

Backyard Cottages Annual Report



Credits

Department of Planning and Development

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Diane Sugimura, Director	Department of Planning and Development

Introduction

Since 1994, the City of Seattle has allowed accessory dwelling units that are inside, or attached to the main house. In September of 2006, the City adopted legislation that allowed detached accessory dwelling units, or backyard cottages (BYCs), for homeowners living in Southeast Seattle (south of I-90 and east of I-5). After examining the cottages that were built in Southeast Seattle, the City allowed Backyard Cottages citywide in December of 2009. As part of the legislation that allowed cottages citywide, the City Council directed the Department of Planning and Development to report on the permitting and construction activity for BYCs. This report presents the information requested by the City Council and includes analysis of the different approaches and designs of the approximately 57 cottages permitted during the review period.

The report is organized around the information requested by the City Council as follows:

1. Accessory dwelling unit (ADU) permit activity. This includes the number of attached and detached accessory dwelling unit permits issued, and all permits finalized in the past year.
2. Distribution of accessory dwelling units. Information is shown on maps with the location of all ADU and BYC's across Seattle. These maps include units with permits issued and finalized.
3. Design of backyard cottages. Each BYC that has been built is included and is labeled with its height, gross floor area*, total lot coverage, and whether any garage space is incorporated into the design. Also photographs of each cottage are shown, when visible from a public right-of-way.

**The BYC floor area reported in the individual summaries includes only the living space. This is done so that the size of the housing units may be compared across all summaries. For purposes of applying the maximum gross floor area limit of 800 square feet, all interior space in the detached structure (i.e. garage and storage space) is included per Code section 23.44.041, Table B, row f.*

There is limited information included in this report about ADU permit activity to address the specific questions related to that type of accessory unit requested by the City Council. The bulk of the information included in this report is devoted to BYCs.

The Benefits of Backyard Cottages

Backyard Cottages not only create financial opportunities for homeowners in tough economic times, but also increase the supply of affordable housing on existing properties.

The potential benefits to all parties involved are generous in several aspects:

- The Homeowners: Backyard Cottages can help an extended family, who may be just getting started or others who are looking to settle down in a neighborhood where they cannot afford to buy a home without the additional income from the rental unit. The addition of a cottage can also make it easier for elderly people to remain in neighborhoods where they may otherwise be priced out. In either case, additional rental income can be very helpful for homeowners in meeting mortgage and maintenance costs.
- The Renters: Living in a cottage can help people who otherwise cannot afford to live in some single-family neighborhoods. It gives them access to particular amenities in a community such as a yard, local shops, a quiet atmosphere and public parks and schools. Since construction costs for backyard cottages are reasonably less than larger apartment projects, the rent can be offered for less.
- The Community: An increase of independent, affordable housing within a community can add to the diversity of people living in an area and provide attractive role models for others. BYCs can reduce the need to provide new public infrastructure as the additional units are provided on land that is largely well served. They can also help encourage residential upkeep through additional income, contributing to the neighborhood's visual appearance.

Observations

Observations made in the process of preparing this report are summarized in the following general trends:

1. The backyard cottages that have been permitted are pretty evenly spread through-out the city. There is no appreciable concentration of cottages in any one area (see the maps included in this report).
2. Overall, the backyard cottages are successfully carried out. Even though there have been fewer units finalized (constructed with final building inspections completed and occupied) than permitted (ready to start construction) to date, the siting, design and neighborhood fit of the completed cottages is consistently positive.
3. Most of the backyard cottages are units converted from existing detached garages; in many cases, this gives them alley presence and access.
4. A number of owners matched their cottage's design with that of their existing house, allowing it to fit in with the other structures that share the lot, but also with the surrounding structures on neighboring lots. The units that do not match the existing house stand out more, but due to the relatively smaller scale, do not overwhelm their surroundings.
5. For the most part, the lots that do not have alley access, as well as some that do, have limited visibility of the cottage from the street; mainly by the use of vegetation or fences as screening, the placement on the unit on the lot, and effective design.
6. Only three parking waivers were requested and granted to backyard cottage applicants.

As the overall trends observed are positive, no changes to standards are recommended to address siting or design concerns. However, the owner of what is known as a through lot (a lot with front and rear property lines that both abut a street right-of-way) has asked that the City Council consider amending the Land Use Code to allow backyard cottages in these situations. Given the overall positive results of the cottages built over the last year or so, DPD recommends that this Code amendment be evaluated for inclusion in future legislation, perhaps with appropriate development standards, such as a setback from the nearest street property line.

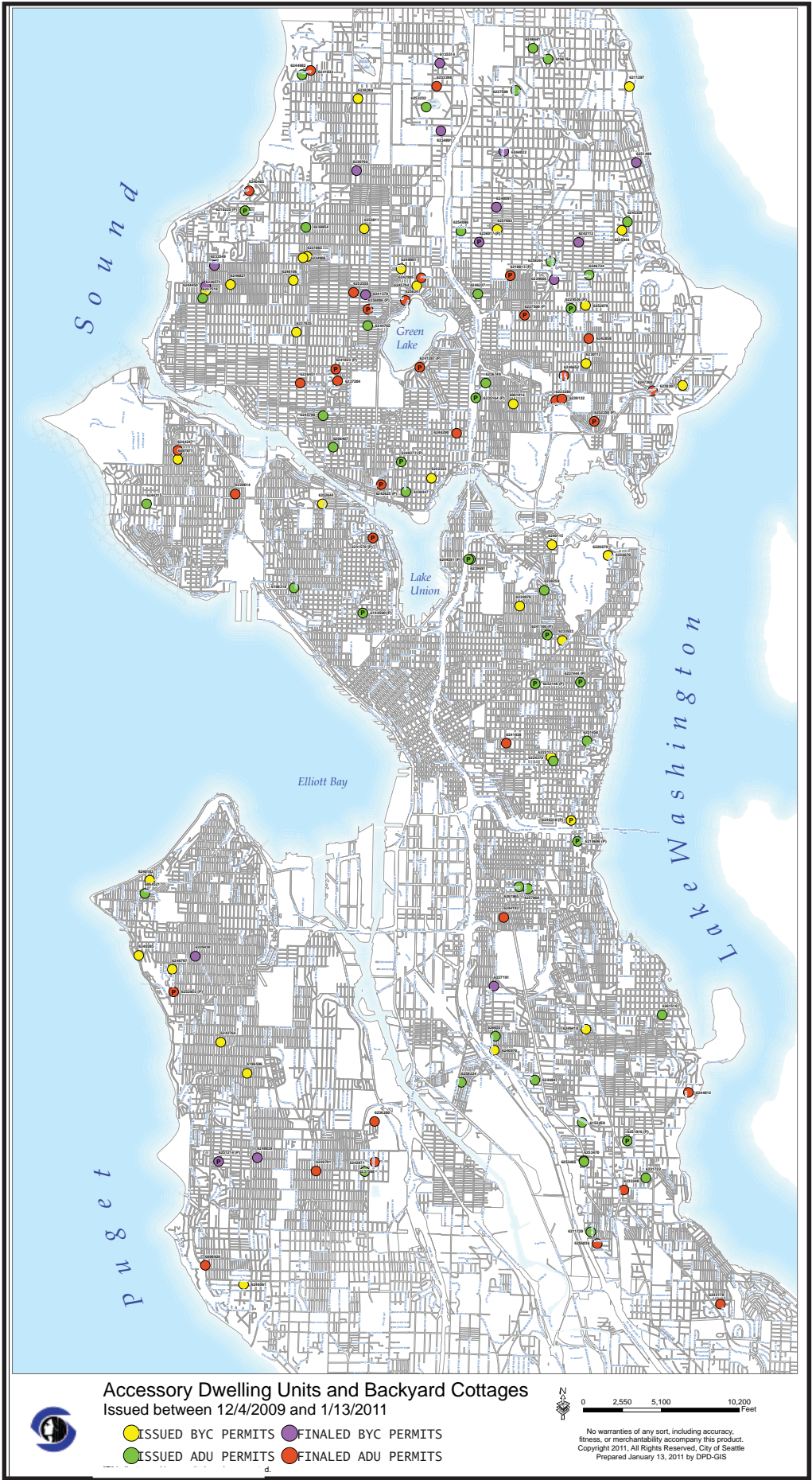
Summary of permit activity from 12/4/2009 to 1/3/2011

	Permit Application Submitted	Permit Issued (Construction may begin)	Permit Finaled (Unit may be occupied)	Total
Backyard Cottages (BYCs) – detached accessory dwelling units	4	36	15	55
Accessory dwelling units -attached to the principal house	15	46	35	96
Total number of accessory unit applications	--	--	--	151
Parking Waivers	3	12	11	26 (3 are for BYCs)

The source for the data is DPD's permit tracking system. The locations of all of the permit applications are shown on the maps on the next two pages. The 51 entries included in this report are a mixture of units from the permits "issued" and "finaled" columns. The four that were not included were at an early stage of construction and did not lend themselves to meaningful photographs.

BYC Summary Information for the 55 BYCs permitted between 12/4/09 to 1/3/11

Characteristic	Information
Average floor area of BYCs	540 square feet
Range of BYC floor area	224 to 800 square feet
Average lot size	6,395 square feet
Number of BYCs created by converting an existing structure	32 (58% of total BYC permits)
Number of newly built BYC structures	23 (42% of total BYC permits)
Average height of BYC structures	17 feet
Range of BYC structure height (includes pitched roof, if provided)	10 feet 3 inches to 23 feet
Number on a lot with alley access	19 (35% of total BYC permits)
Number built on corner lots	9 (16% of total BYC permits)
Number a parking waivers requested & granted	3 (5% of total BYC permits)
Number permitted above a garage	10 (18% of total BYC permits)







Front of the BYC as viewed from Chilberg Ave. SW (Southwest)



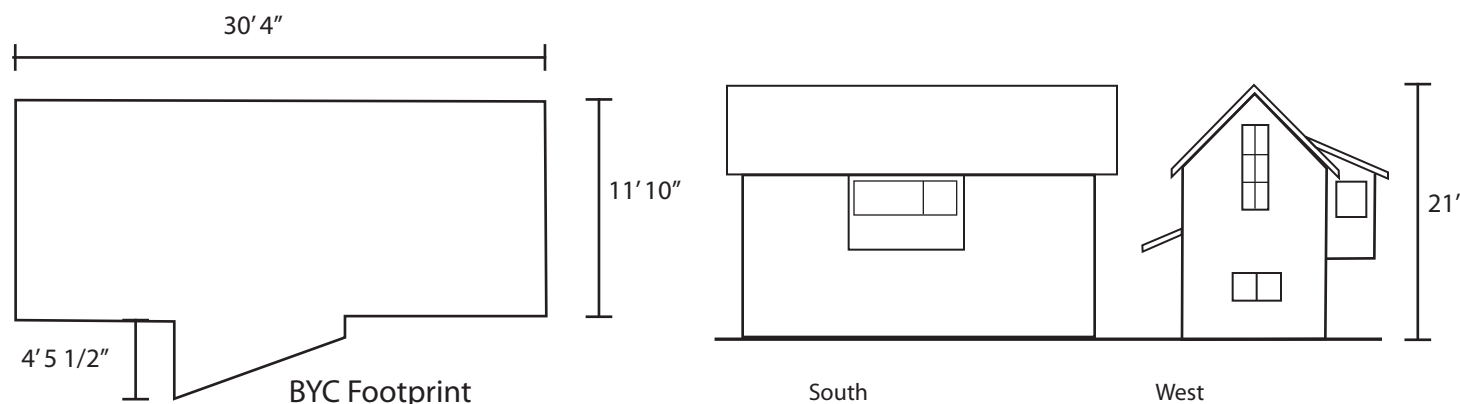
View of existing house and BYC from the street (Southwest)



View of existing house from alley (South)

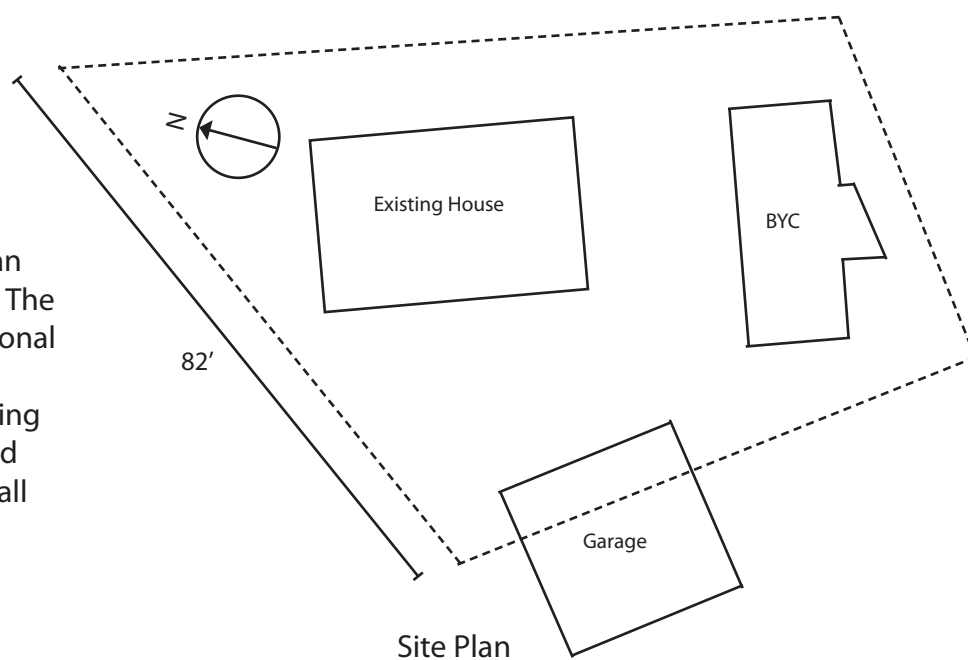


5905 SW Douglas Place is located in Alki near Alki Beach, Schmitz Park and Mee-Kwa-Mooks Park.



Sample Elevations

The Backyard Cottage is a second story addition to the existing garage, which has alley access. It neighbors an apartment complex to its south side. The design of the BYC matches the traditional architecture of the existing house; although still under construction. Using similar paint colors on the cottage and house helps the cohesion of the overall design of the structures on the lot.



