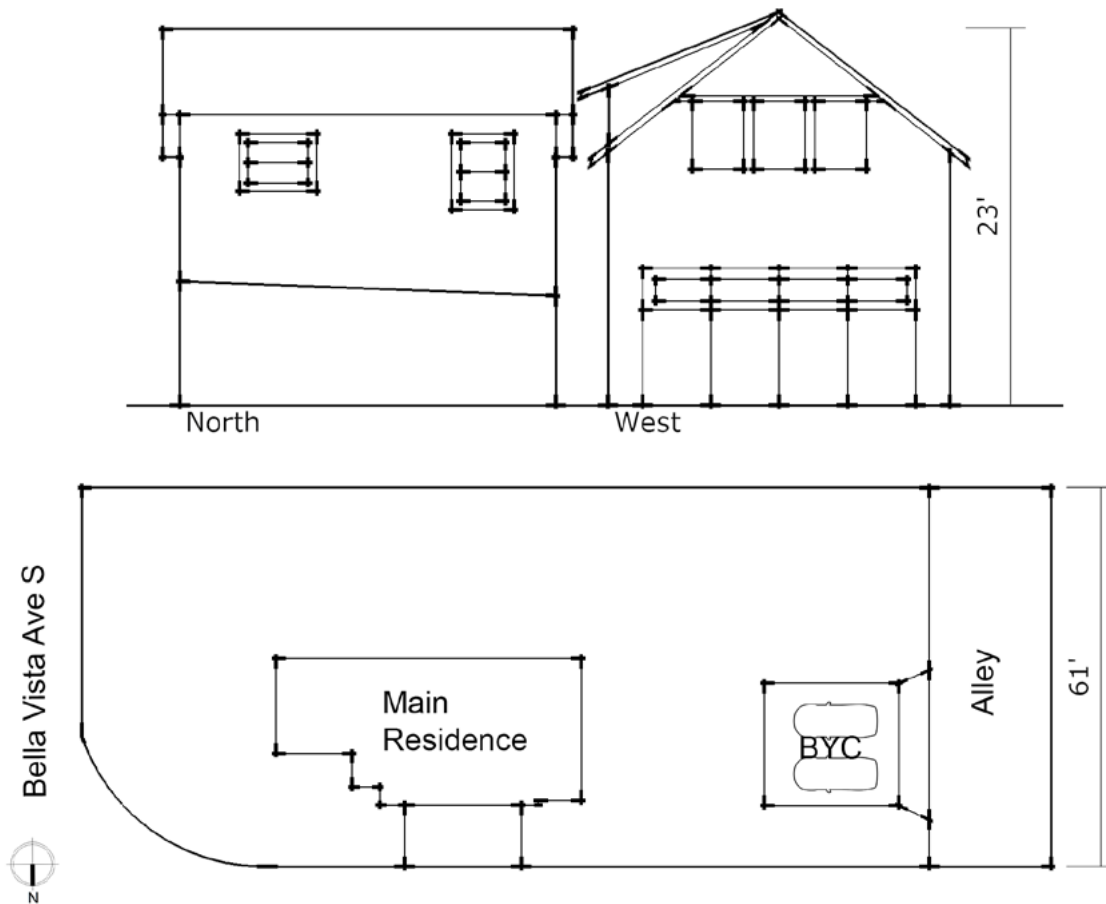
View of cottage from alley, looking southeast



Front of main residence from corner of S Spokane St and Bella Vista Ave S, looking southwest



3601 Bella Vista Ave S is located in Mt. Baker. It is located three blocks west of the shore of Lake Washington and four blocks north of the Genesee Park and Playfield.



The backyard cottage is a newly constructed, alley accessed unit built into hillside. The cottage takes advantage of the natural slope of the site with a garage on the ground level, and living space on the second matching the ground level of the main residence. The cottage matches the main residence in both building materials and architectural style.

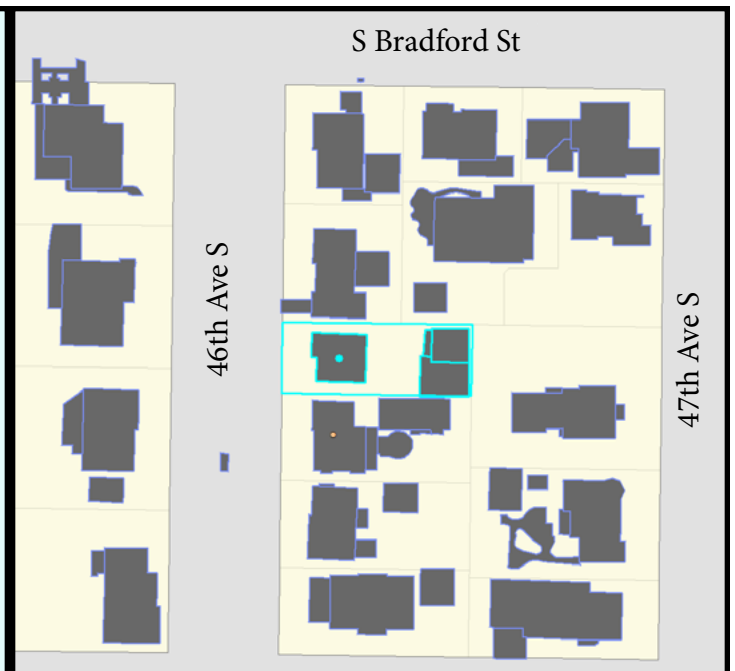
Address	3601 Bella Vista Ave S
Permit number	6063917
Total lot area (square feet)	8,226
BYC floor area (square feet)	780
Garage or storage area included	Yes, garage
BYC height	23'
Total lot coverage	18.3%
Parking exception	No
New unit or conversion	New unit



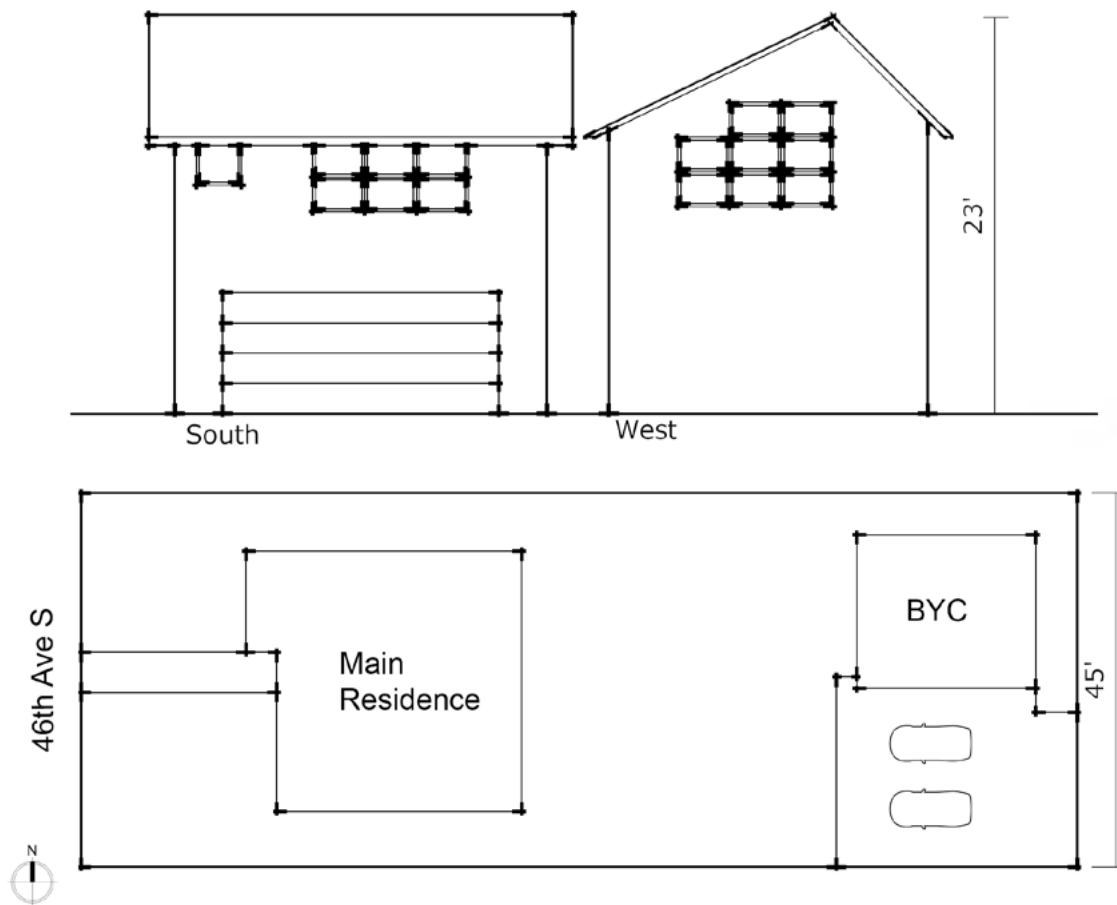
View of cottage from 46th Ave S, looking east



Front of main residence from 46th Ave S, looking east



3916 46th Ave S is located in Seward Park, adjacent to the Genesee Park and Playfield, two blocks south of the Lake Washington shore, and approximately 1/2 mile from Seward Park.