Address	5905 SW Douglas Place
Permit #	6240285
Total Lot Area	5,026
BYC Floor Area (Housing Unit Only)	382
Garage or Storage Area Included	Yes
BYC Height	21'
Total Lot Coverage	37%
Parking Exception	No
New Unit or Conversion	Conversion



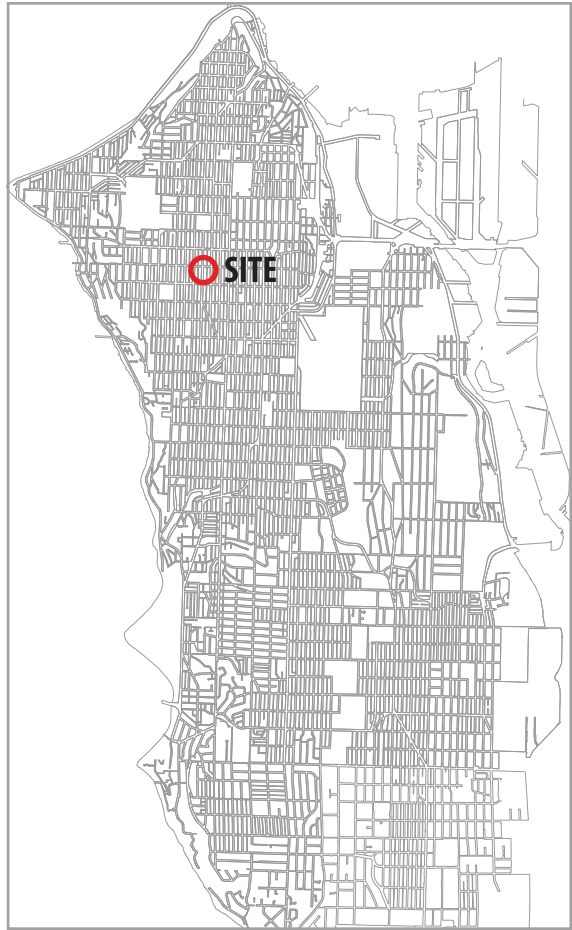
Front of the BYC as viewed from alley (Northeast)



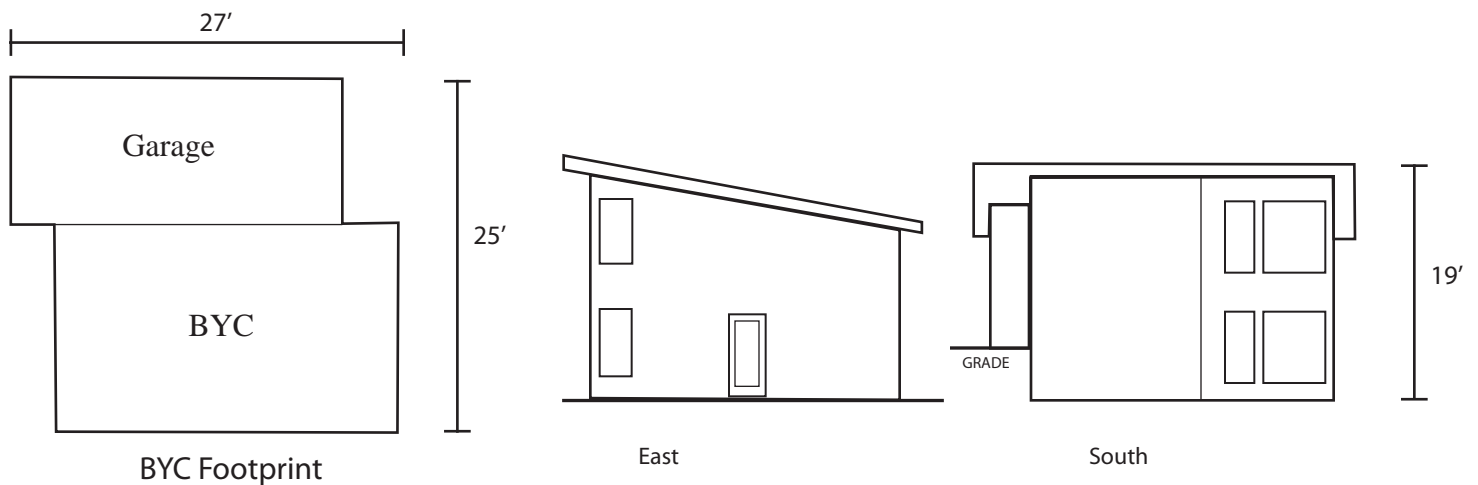
View of existing house (grey) and BYC from alley (Southeast)



View of existing house from front street (West)

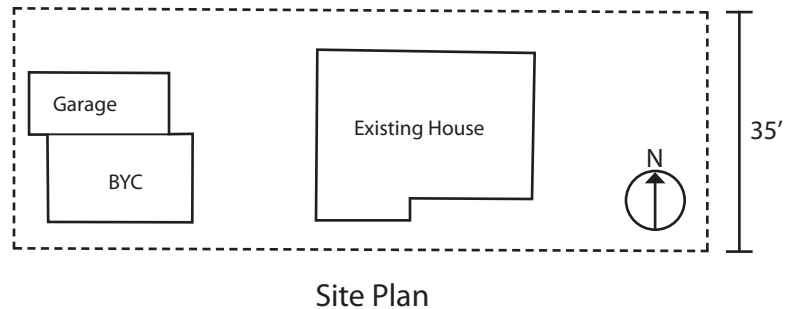


4115 47th Ave SW is located in Genessee near the Mee-Kwa-Mooks Park and Schmitz Park.



Sample Elevations

The Backyard Cottage is an addition to the existing garage, which has alley access. The BYC is placed behind the existing house and mature landscaping making it almost invisible from the street. The BYC has a more modern style of architecture compared to neighboring garages and houses seen from the alley. The design includes low-cost materials, such as composite board on its walls.



Site Plan

Address	4115 47th Ave SW
Permit #	6229430
Total Lot Area	5,070
BYC Floor Area (Housing Unit Only)	580
Garage or Storage Area Included	Yes
BYC Height	19'
Total Lot Coverage	32%
Parking Exception	No
New Unit or Conversion	New Unit



Front of the BYC as viewed from alley (Southwest)



View of existing house and BYC from alley (West)



View of existing house from front street (East)

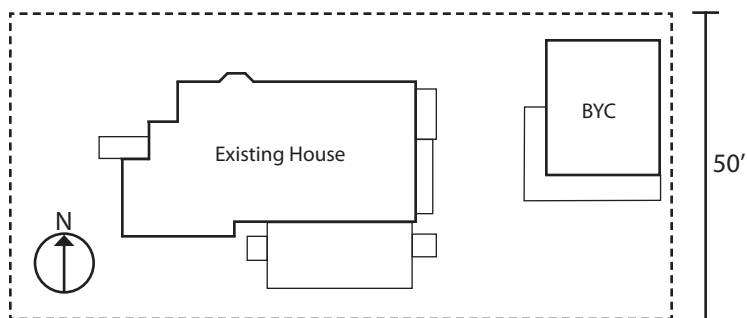


4436 52nd Ave SW is located in Genessee near the Mee-Kwa-Mooks Park and the Puget Sound shoreline.



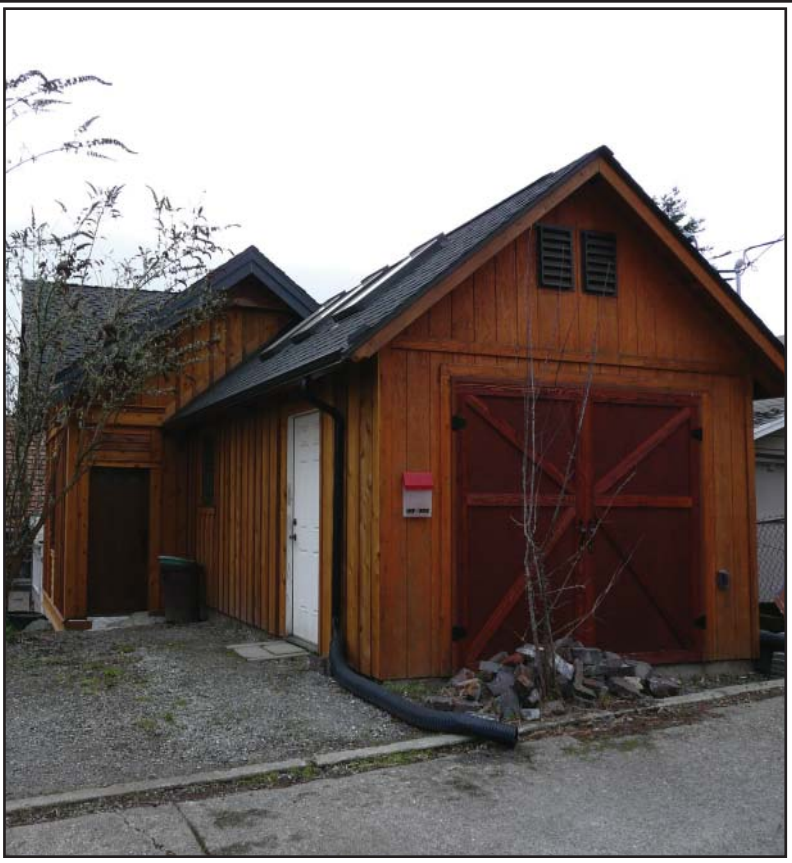
Sample Elevations

The Backyard Cottage is a second story addition to the existing two-car garage, which has alley access. The cottage includes a covered deck leading to the entrance facing south. The BYC is placed behind the existing house and landscaping making it almost invisible from the street. The design of the BYC matches the traditional architecture and color of the existing house; although still under construction.



Site Plan

Address	4436 52nd Ave SW
Permit #	6246707
Total Lot Area	5,750
BYC Floor Area (Housing Unit Only)	483
Garage or Storage Area Included	Yes
BYC Height	20' 7"
Total Lot Coverage	34.6%
Parking Exception	No
New Unit or Conversion	New Unit



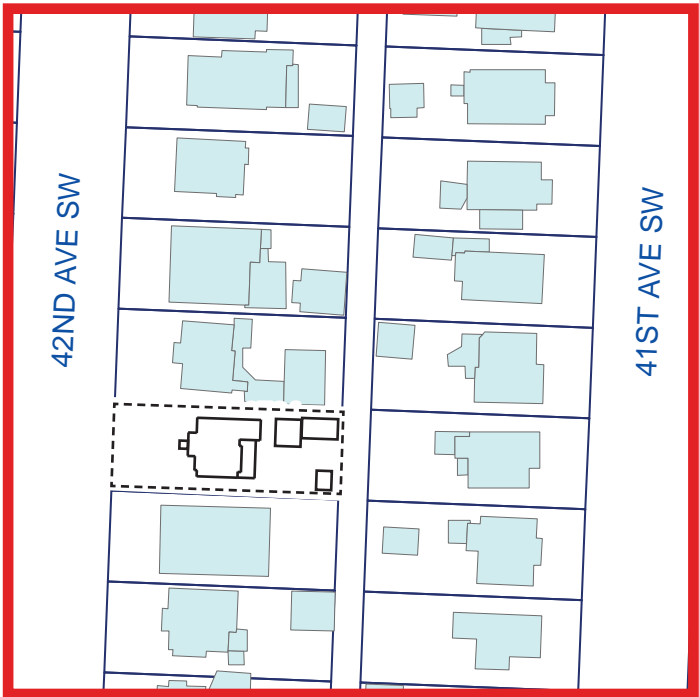
Front of the BYC as viewed from alley (West)



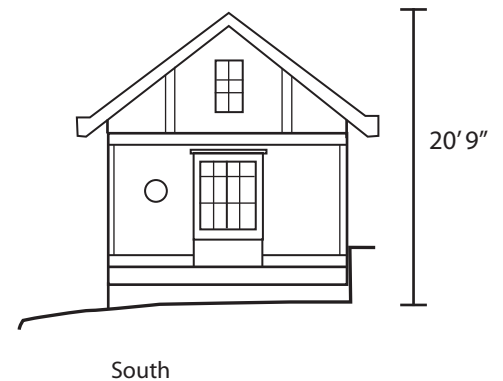
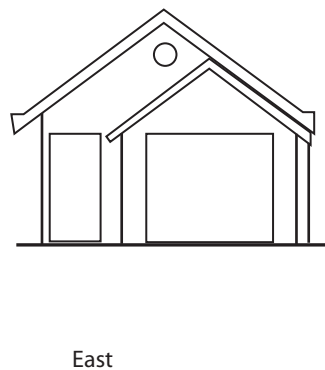
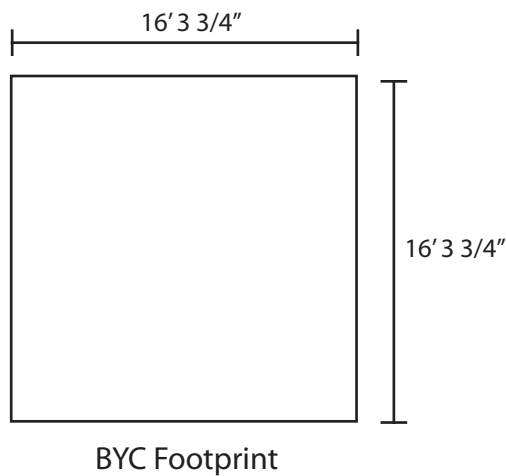
View of existing house, shed and BYC from alley (West)



View of existing house from front street (East)

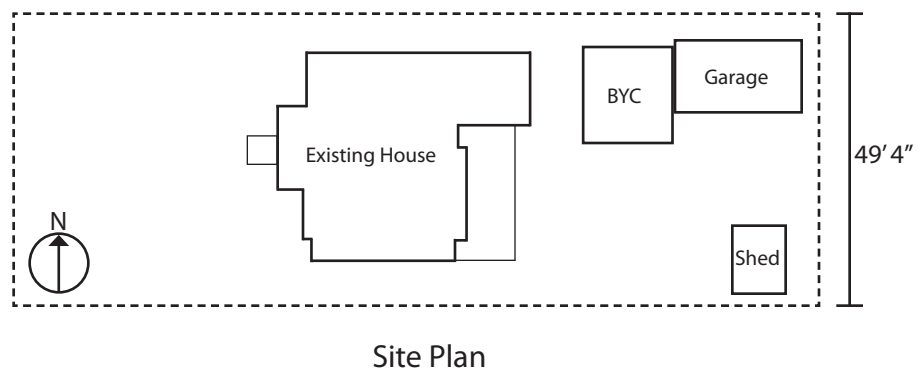


5642 42nd Ave SW is located in Fairmont Park near the Fairmont Playground, Camp Long and the West Seattle Golf Course.



Sample Elevations

The Backyard Cottage is an addition to the existing garage, which has alley access. The BYC is placed behind the existing house and vegetation making it almost invisible from the street. The design of the BYC is consistent with the architecture of the existing house, although the materials used give the cottage a shed or cabin-like appearance.



Address	5642 42nd Ave SW
Permit #	6242764
Total Lot Area	6,250
BYC Floor Area (Housing Unit Only)	266
Garage or Storage Area Included	Yes
BYC Height	20' 9"
Total Lot Coverage	31.8%
Parking Exception	No
New Unit or Conversion	New Unit



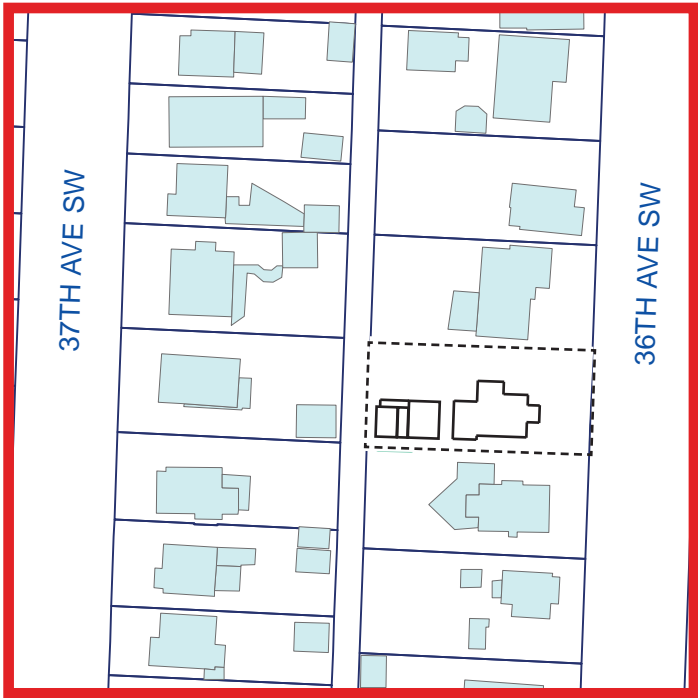
Front of the BYC as viewed from alley (East)



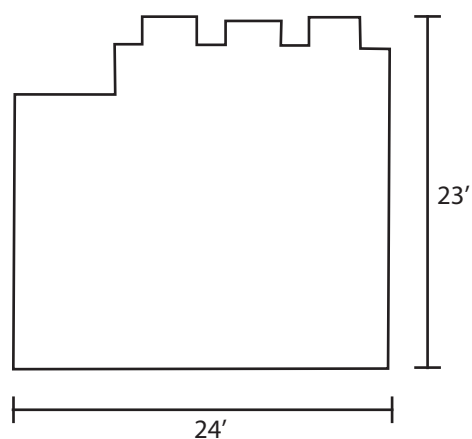
View of existing house, garage and BYC from alley (Southeast)



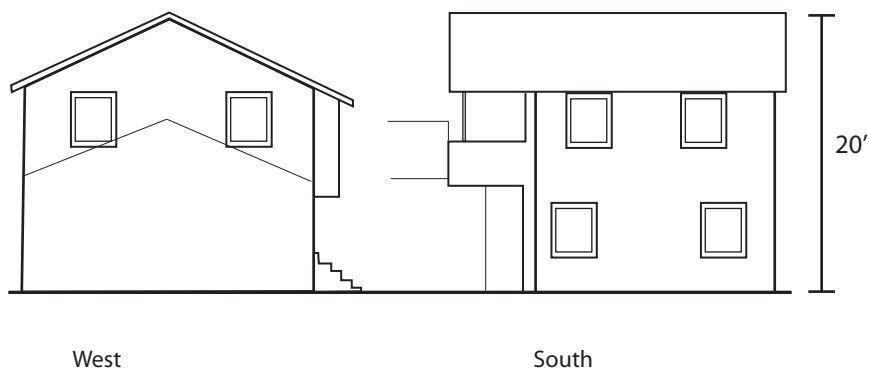
View of BYC facade from alley (East)



6341 36th Ave SW is located in Fairmont Park near the Fairmont playground, High Point Playfield and Camp Long.