The backyard cottage is newly constructed unit located in the rear yard. The cottage has a garage on the first floor, and living space on the second. It is mostly obscured by the main residence. The building materials and color differs from the main residence.

Address	3916 46th Ave S
Permit number	6190461
Total lot area (square feet)	5,400
BYC floor area (square feet)	800
Garage or storage area included	Yes, garage
BYC height	23'
Total lot coverage	26.9%
Parking exception	No
New unit or conversion	New unit



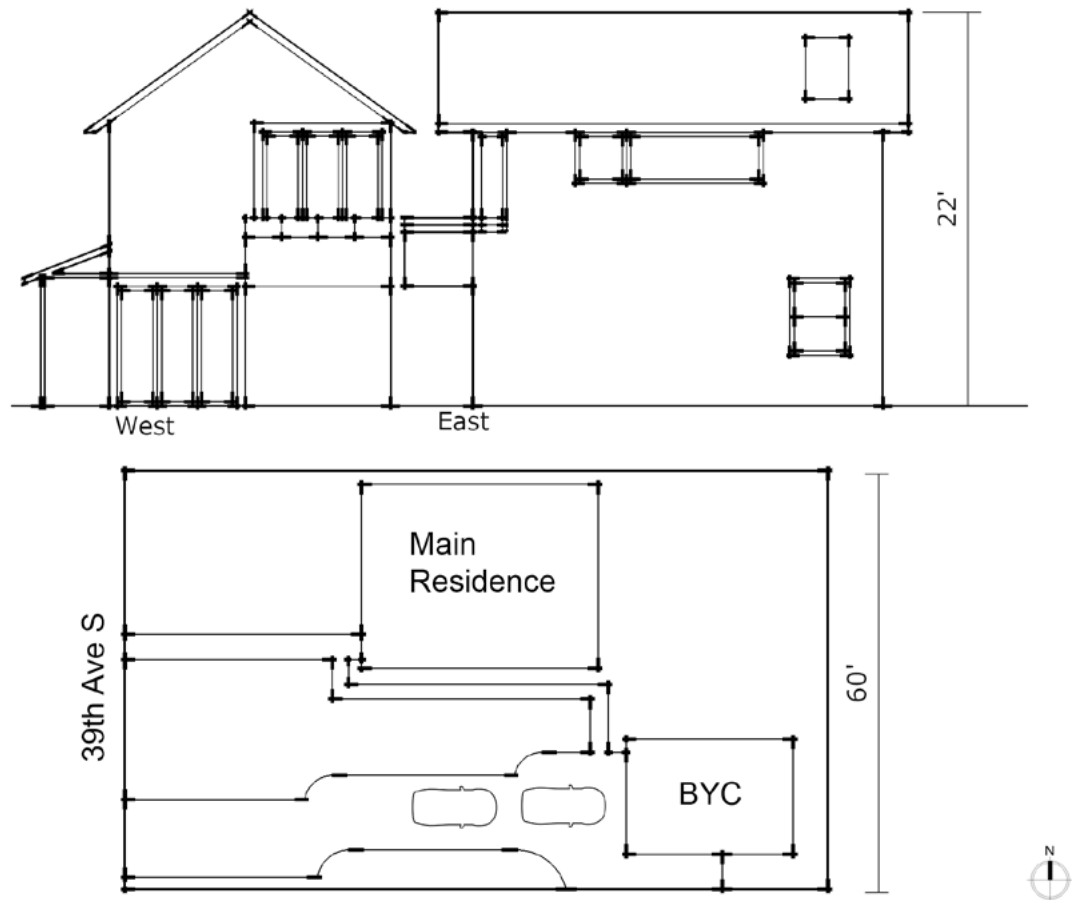
View of cottage from 39th Ave S, looking east



Front of main residence from 39th Ave S, looking east



Located in Mt. Baker, 4022 39th Ave S is just north of Hawthorne Elementary School and five blocks north of Columbia Park and Genesee Park and Playfield.



The backyard cottage is a newly constructed unit in the side yard. It is primarily accessed by a driveway shared with the main residence. The cottage matches the main residence in both style, color, and building materials.

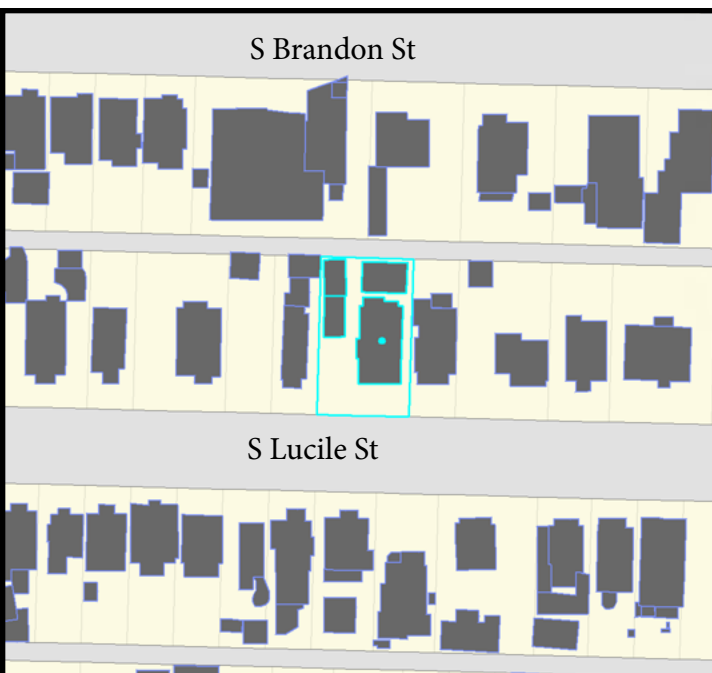
Address	4022 39th Ave S
Permit number	6125545
Total lot area (square feet)	6,060
BYC floor area (square feet)	694
Garage or storage area included	No
BYC height	22'
Total lot coverage	26%
Parking exception	No
New unit or conversion	New unit



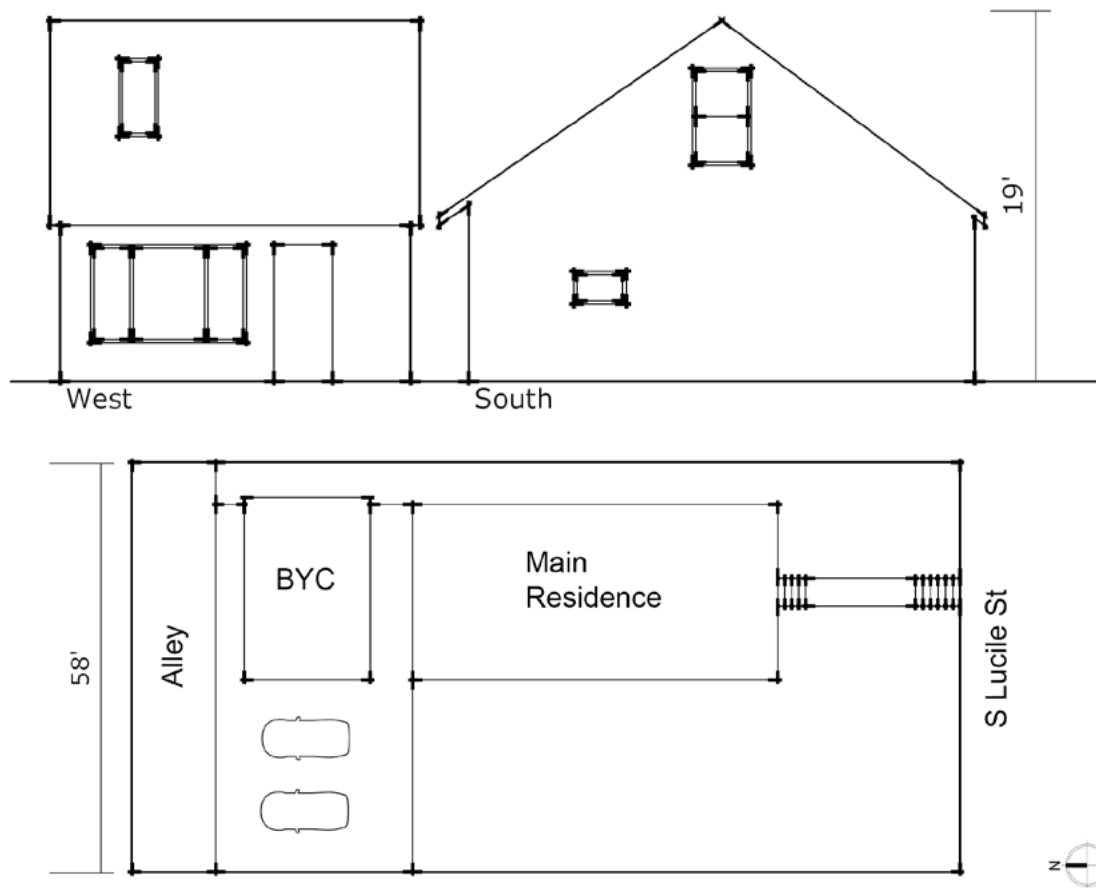
View of cottage from alley, looking southeast



Front of main residence from S Lucile St, looking north



4542 S Lucile St is located in Columbia City. It is located three blocks east of Rainier Ave S, three blocks south of Whitworth Elementary School, and 1/2 mile from Seward Park.