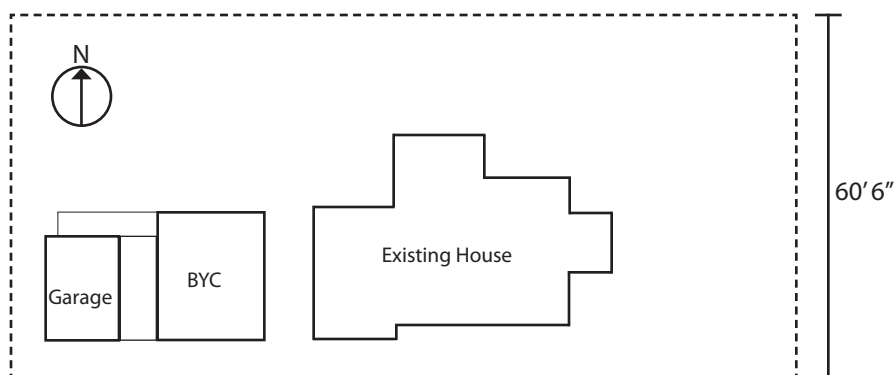


BYC Footprint



Sample Elevations

The Backyard Cottage is an addition to the existing garage, which has alley access. The design includes the addition of a two-car garage. The cottage also includes a covered deck leading to the entrance facing west. The design of the BYC matches the traditional architecture and color of the existing house.



Site Plan

Address	6341 36th Ave SW
Permit #	6186506
Total Lot Area	7,756
BYC Floor Area (Housing Unit Only)	381
Garage or Storage Area Included	Yes
BYC Height	20'
Total Lot Coverage	25.6%
Parking Exception	No
New Unit or Conversion	New Unit



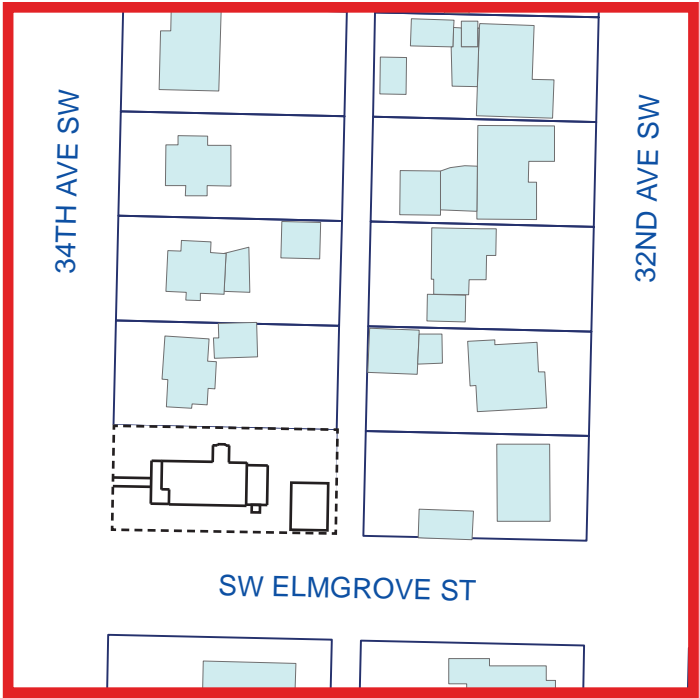
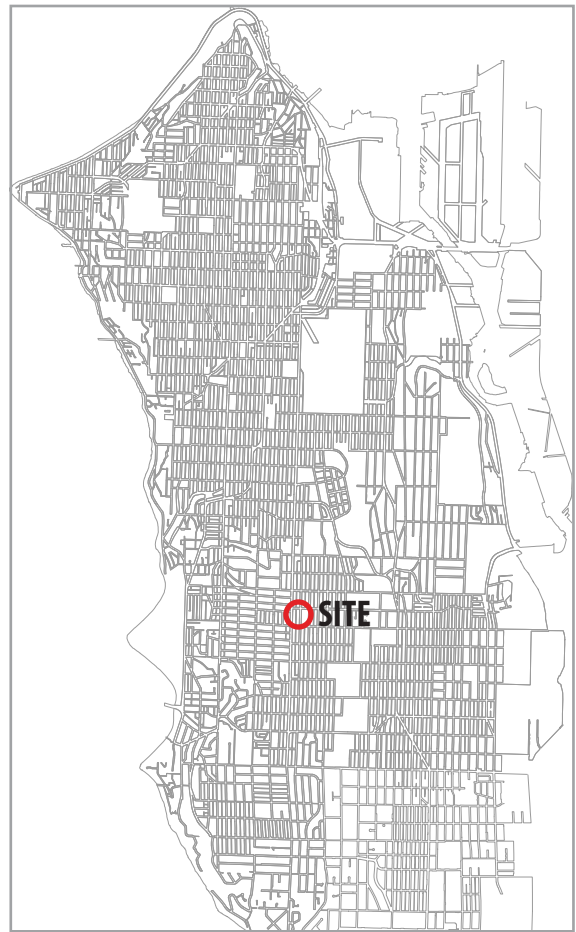
Front of the BYC as viewed from side street (North)



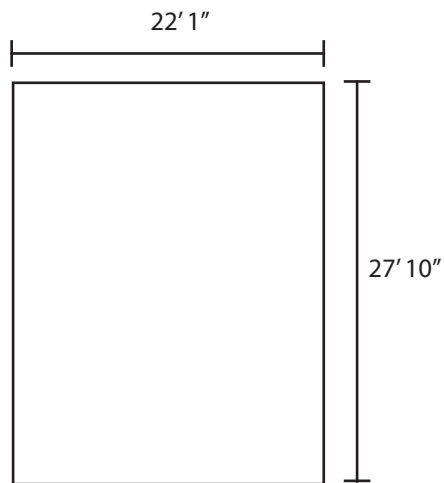
View of existing house, garden and BYC from alley (Northeast)



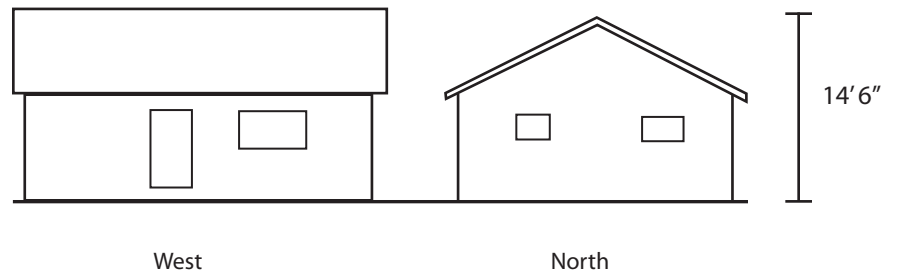
View of existing house from front street (East)



7956 34th Ave SW is located in High Point near the Hughes playground, High Point Playfield and Lincoln Park.

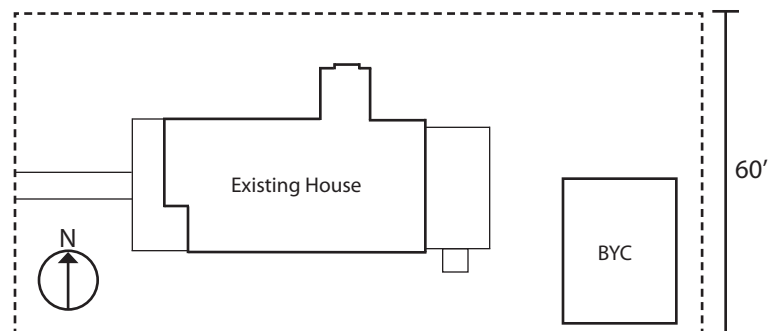


BYC Footprint



Sample Elevations

The Backyard Cottage is a newly constructed one-story building, which has alley access. The design of the BYC matches the traditional architecture and color of the existing house.



Site Plan

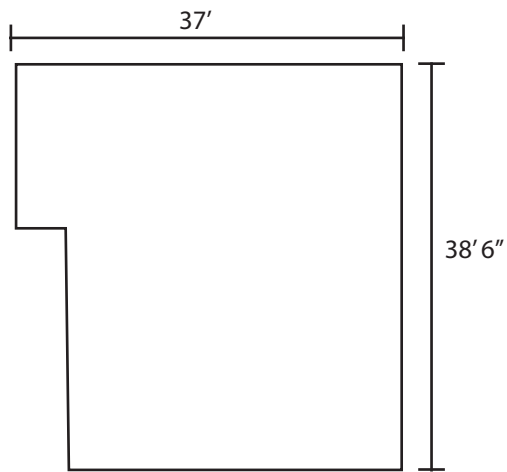
Address	7956 34th Ave SW
Permit #	6428829
Total Lot Area	7,680
BYC Floor Area (Housing Unit Only)	792
Garage or Storage Area Included	No
BYC Height	14' 6"
Total Lot Coverage	35%
Parking Exception	No
New Unit or Conversion	New Unit



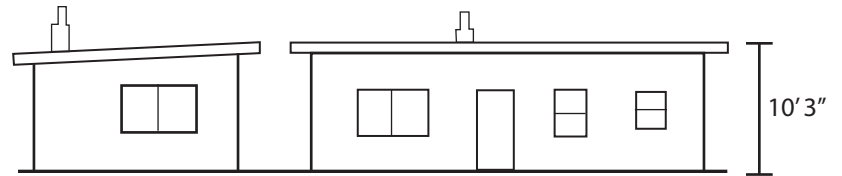
Front of the existing house as viewed from front street (North)



4110 SW Rose Street is located in Gatewood near Lincoln Park, Fauntleroy Park and Kilbourne Park.



BYC Footprint

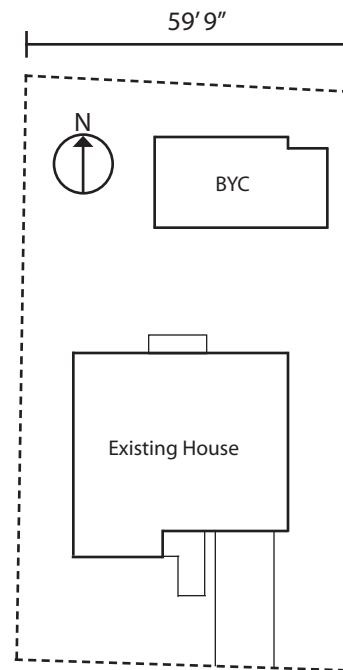


West

South

Sample Elevations

The Backyard Cottage is a newly constructed one-story building and has no alley access. The BYC is placed behind the existing house and mature landscaping making it invisible from the street.



Site Plan

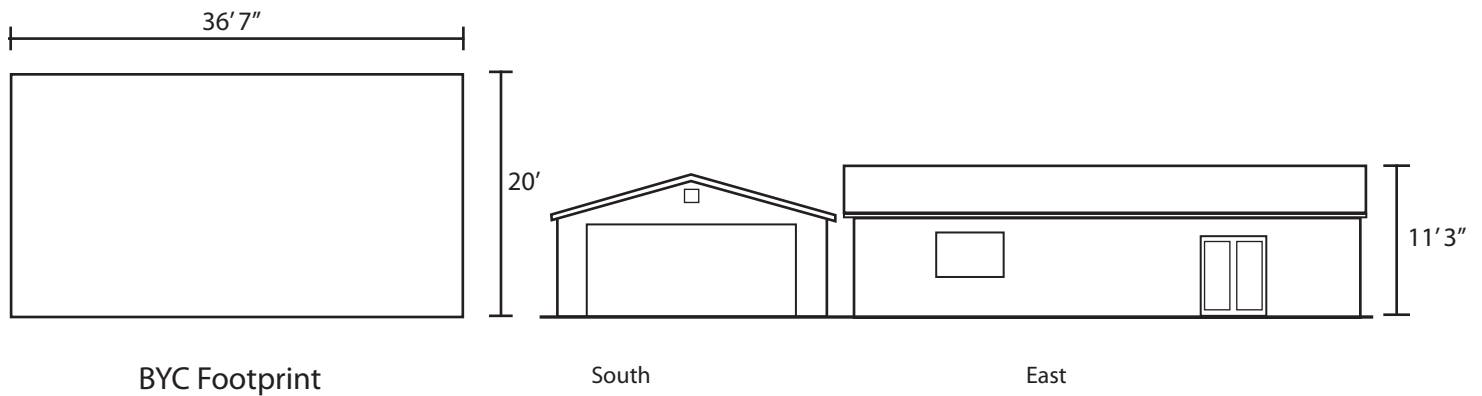
Address	4110 SW Rose Street
Permit #	6251214
Total Lot Area	6,339
BYC Floor Area (Housing Unit Only)	515
Garage or Storage Area Included	No
BYC Height	10' 3"
Total Lot Coverage	29%
Parking Exception	Yes
New Unit or Conversion	New Unit



Front of the existing house from street (East)

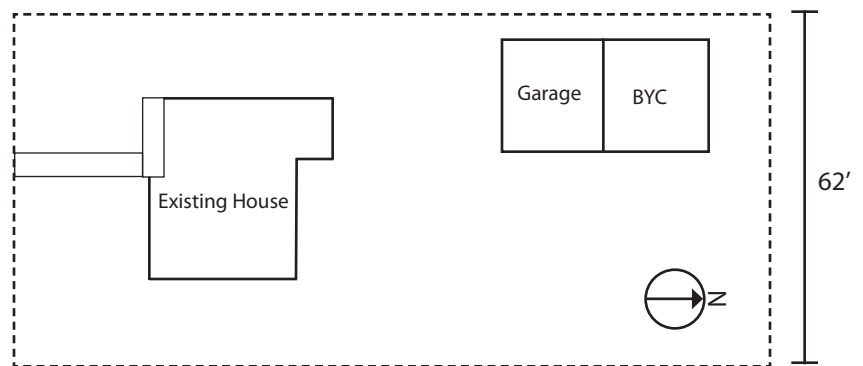


3620 SW 107th Street is located in Arroyo Heights near Seola Park, Fauntleroy Park and the Puget Sound shoreline.



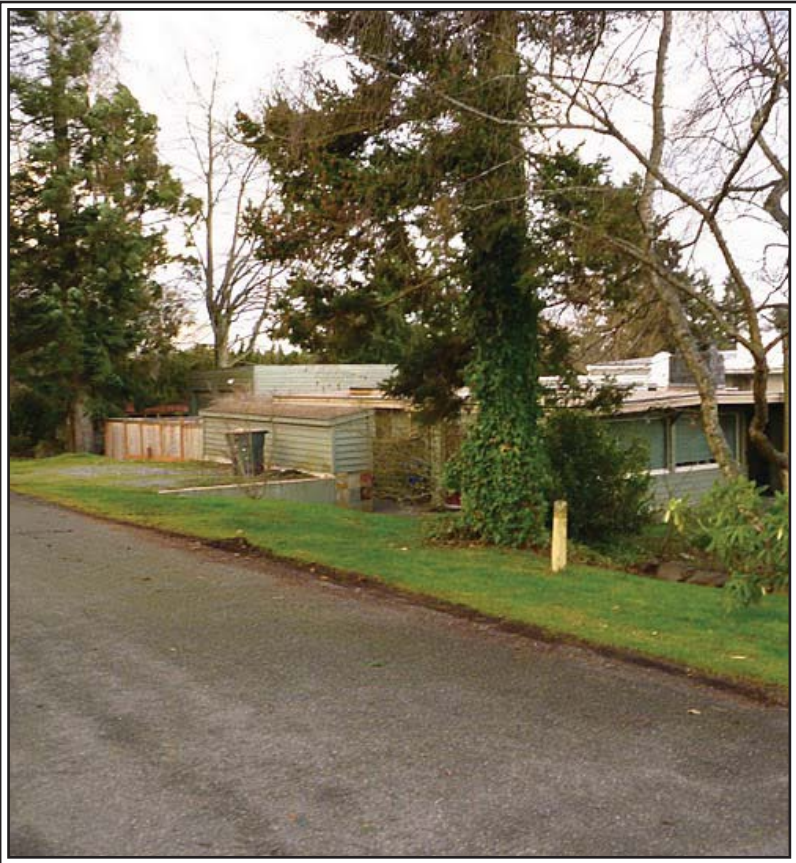
Sample Elevations

The Backyard Cottage is a one-story addition to an existing garage accessed from the street (no alley access). The BYC is well placed behind the existing house and mature landscaping making it invisible from the street.



Site Plan

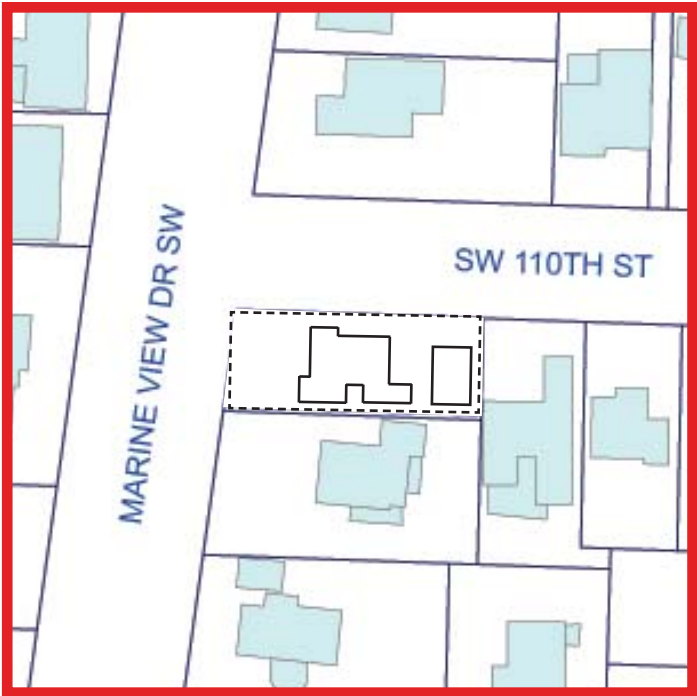
Address	3620 SW 107th Street
Permit #	6246561
Total Lot Area	8,301
BYC Floor Area (Housing Unit Only)	491
Garage or Storage Area Included	Yes
BYC Height	11' 3"
Total Lot Coverage	19.5%
Parking Exception	No
New Unit or Conversion	New Unit



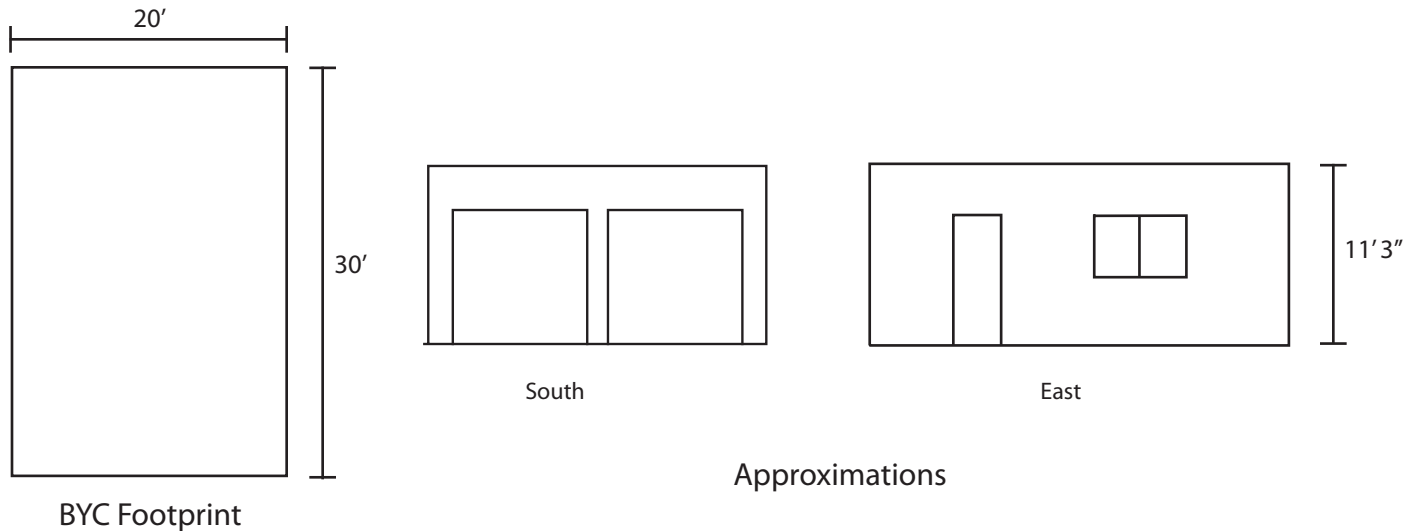
Existing household from street (Southeast)



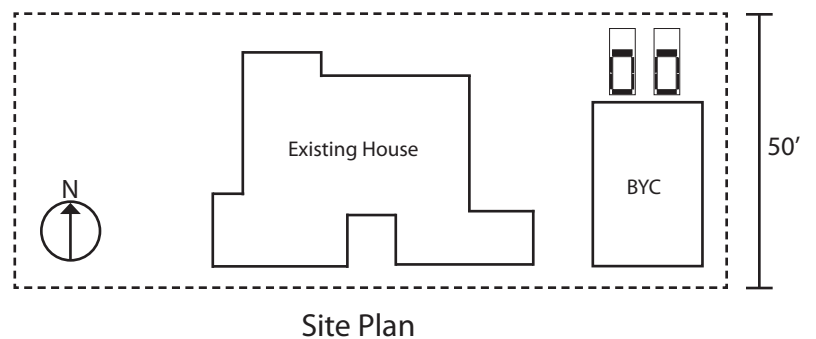
View of BYC from the side street (South)



11002 Marine View Dr SW is located in Arbor Heights near Fauntleroy Park, Kilbourne Park, Lincoln Park, the Seattle/Fauntleroy Ferry Terminal and the Puget Sound shoreline.



The Backyard Cottage is a conversion of an existing garage into a one-story unit. The design, exterior materials and color match the house that shares the lot. The cottage fits in well in the neighborhood, which includes a variety of different styles of architecture in primarily one and two story structures.



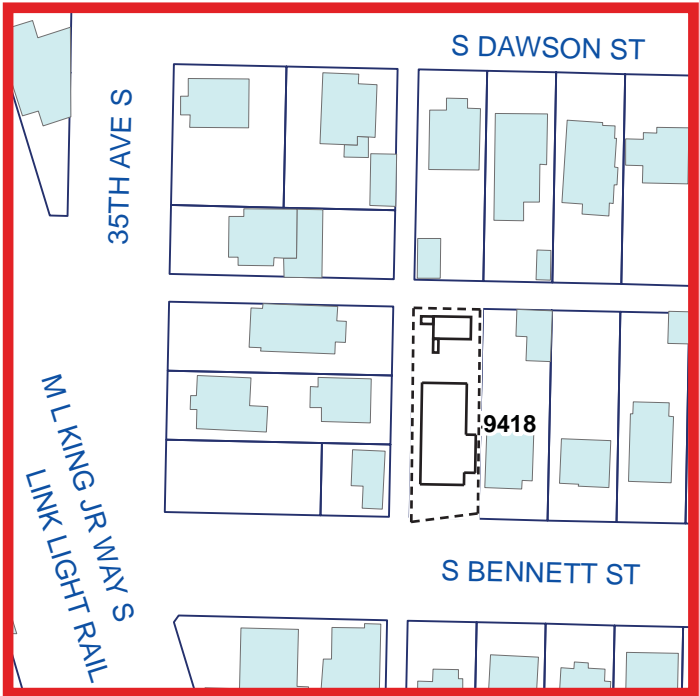
Address	11002 Marine View Dr SW
Permit #	6253386
Total Lot Area	6,450
BYC Floor Area (Housing Unit Only)	600
Garage or Storage Area Included	Yes
BYC Height	11' 3"
Total Lot Coverage	32.4%
Parking Exception	No
New Unit or Conversion	Conversion



Front of the existing household from street (East)



View of the BYC from the alley (Northeast)

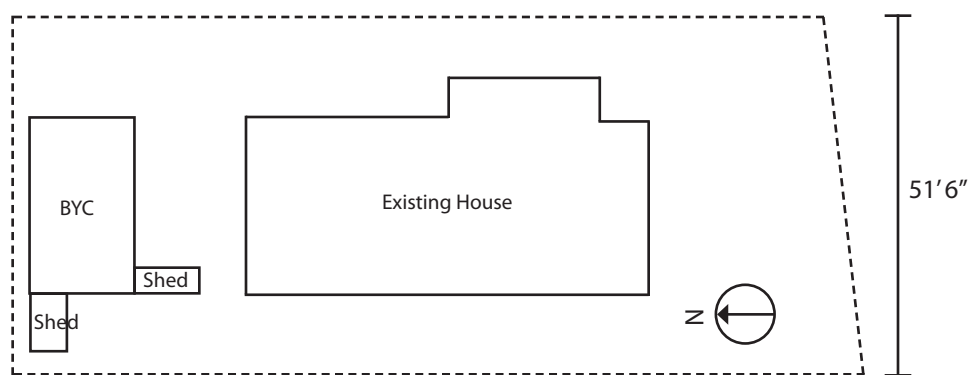


3514 S Bennett Street is located in Columbia City near Dearborn Park, Brighton Playfield, Columbia Park and Genese Park and Playfield.



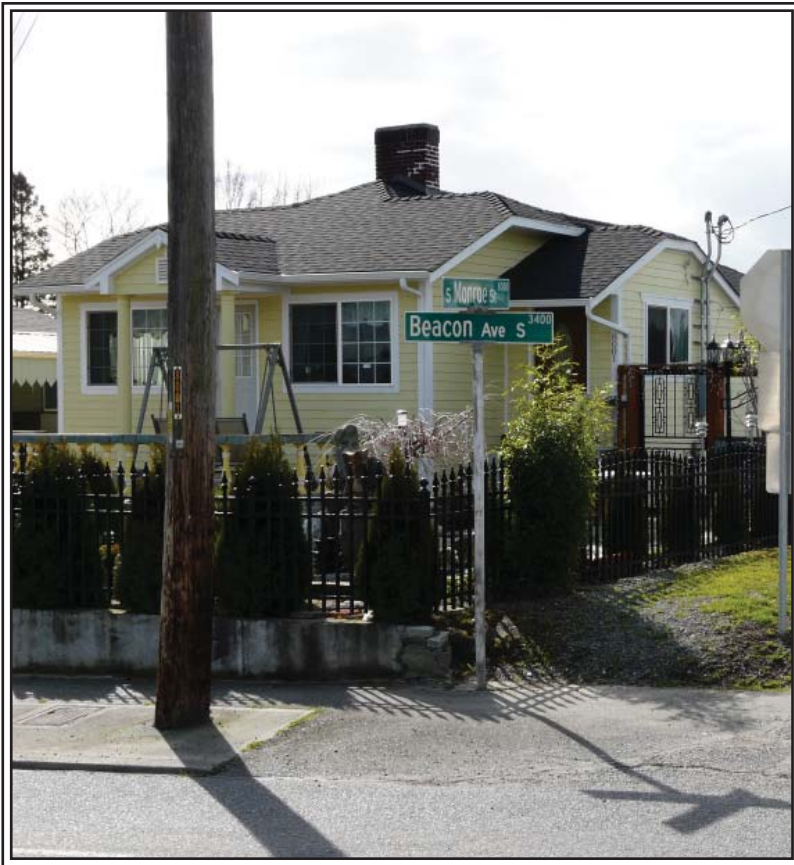
Sample Elevations

This Backyard Cottage is on the second floor of a new structure that also contains two parking spaces in the first floor. The garage is accessed from the alley. The BYC is accessed from an exterior staircase and includes an upper-level deck. The lot is approximately three blocks south of the Columbia City light rail station.



Site Plan

Address	3514 S Bennett Street
Permit #	6249418
Total Lot Area	4,880
BYC Floor Area (Housing Unit Only)	536
Garage or Storage Area Included	Yes
BYC Height	19'
Total Lot Coverage	30%
Parking Exception	No
New Unit or Conversion	New Unit



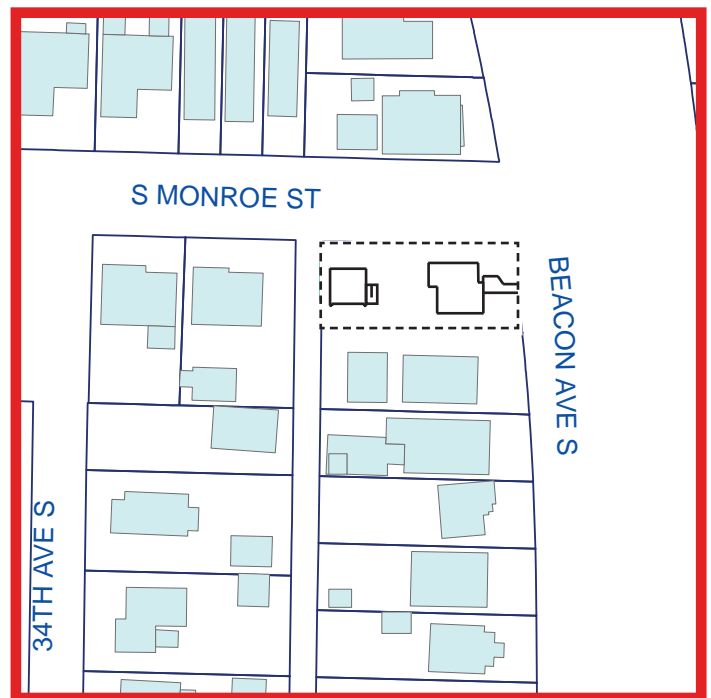
View of the existing house from street (West)



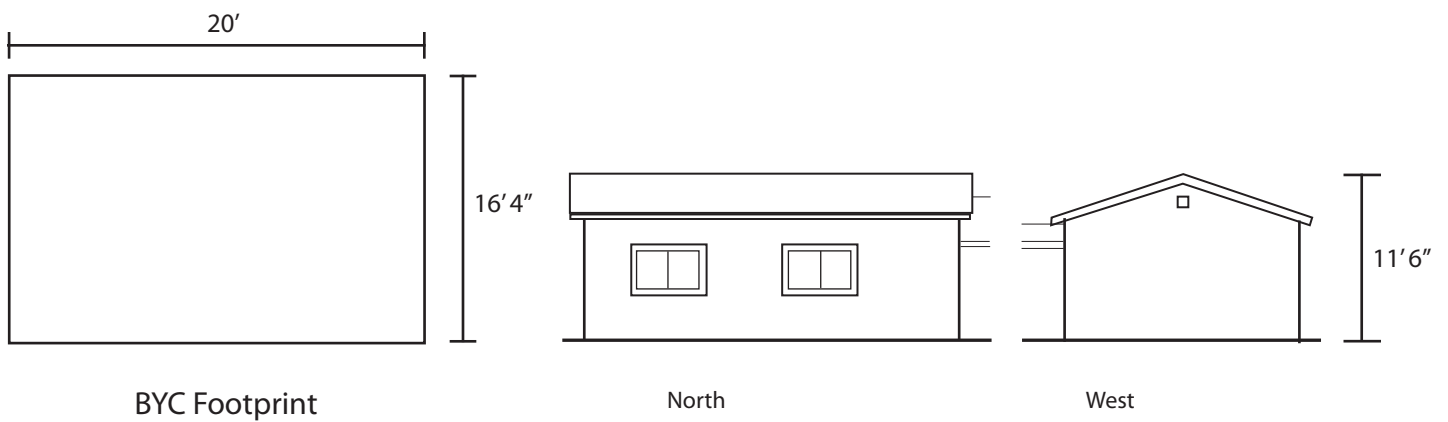
View of the BYC from the side street (Southwest)



View of the BYC from side street (Southeast)

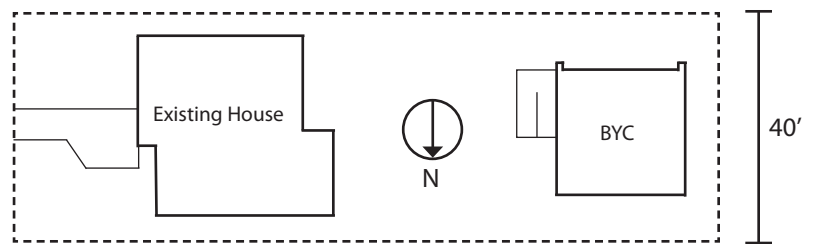


8001 Beacon Ave S is located in South Beacon Hill near Van Asselt Playground, John C Little Senior Park and Othello Playground, and the African American Academy.