Located in the rear yard, the backyard cottage is a newly constructed, alley accessed unit. The color, style, and building materials of the cottage do not match the main residence. Due to its location on a hillside and heavy vegetation, the cottage is difficult to see from the street.

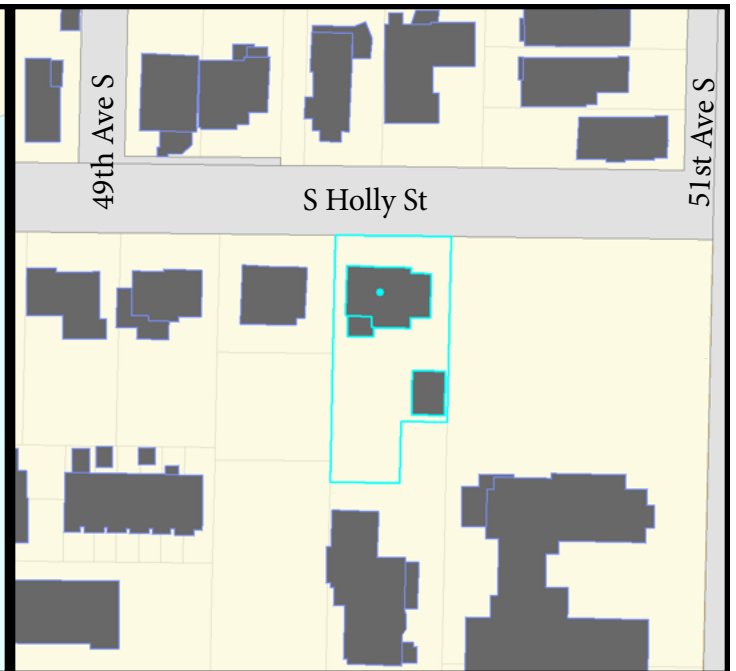
Address	4542 S Lucile St
Permit number	6282757
Total lot area (square feet)	6,180
BYC floor area (square feet)	623
Garage or storage area included	No
BYC height	19'
Total lot coverage	24%
Parking exception	No
New unit or conversion	New unit



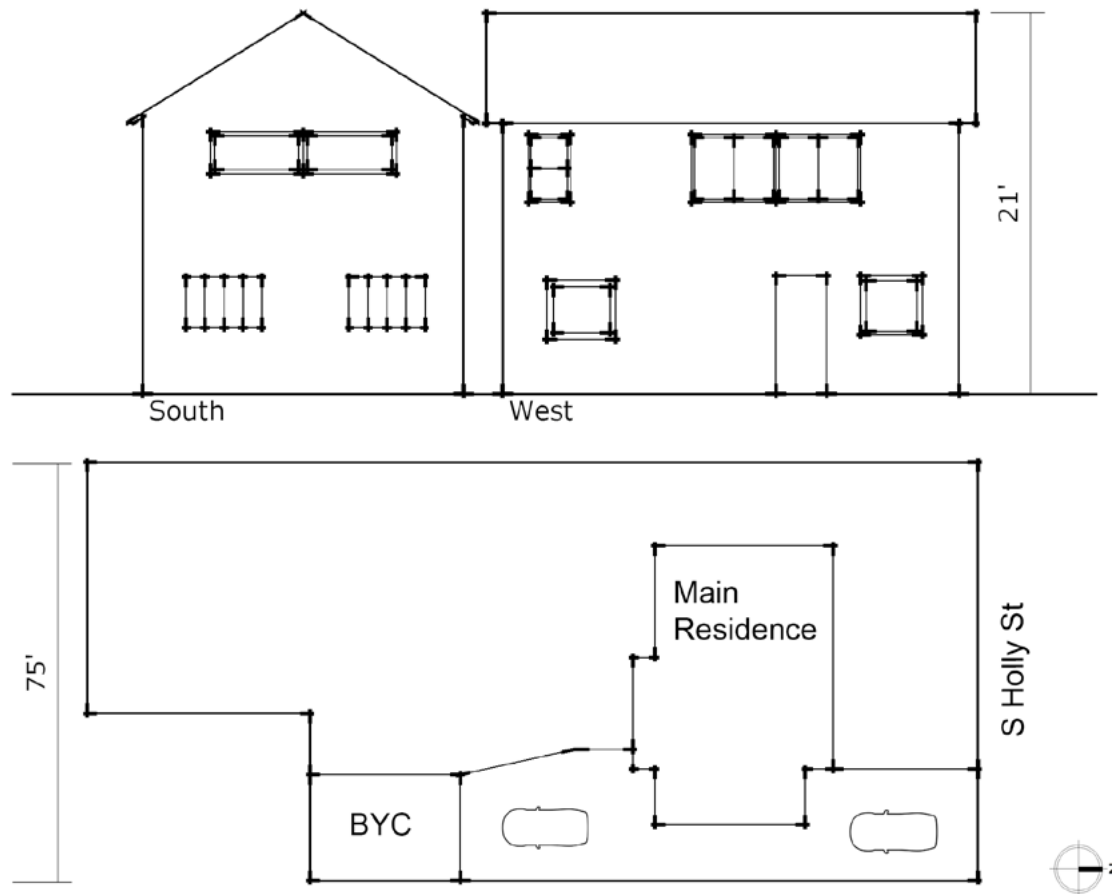
View of cottage from driveway, looking south



Front of main residence from S Holly St, looking south



4845 S Holly St is located in the Brighton neighborhood, just east of Rainier Ave S, and three blocks east of Brighton Elementary School.



The backyard cottage is a two story structure located in the rear yard. The building materials, architectural style, and color match the main residence. The driveway accessed cottage can be seen from the street where it is mostly obscured by the main residence and thick vegetation.

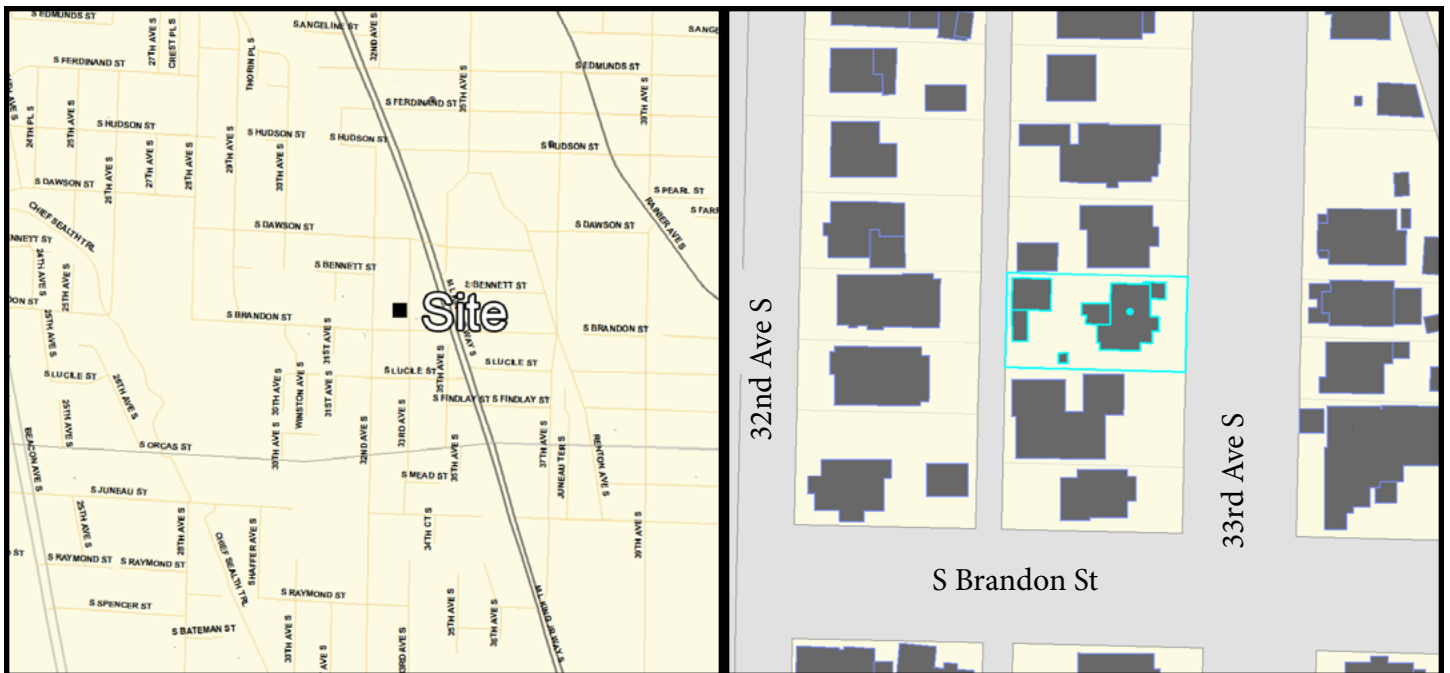
Address	4845 S Holly St
Permit number	6285197
Total lot area (square feet)	10,800
BYC floor area (square feet)	513
Garage or storage area included	No
BYC height	21'
Total lot coverage	18%
Parking exception	No
New unit or conversion	Conversion



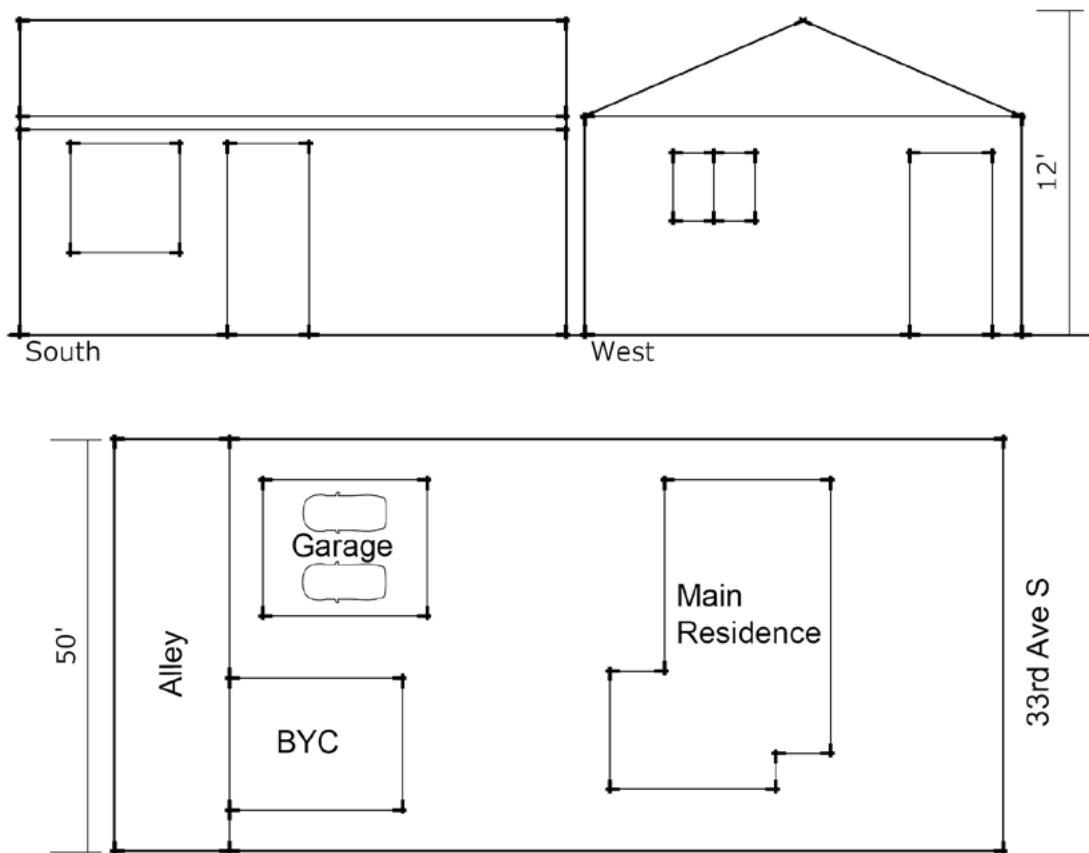
View of cottage from alley, looking northwest



Front of main residence from 33rd Ave S, looking west



5311 33rd Ave S is located in Columbia Center. It is three blocks east of Dearborn Park and Dearborn Park Elementary School and six blocks south of the Columbia City Link station.



The backyard cottage is an alley accessed unit located in the rear yard. The cottage utilizes similar building materials to the main residence but is a different color. The cottage cannot be seen from the street because it is obscured by the main residence but it can be seen in the alley where it sits adjacent to a garage.

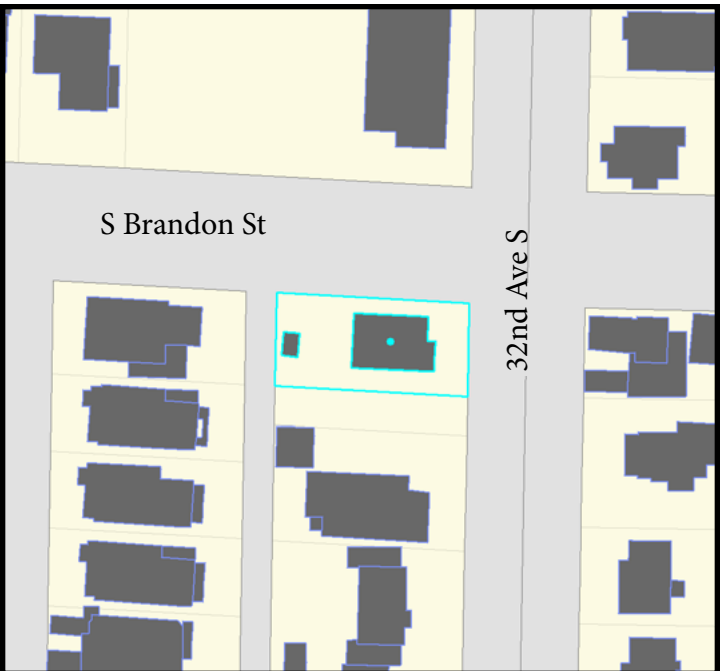
Address	5311 33rd Ave S
Permit number	6318679
Total lot area (square feet)	4,700
BYC floor area (square feet)	330
Garage or storage area included	No
BYC height	12'
Total lot coverage	26.4%
Parking exception	No
New unit or conversion	Conversion



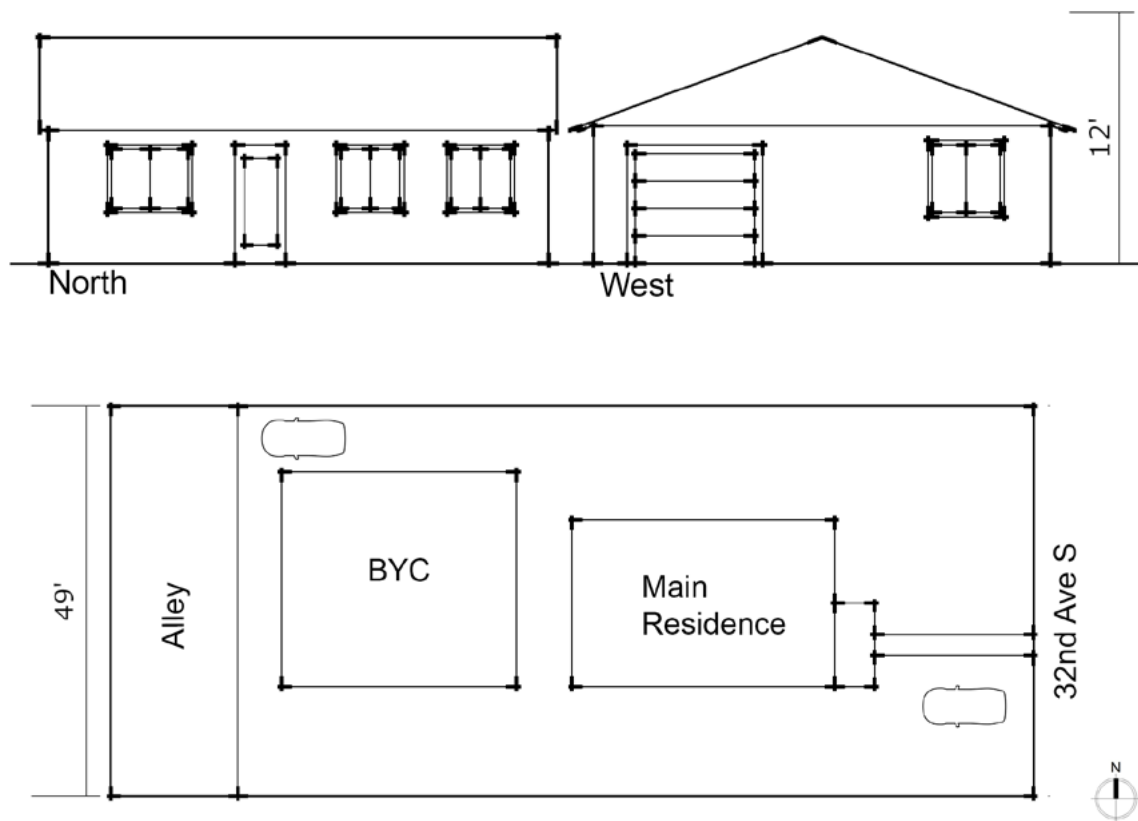
View of cottage from S Brandon St, looking southeast