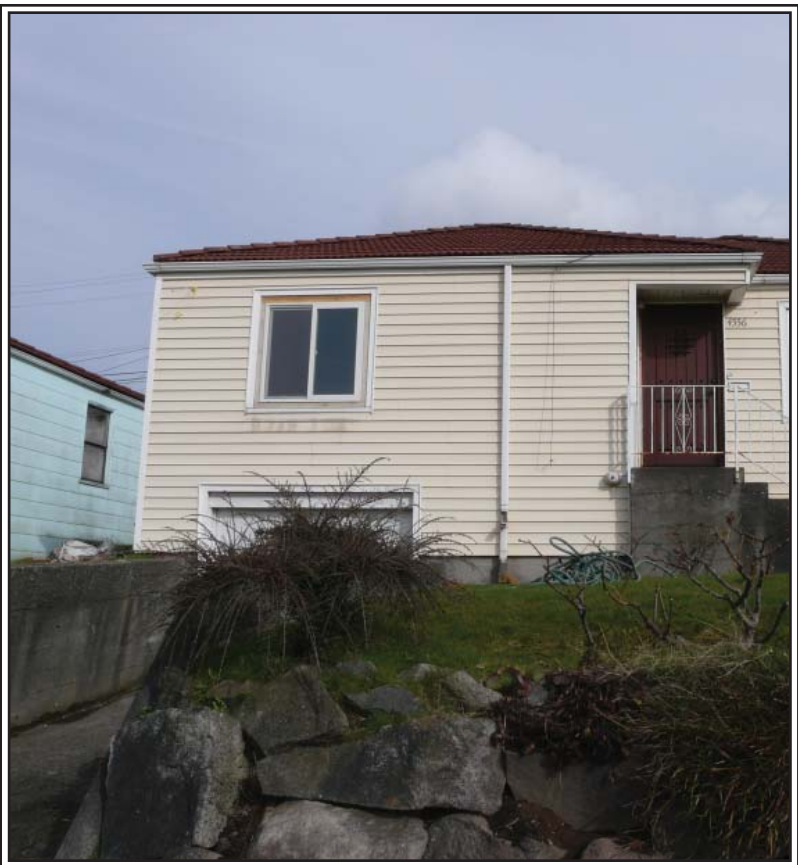
Sample Elevations

The Backyard Cottage is a new one-story unit. The design matches the traditional style of the home and is painted a matching color. The lot is accessed from a side street and an alley.



Site Plan

Address	8001 Beacon Ave S
Permit #	6253465
Total Lot Area	5,320
BYC Floor Area (Housing Unit Only)	425
Garage or Storage Area Included	No
BYC Height	11'6"
Total Lot Coverage	35%
Parking Exception	No
New Unit or Conversion	New Unit



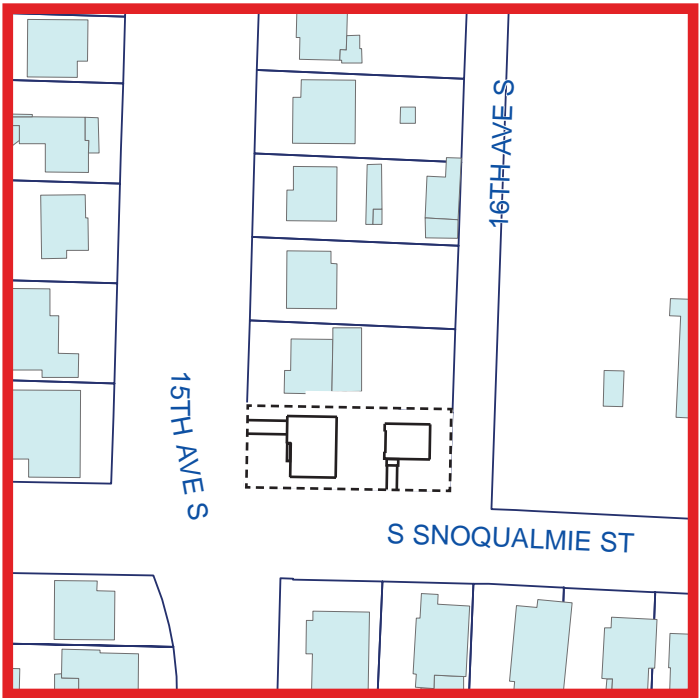
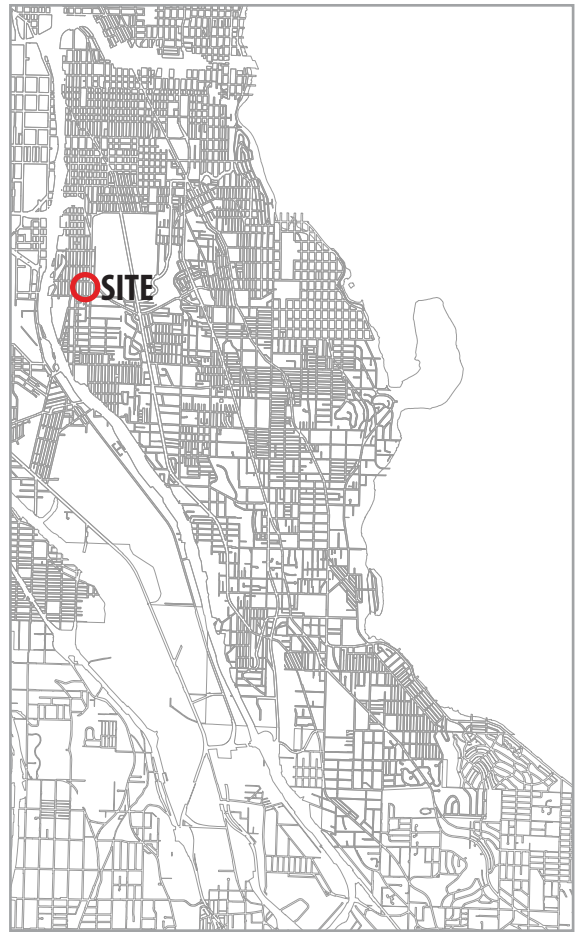
Front of the existing house from street (East)



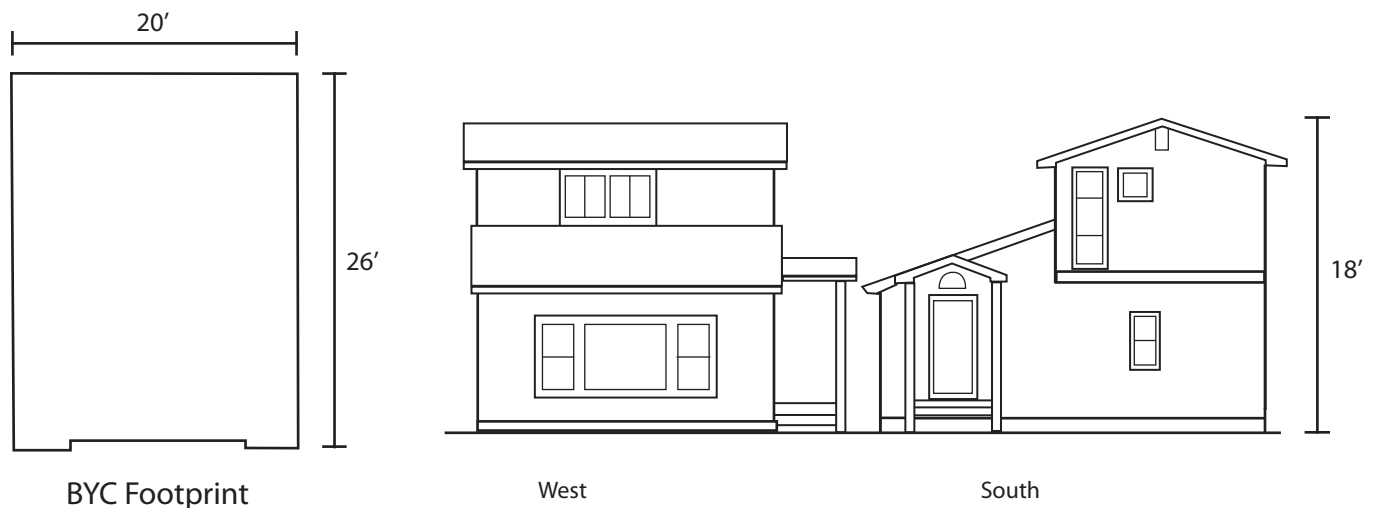
View of the BYC from street (North)



View of The BYC from street (Northwest)

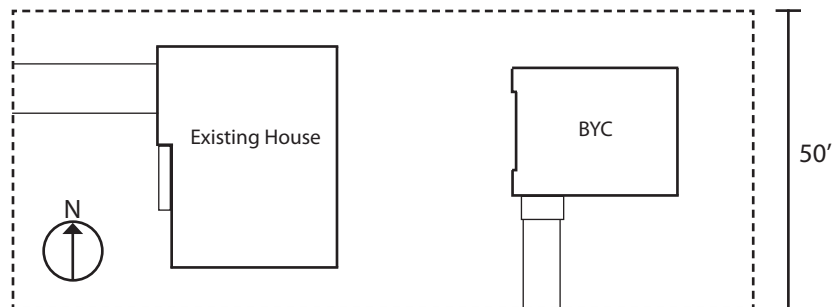


4556 15th Ave S is located in Mid Beacon Hill in between Maplewood Playfield, Puget Sound Health Care System and Jefferson Park Golf Course.



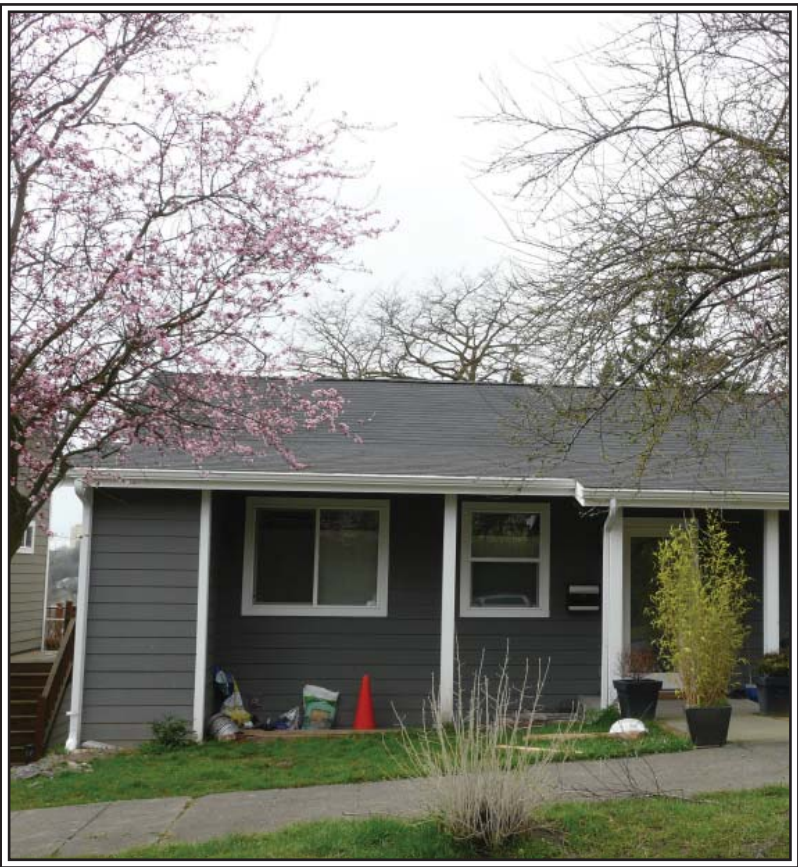
Sample Elevations

The backyard cottage is a new unit with two stories. It has a traditional design with eaves and lapped siding. While taller than most of the surrounding structures, it is located on a corner lot, which helps separate the BYC from nearby houses.