Front of main residence from 32nd Ave S, looking west



5403 32nd Ave S is located in Columbia City. It is located walking distance from the Columbia City Link station, and three blocks east of Dearborn Park Elementary School and Dearborn Park.



Located on a corner lot, the backyard cottage is a newly constructed, one-story unit with garage space. Although the cottage and main residence are built with similar building materials they differ in color. The cottage is visible from S Brandon St and the alley but difficult to see from 32nd Ave S.

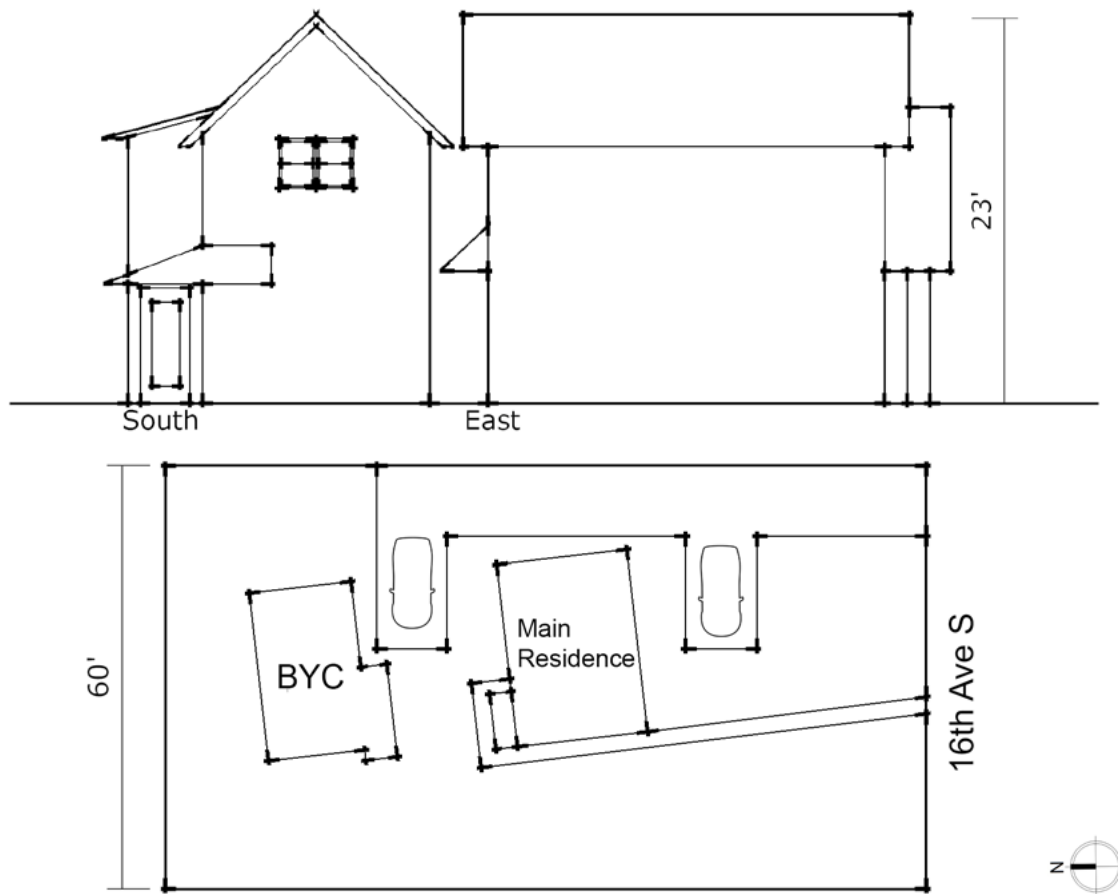
Address	5403 32nd Ave S
Permit number	6256356
Total lot area (square feet)	4,875
BYC floor area (square feet)	797 (454 living, 343 garage)
Garage or storage area included	Yes, garage
BYC height	12'
Total lot coverage	40.5%
Parking exception	No
New unit or conversion	New unit



View of both cottage (background) and main residence (foreground), looking north



5829 16th Ave S is located in the Beacon Hill neighborhood, adjacent to I-5, just east of Cleveland High School.



The backyard cottage is a newly constructed unit located in the rear yard. Located directly behind the main residence, the cottage is partially visible from the street. Cottage building materials nor color match the main residence.

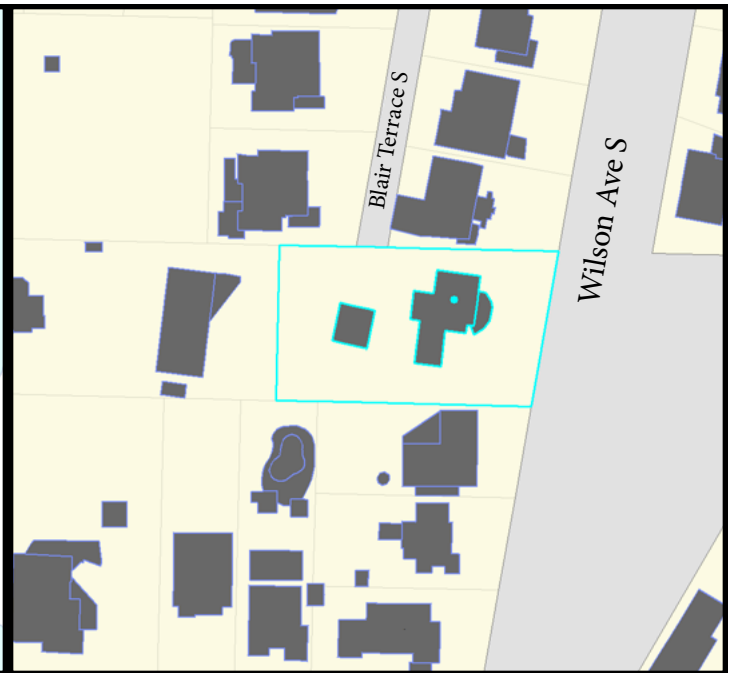
Address	5829 16th Ave S
Permit number	6240970
Total lot area (square feet)	6,480
BYC floor area (square feet)	720
Garage or storage area included	No
BYC height	23'
Total lot coverage	17%
Parking exception	No
New unit or conversion	New unit



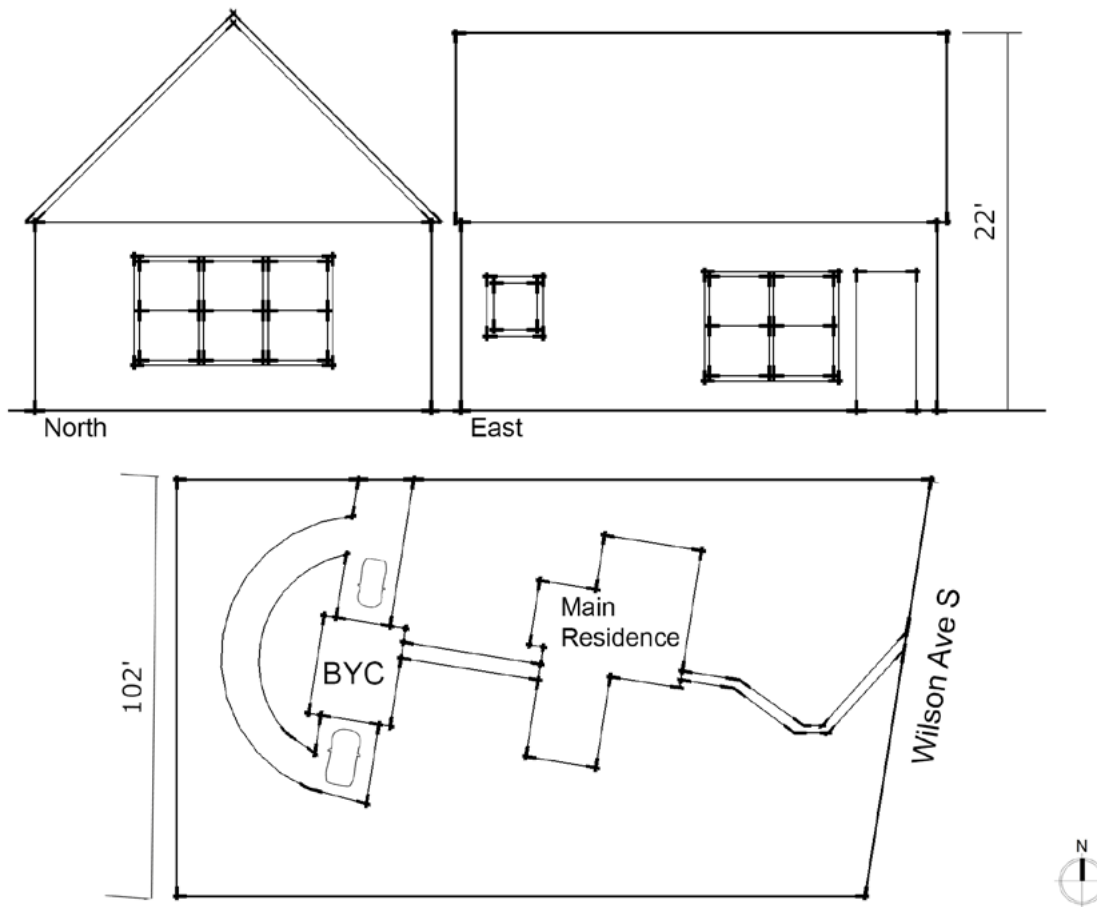
View of cottage from alley, looking south



Front of main residence from Wilson Ave S, looking west



6335 Wilson Ave S is located in the Seward Park Neighborhood approximately three blocks from Seward Park and three blocks from the Lake Washington shore.



Located on a steep hill, the cottage is a two-story converted garage. Primary access is through a rear alley from which the cottage is difficult to see. Located atop a hill, the cottage cannot be seen from the street. Both the cottage and main residence are constructed with different building materials and differ in color.

Address	6335 Wilson Ave S
Permit number	6327192
Total lot area (square feet)	17,675
BYC floor area (square feet)	880
Garage or storage area included	Yes, garage
BYC height	22'
Total lot coverage	11.6%
Parking exception	No
New unit or conversion	Conversion



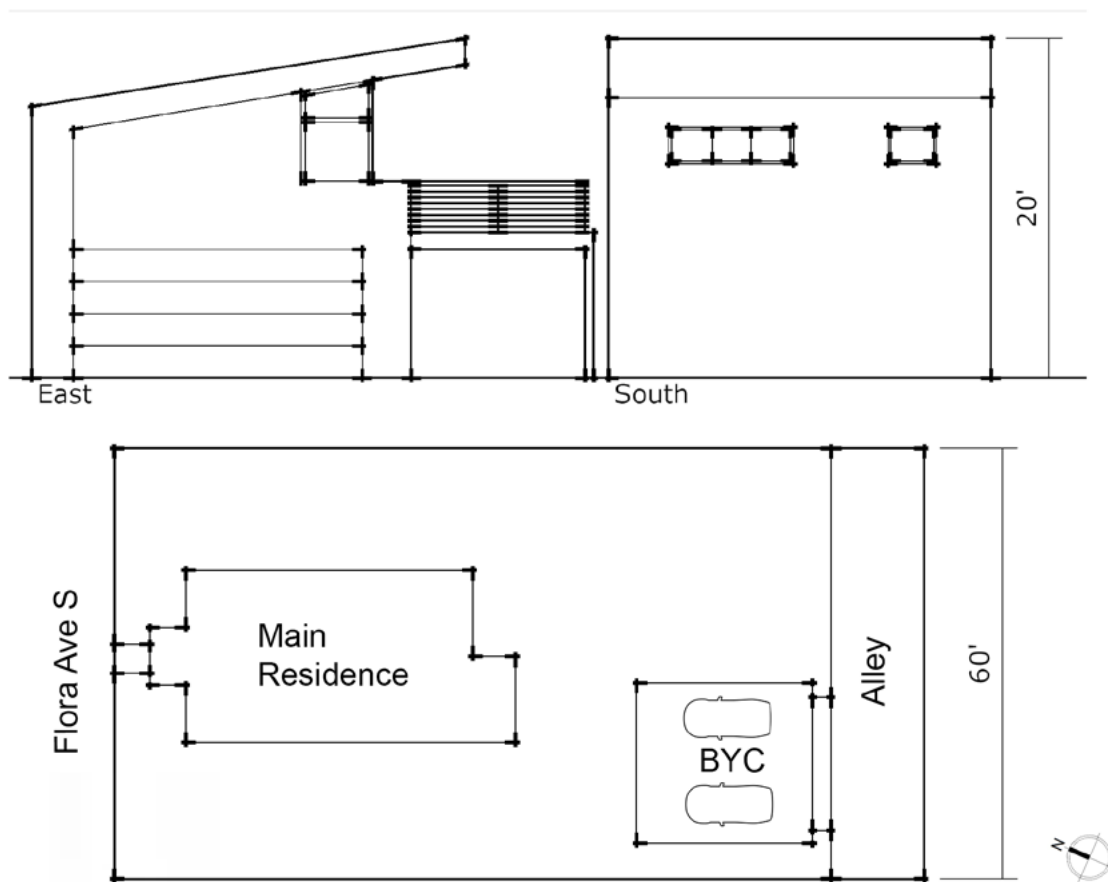
View of cottage from alley, looking southwest



Front of main residence from Flora Ave S, looking east



6616 Flora Ave S is located in the Georgetown Neighborhood, adjacent to King County Airport (Boeing Field) and the Duwamish River. It has easy access to both I-5 and SR 99.



The backyard cottage is an alley accessed unit located in the rear yard. The cottage has garage space on the ground level and living space on the second. Due to tree and vegetation cover, it practically invisible from the street. The cottage and main residence are similar in their use of brick but the style is slightly different.

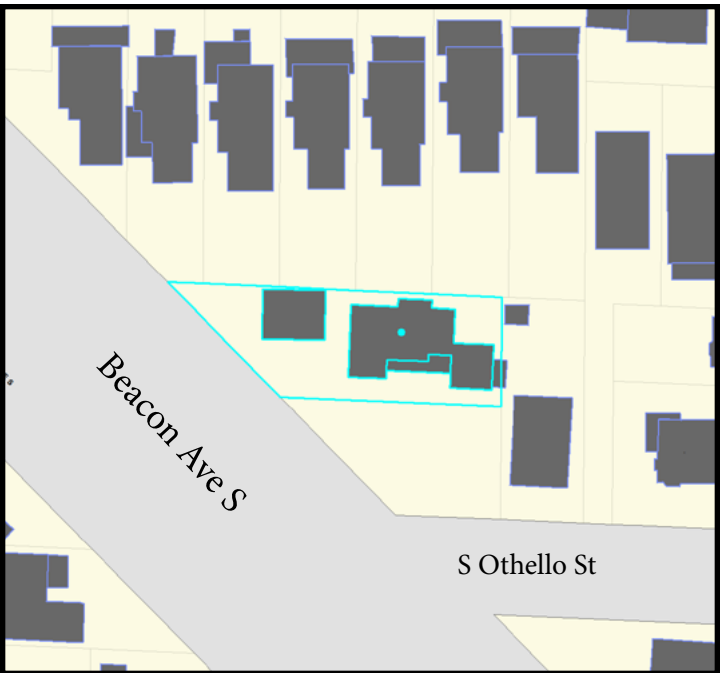
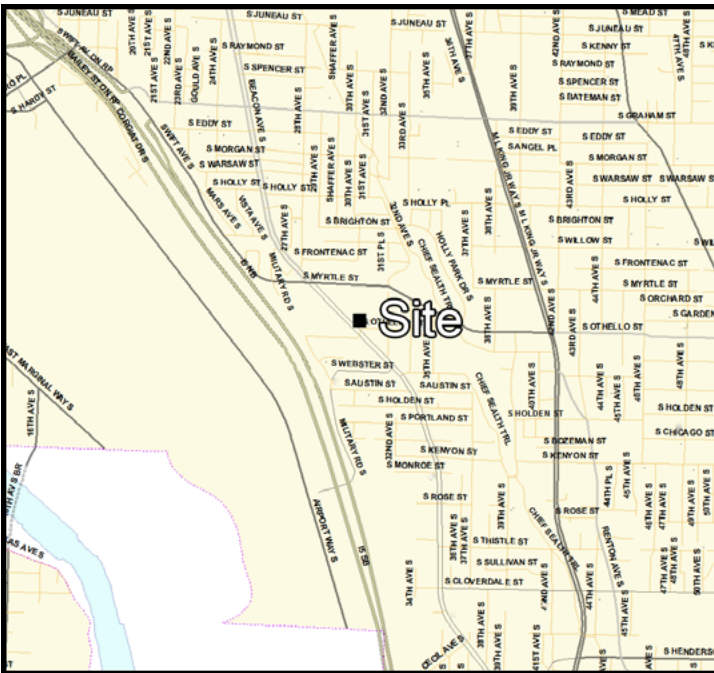
Address	6616 Flora Ave S
Permit number	6345712
Total lot area (square feet)	6,000
BYC floor area (square feet)	733
Garage or storage area included	Yes, garage
BYC height	20'
Total lot coverage	34.9%
Parking exception	No
New unit or conversion	New unit