Site Plan

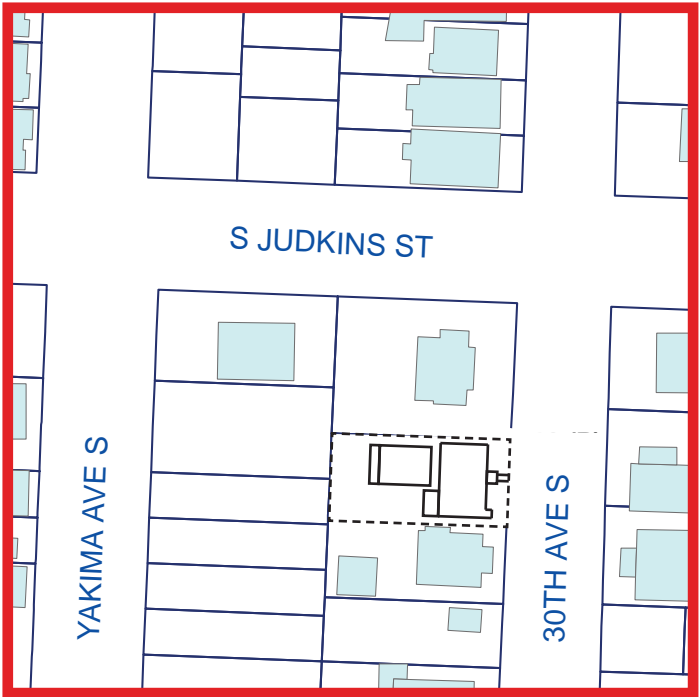
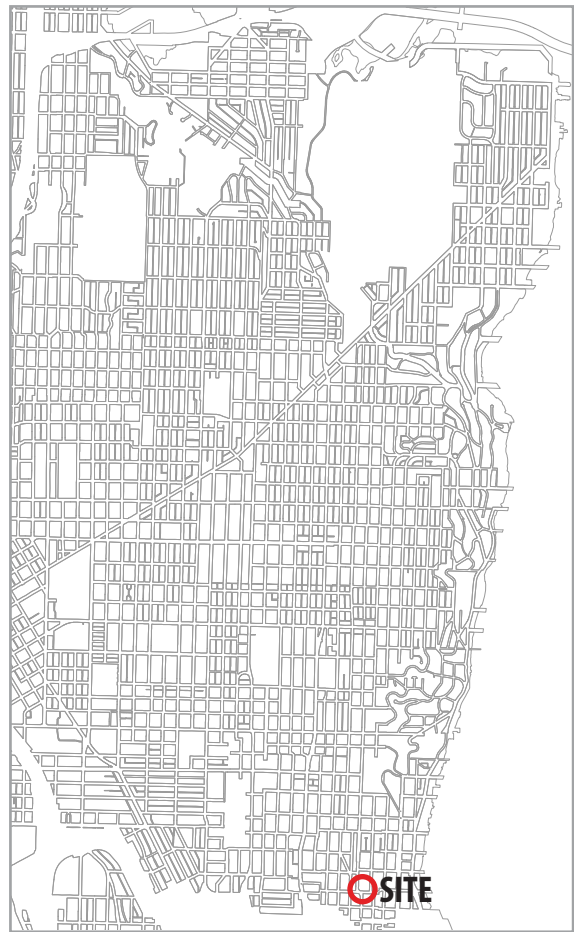
Address	4556 15th Ave S
Permit #	6227191
Total Lot Area	6,027
BYC Floor Area (Housing Unit Only)	800
Garage or Storage Area Included	No
BYC Height	18'
Total Lot Coverage	25%
Parking Exception	No
New Unit or Conversion	New Unit



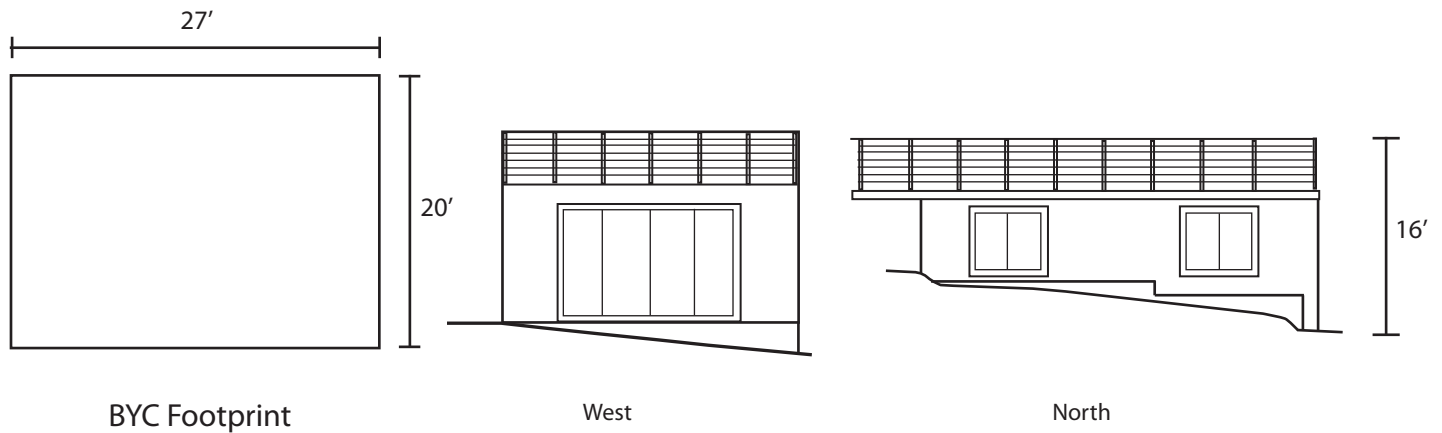
Front of the existing household from street (West)



View of existing household and (unfinished) BYC from front street. (Southwest)

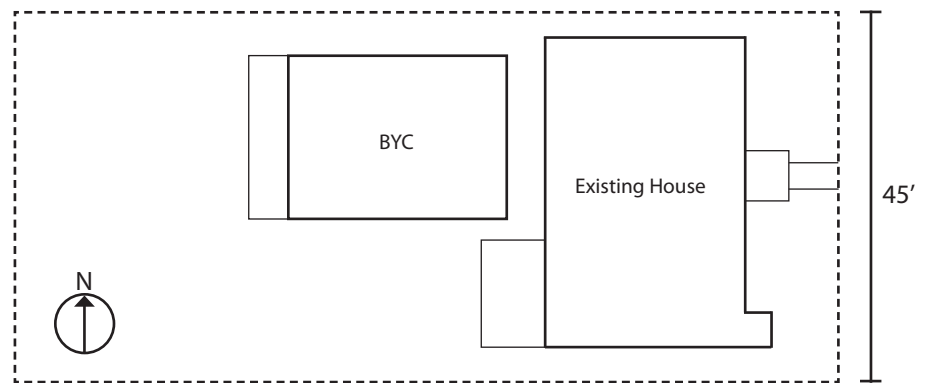


1311 30th Ave S is located in Mount Baker near Frink Park, Leschi Park, Judkins Park, Colman Playground, Colman Park and MLK Jr. Park. It is also conveniently located beside I-90.



Sample Elevations

The Backyard Cottage is new construction that is still being finished. It is one-story and smaller in scale than most of the houses in the vicinity on neighboring lots. The lot slopes down to the west, potentially giving the backyard and the cottage good afternoon light exposure. The BYC is sited behind the existing house and is not visible from the street.



Site Plan

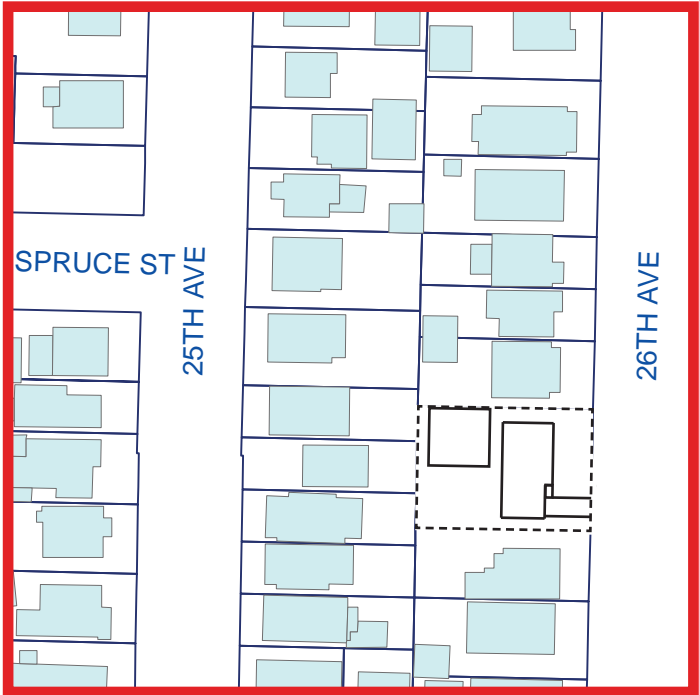
Address	1311 30th Ave S
Permit #	6249318
Total Lot Area	4,320
BYC Floor Area (Housing Unit Only)	640
Garage or Storage Area Included	No
BYC Height	16'
Total Lot Coverage	39%
Parking Exception	Yes
New Unit or Conversion	New Unit



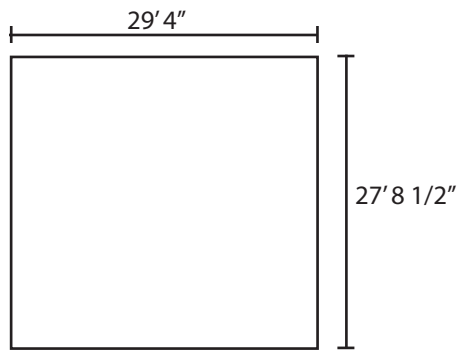
Front of the existing household from street (West)



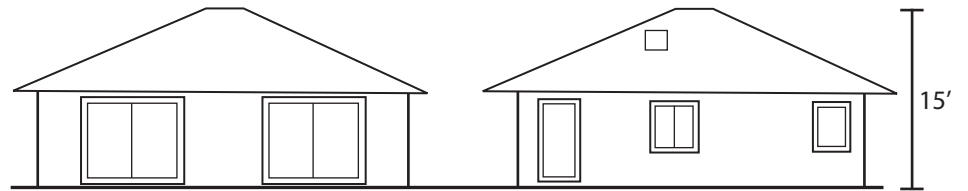
View of existing household and the BYC from front street (Southwest)



165 26th Avenue is located in the Mann neighborhood near Frink Park, Leschi Park, Judkins Park, Pratt Park, Powell Barnett Playground and Garfield Playground.



BYC Footprint

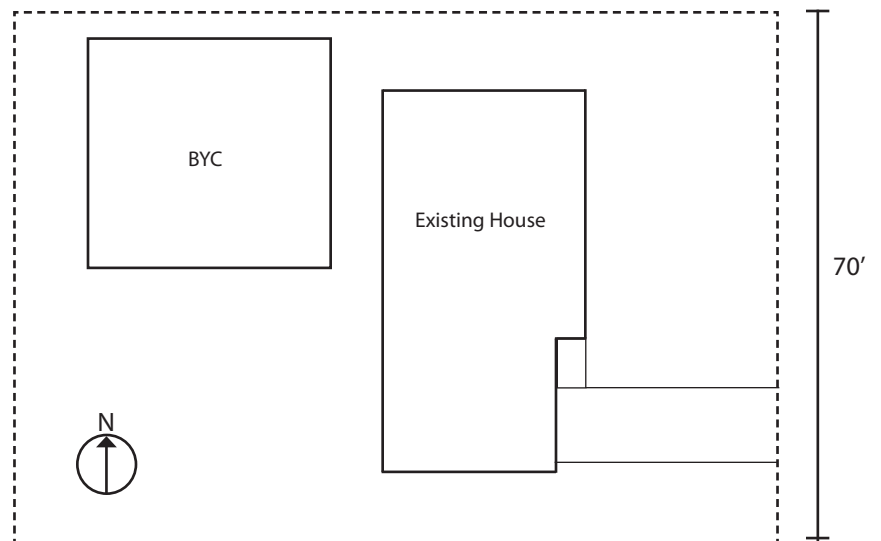


South

East

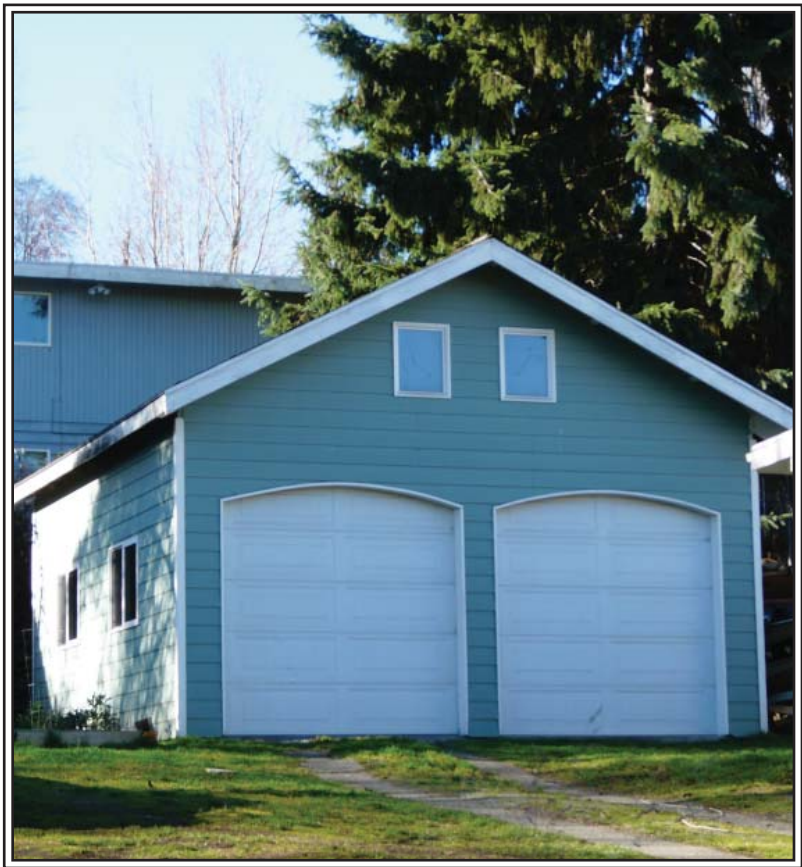
Sample Elevations

The Backyard Cottage is new construction on a lot that does not have alley access. The architectural style is similar to that of the existing house on the lot, particularly the shape of the roof. The style and scale of structures in this neighborhood is varied.



Site Plan

Address	165 26th Avenue
Permit #	6224370
Total Lot Area	7,000
BYC Floor Area (Housing Unit Only)	800
Garage or Storage Area Included	No
BYC Height	15'
Total Lot Coverage	29.5%
Parking Exception	No
New Unit or Conversion	New Unit



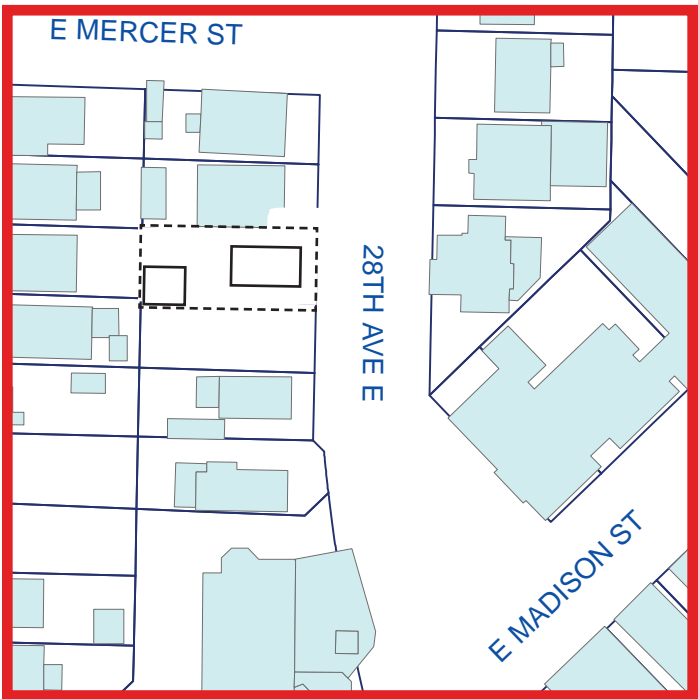
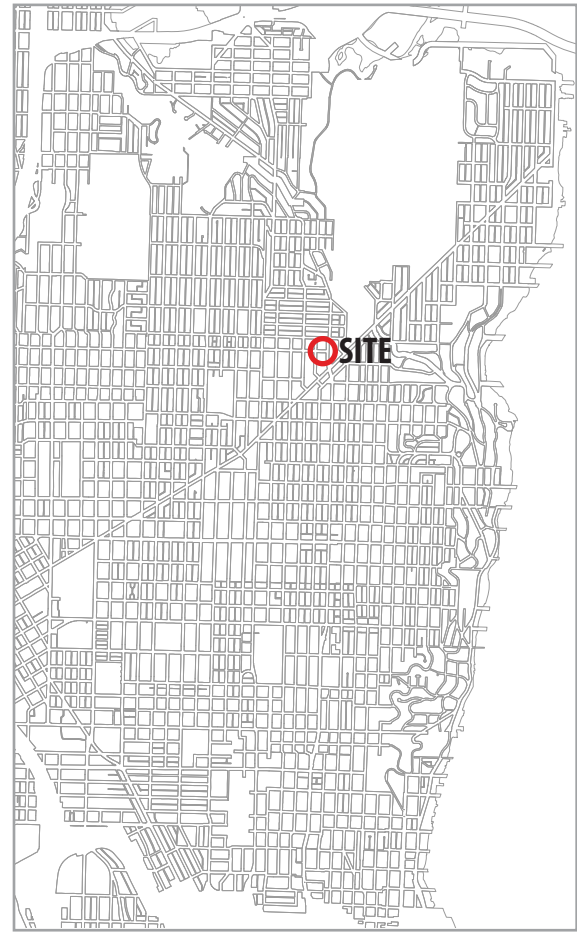
View of BYC from the street (North)



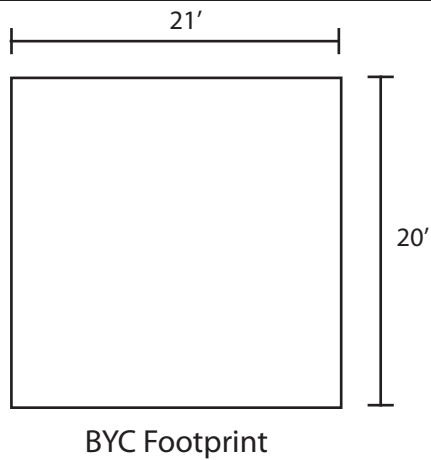
View of existing house and BYC from street (Northeast)



View of existing house from front street (North)

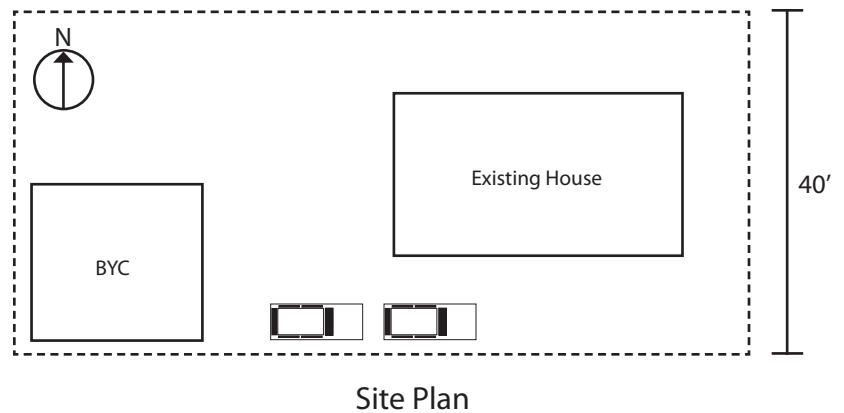


523 28th Ave E is located in the Stevens neighborhood a block away from E Madison Street and a short walk to the Washington Park Arboretum.