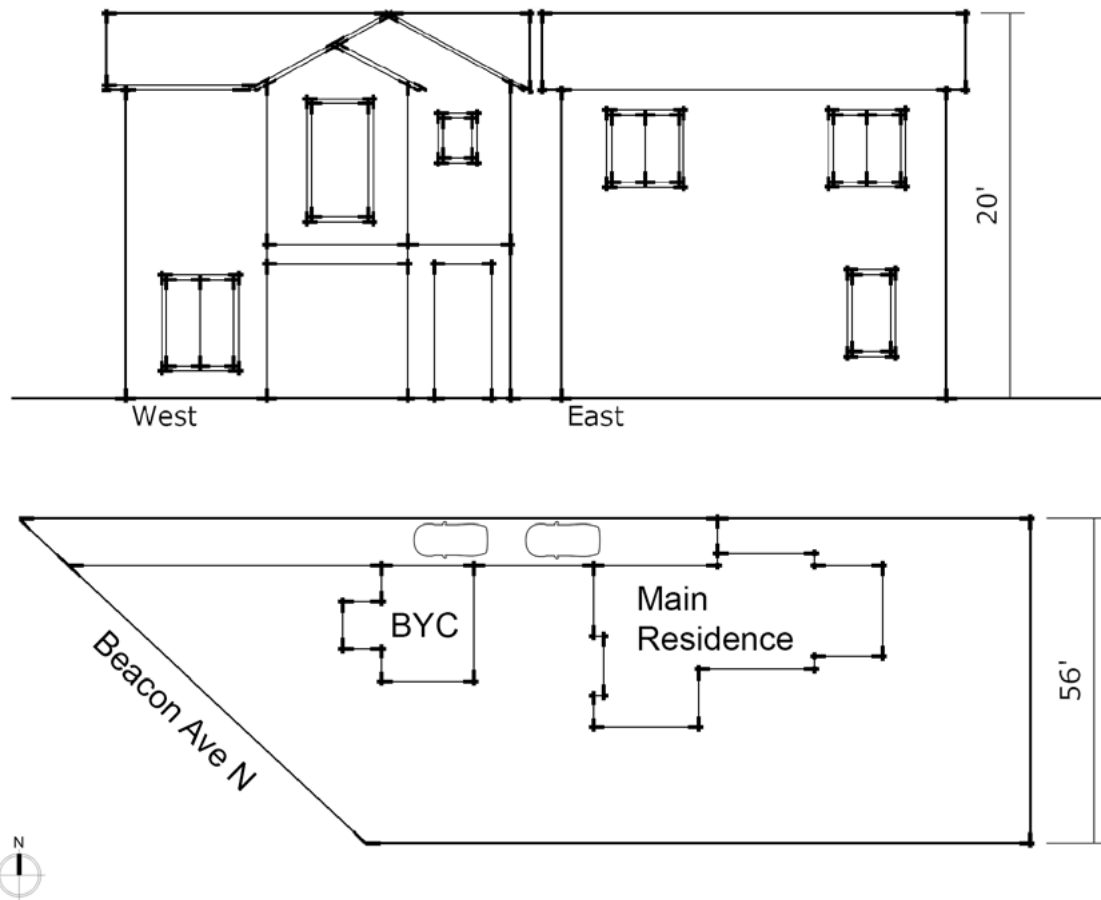
View of cottage from Beacon Ave S, looking southeast



View of main residence and cottage, looking southeast



7230 Beacon Ave S is located in the Beacon Hill neighborhood. It is adjacent to I-5 and is located in close to King County Airport (Boeing Field).



The backyard cottage is a newly constructed, two-story unit located in the front yard. Primary access is through a long driveway connecting the cottage and the main residence. Although the building materials are similar, the color between cottage and main residence is different.

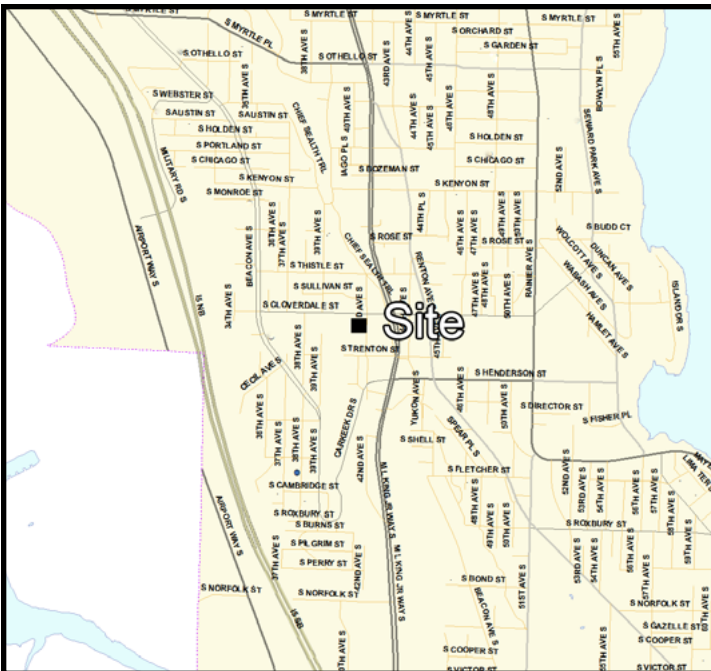
Address	7230 Beacon Ave S
Permit number	6285616
Total lot area (square feet)	8,294
BYC floor area (square feet)	800
Garage or storage area included	No
BYC height	20'
Total lot coverage	18.33%
Parking exception	No
New unit or conversion	New unit



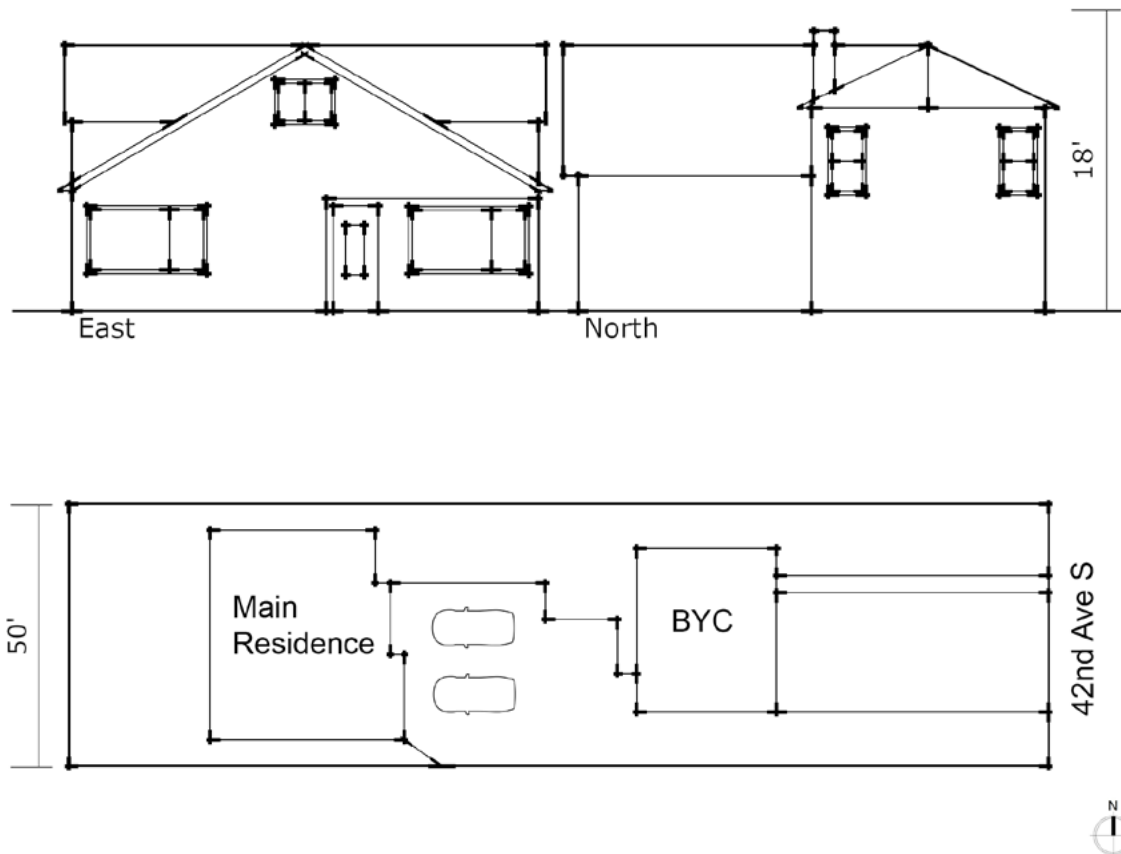
Front of cottage from street, looking west



View of main residence (background) and cottage (foreground), looking west



8617 42nd Ave S is located in the Beacon Hill Neighborhood, located just west of Martin Luther King Jr Way S and with easy access to I-5.