Sample Elevations

The Backyard Cottage is a conversion from an existing garage to a one-story unit. The design of the BYC is consistent with the craftsman architecture and color of the existing house. The BYC is located on a lot with a vacant lot beside it.



Address	523 28th Ave E
Permit #	6233923
Total Lot Area	4,000
BYC Floor Area (Housing Unit Only)	618
Garage or Storage Area Included	No
BYC Height	17'
Total Lot Coverage	33%
Parking Exception	No
New Unit or Conversion	Conversion



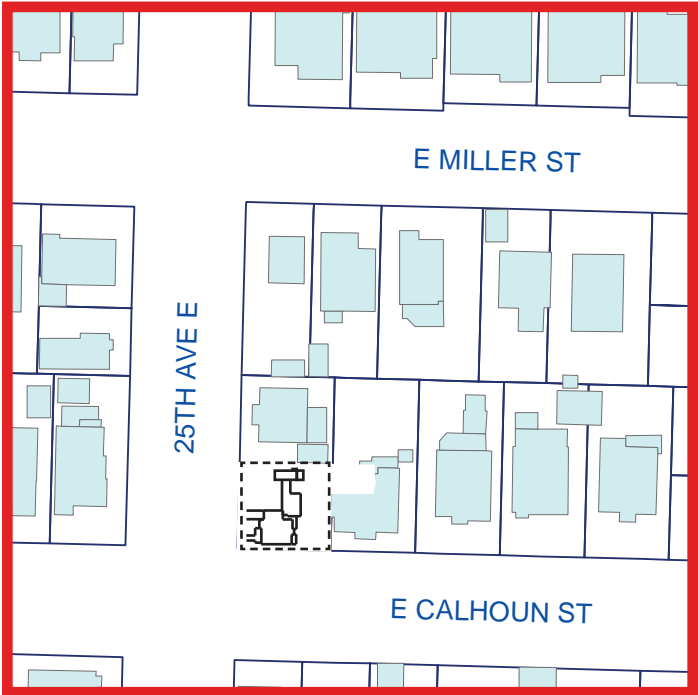
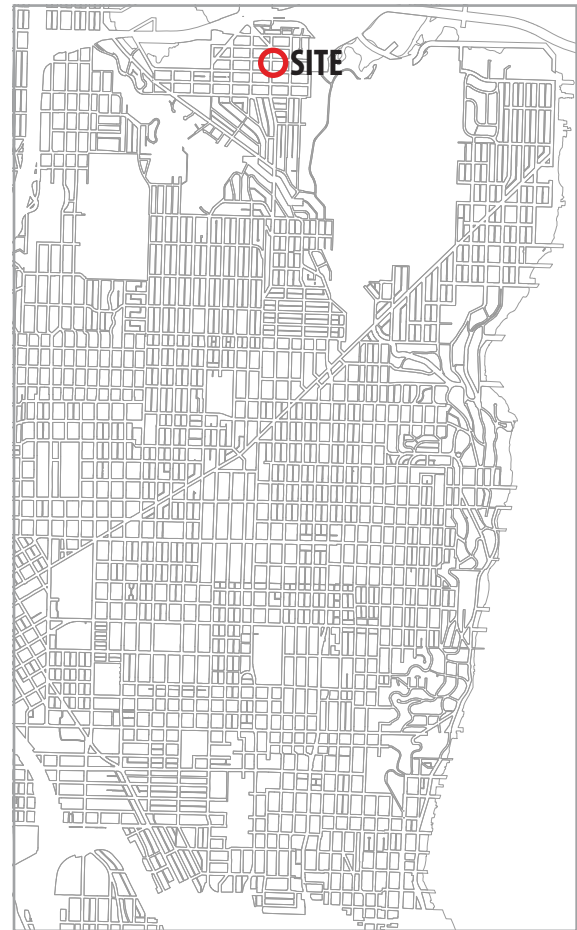
View of BYC from the street (Northwest)



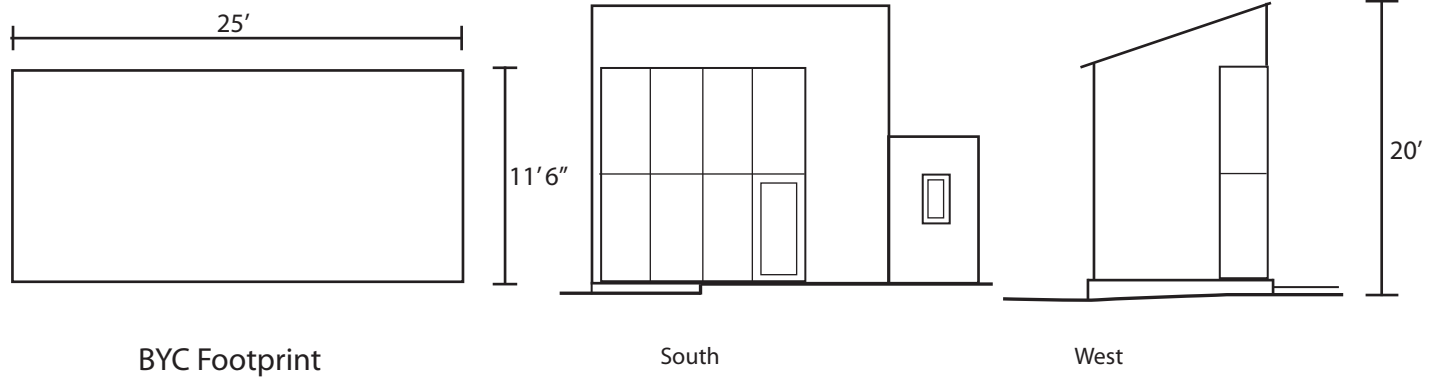
View of existing house and BYC from street (Northeast)



View of existing house from front street (North)



2450 25th Ave E is located in Montlake close to the Lake Washington Arboretum, Lake Washington and Montlake Playfield.



Sample Elevations

The Backyard Cottage is a newly constructed one-story building with a loft and has no alley access. The BYC and house are connected by a large deck that can be seen from the street. The design is simple with a small deck and large window panes for a light interior.



Site Plan

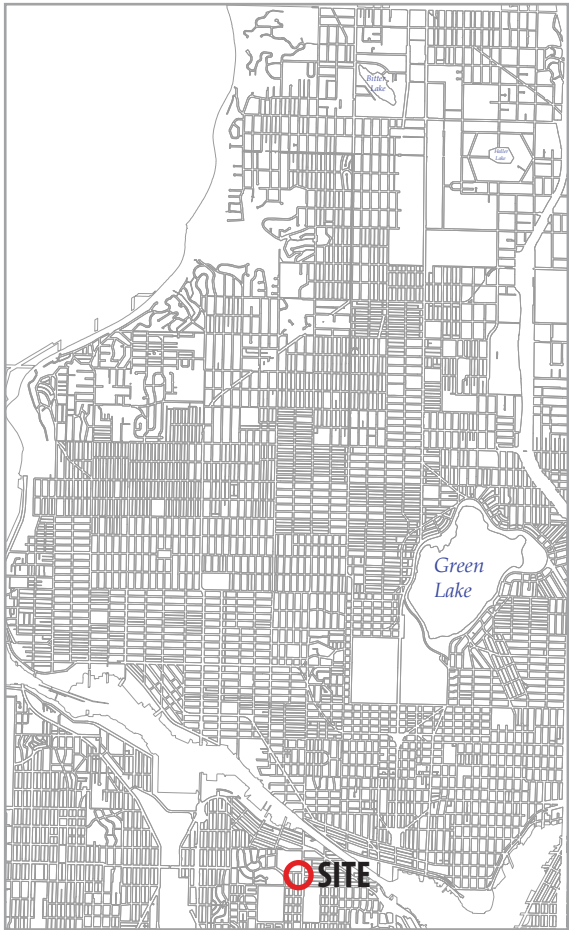
Address	2450 25th Ave E
Permit #	6240115
Total Lot Area	5,500
BYC Floor Area (Housing Unit Only)	285
Garage or Storage Area Included	No
BYC Height	20'
Total Lot Coverage	24.8%
Parking Exception	No
New Unit or Conversion	New Unit



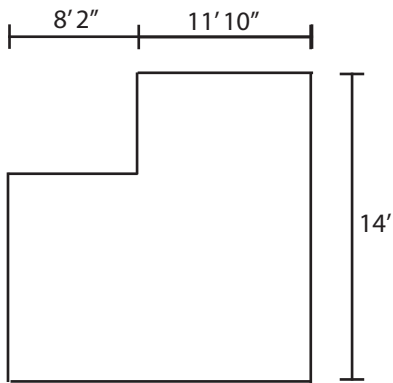
View of BYC from alley (Northeast)



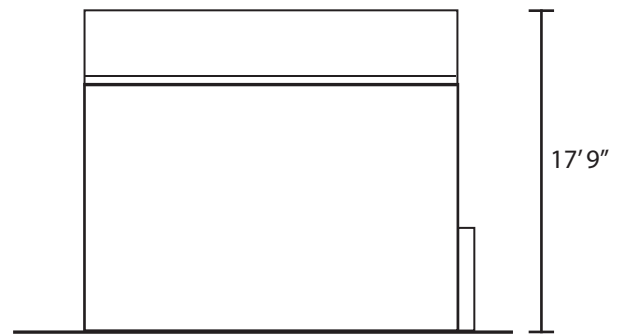
View of existing house from front street (West)



3033 3rd Ave W is located in North Queen Anne near Mount Pleasant Cemetary and David Rodgers Park. It is also close to Seattle Pacific University.



BYC Footprint



South

Sample Elevation

The Backyard Cottage is a conversion from an existing garage to a one-story unit, which has alley access. The BYC is placed behind the existing house and mature landscaping making it invisible from the street. The design of BYC matches the craftsman architecture and color of the existing house. The cottage is on a hill in the back of the property leading up towards the alley.



Site Plan

Address	3033 3rd Ave W
Permit #	6252644
Total Lot Area	3,390
BYC Floor Area (Housing Unit Only)	640
Garage or Storage Area Included	No
BYC Height	17' 9"
Total Lot Coverage	18.8%
Parking Exception	No
New Unit or Conversion	New Unit



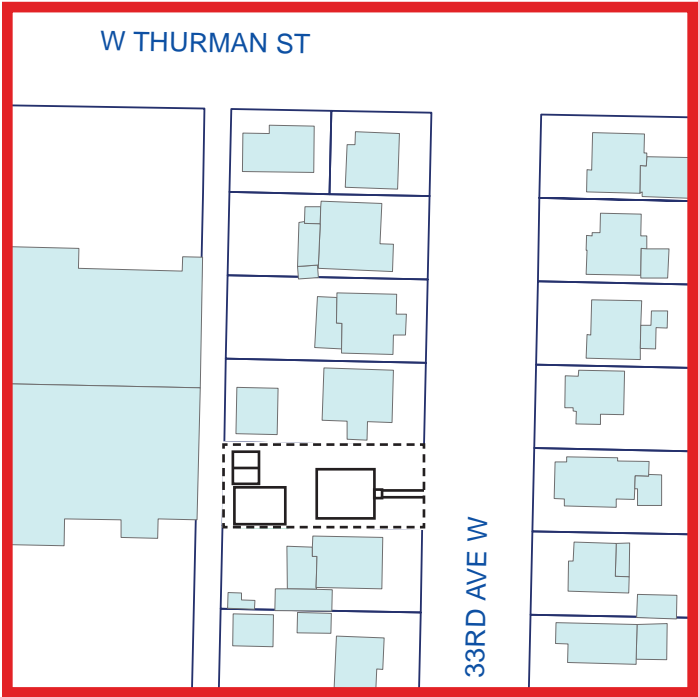
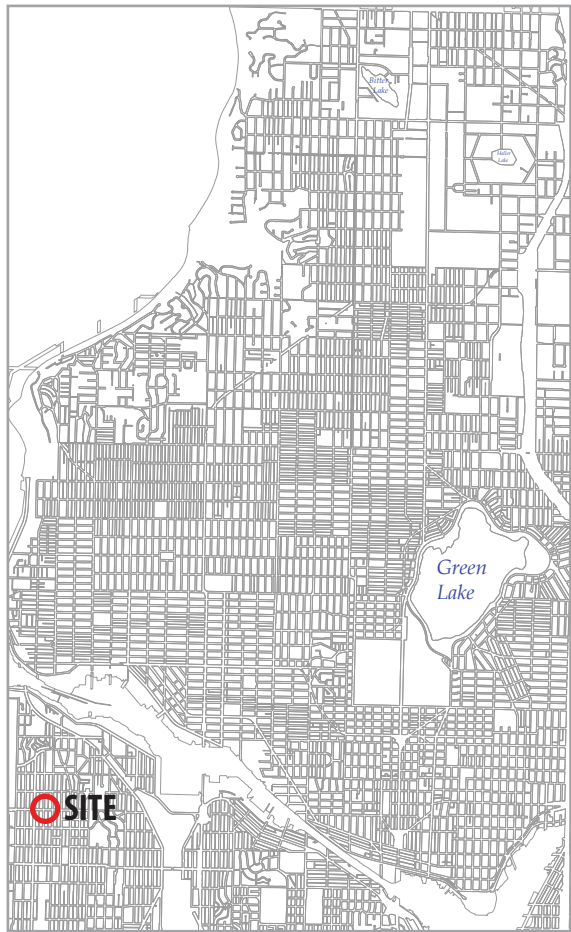
View of existing house, BYC and garage from alley (West)