Located in the front yard, the cottage is a converted unit which was previously the main residence. The cottage differs from the main residence in color but utilizes similar building materials.

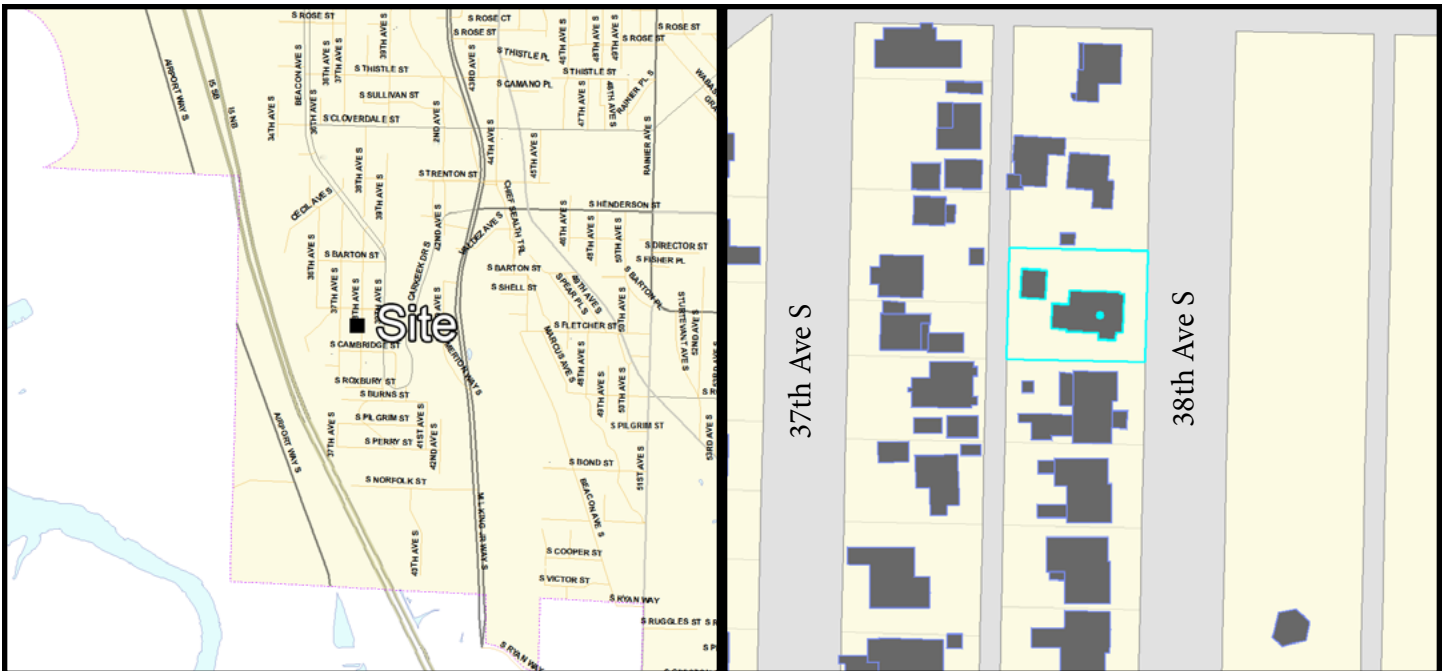
Address	8617 42nd Ave S
Permit number	6191960
Total lot area (square feet)	9,350
BYC floor area (square feet)	800
Garage or storage area included	No
BYC height	18'
Total lot coverage	24.8%
Parking exception	No
New unit or conversion	Conversion



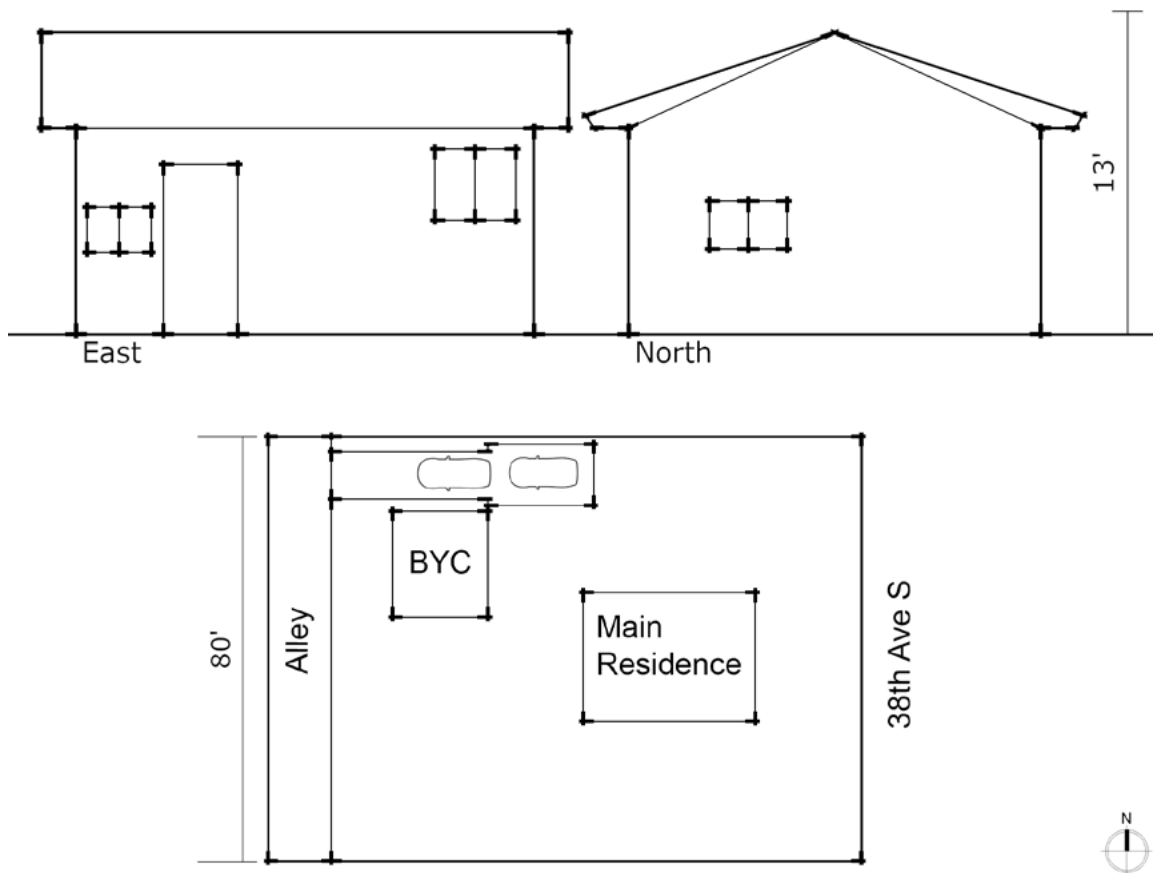
View of cottage from 38th Ave S, looking west



Front of main residence, looking west



9319 38th Ave S is located in the Beacon Hill Neighborhood. It is located adjacent to I-5 and is across the street from the Benefit Playground.



The backyard cottage is a newly constructed unit located in the rear yard. Access is through both the front driveway and rear alley. It is currently under construction.

Address	9319 38th Ave S
Permit number	6295307
Total lot area (square feet)	8,000
BYC floor area (square feet)	733
Garage or storage area included	Yes, garage
BYC height	13'
Total lot coverage	34.9%
Parking exception	No
New unit or conversion	New unit