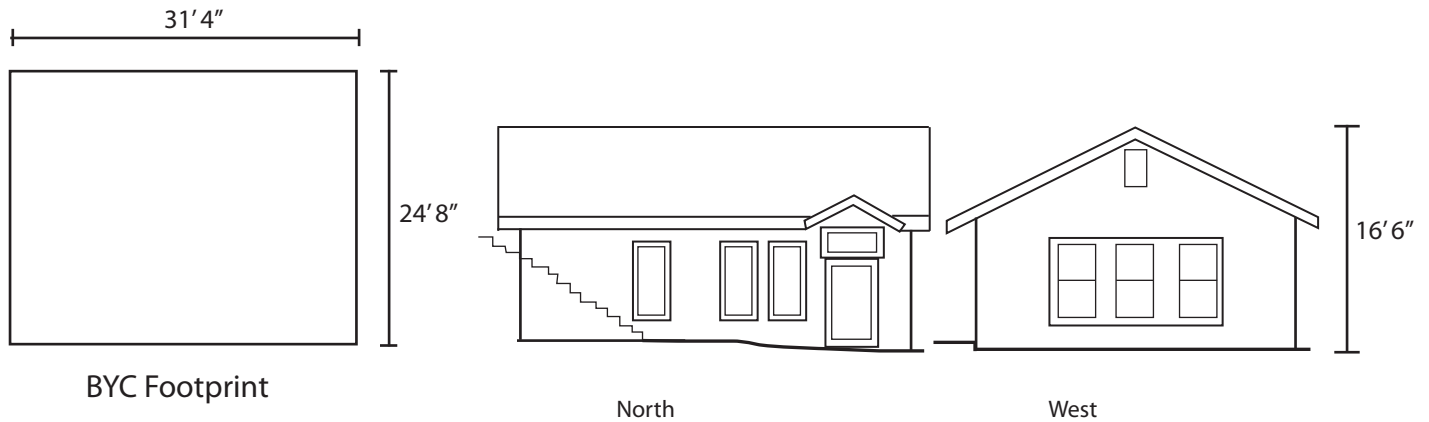
View of BYC from alley (South)



View of existing house from front street (East)

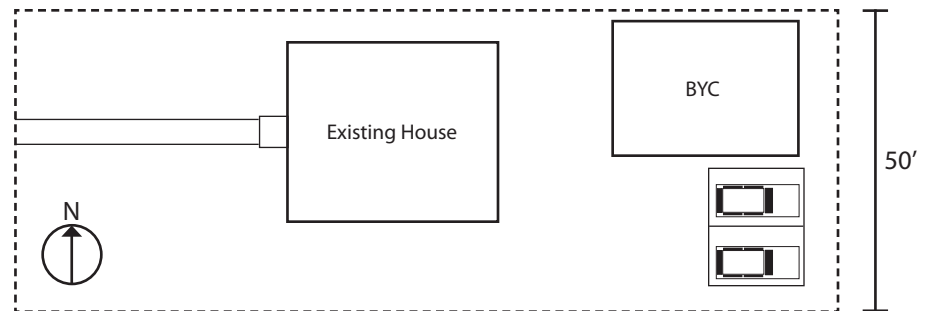


3835 33rd Ave W is located in Lawton Park near Lawton Park, Kiwanis Memorial Park, West Magnolia Park and Discovery Park. The lot is also walking distance from a full-service grocery store.



Sample Elevations

The Backyard Cottage is a newly constructed one-story building, which has alley access. The BYC is placed behind the existing house and mature landscaping making it invisible from the street. The design of the BYC is consistent with the traditional style of the existing house. The cottage is at the bottom of a hill leading down towards the alley. The BYC faces the alley, which abuts the rear wall of a grocery store to the west.



Site Plan

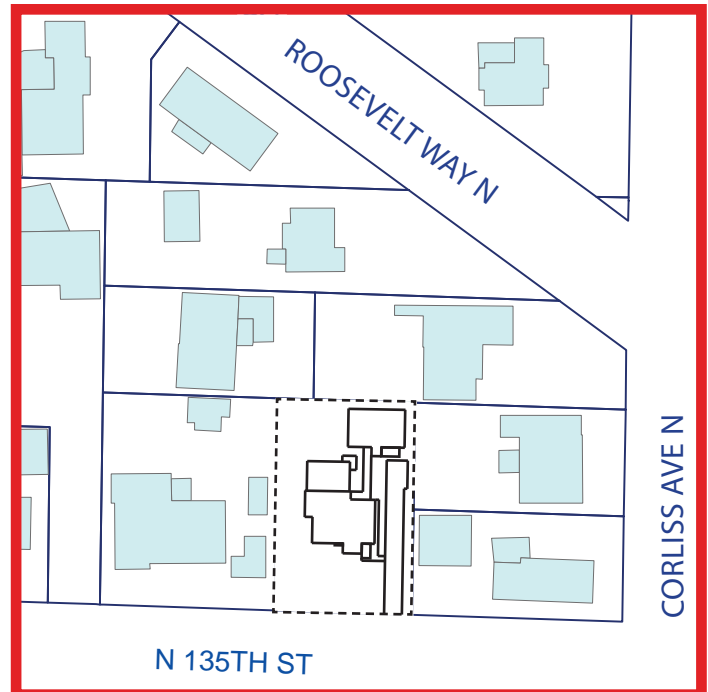
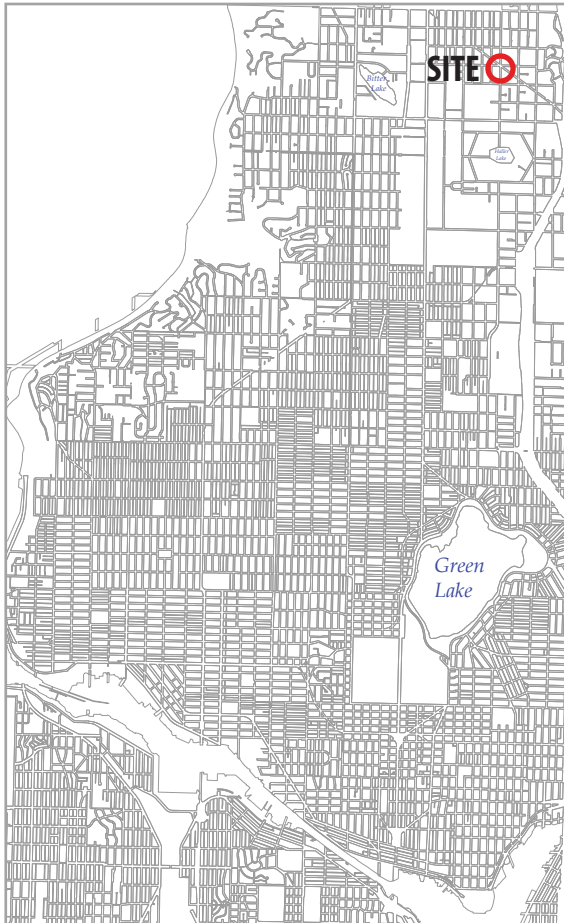
Address	3835 33rd Ave W
Permit #	6097977
Total Lot Area	6,400
BYC Floor Area (Housing Unit Only)	773
Garage or Storage Area Included	No
BYC Height	16'
Total Lot Coverage	33.4%
Parking Exception	No
New Unit or Conversion	New Unit



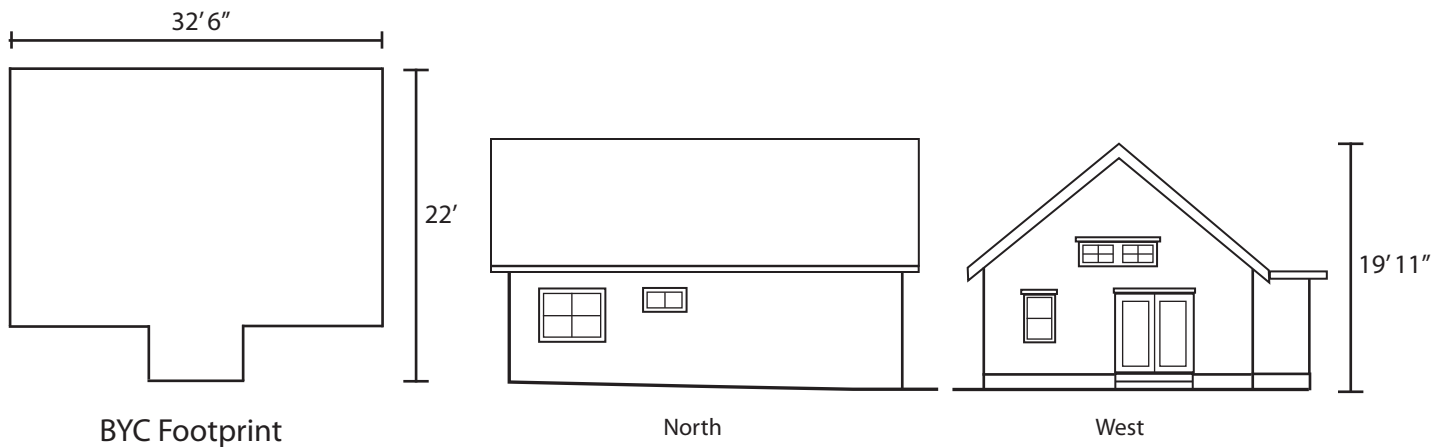
View of existing house and BYC from front street (North)



View of existing house and BYC from front street (North)

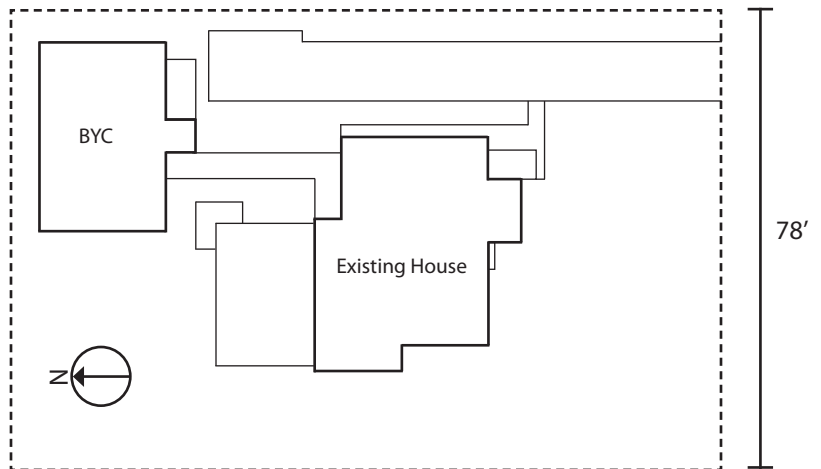


2150 N 135th Street is located in Haller Lake near Thornton Creek Park 1, Twin Ponds Park, Northacres Park, Bitter Lake Park, Bitter Lake, Haller Lake and Northwest Hospital.



Sample Elevations

The Backyard Cottage is a newly constructed two-story building and has no alley access. The design of the BYC matches the traditional architecture of the existing house; although different color paint is used.



Site Plan

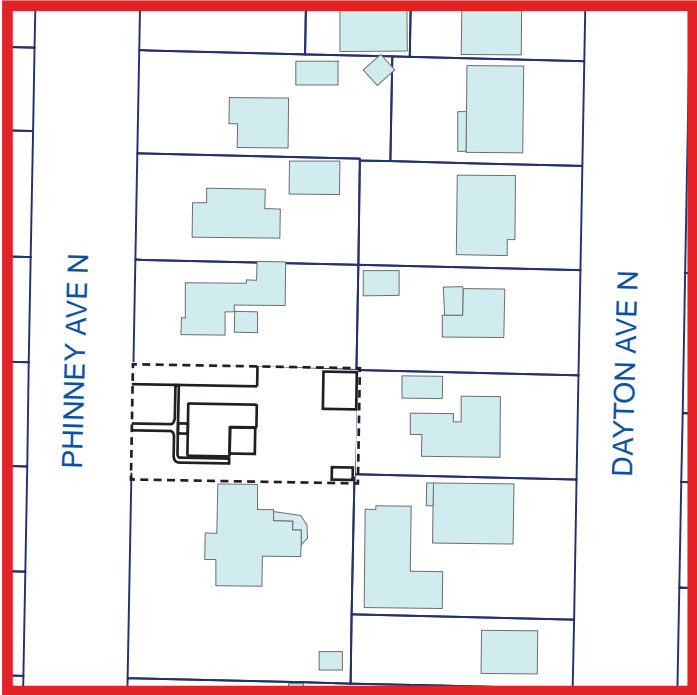
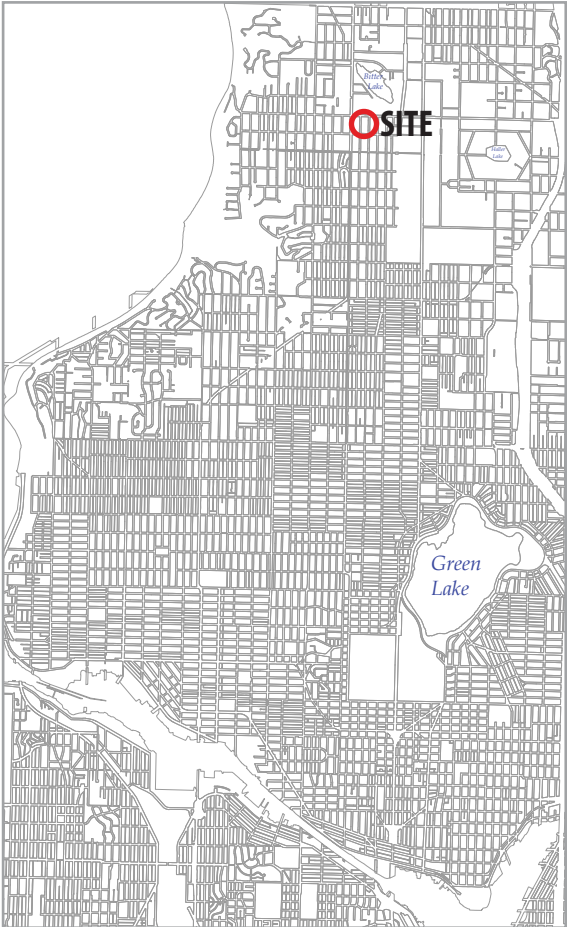
Address	2150 N 135th Street
Permit #	6135514
Total Lot Area	9,715
BYC Floor Area (Housing Unit Only)	796
Garage or Storage Area Included	No
BYC Height	19' 11"
Total Lot Coverage	23.8%
Parking Exception	No
New Unit or Conversion	New Unit



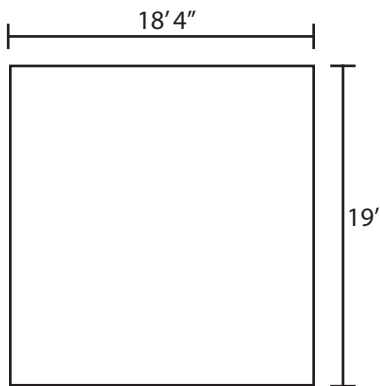
View of BYC from the side (South)



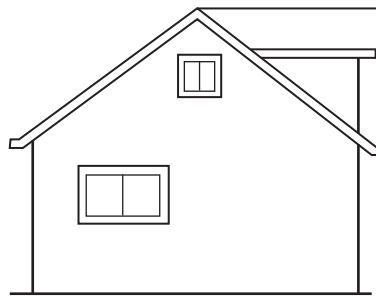
View of existing house and BYC from front street (East)



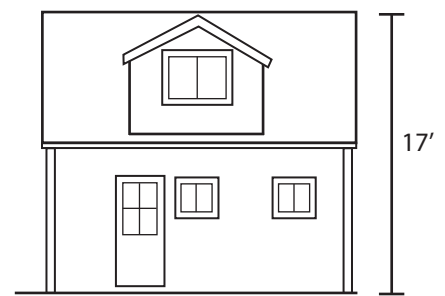
12526 Phinney Ave N is located in Bitter Lake near Bitter Lake Park, Bonnie View Park and Carkreek Park.



BYC Footprint



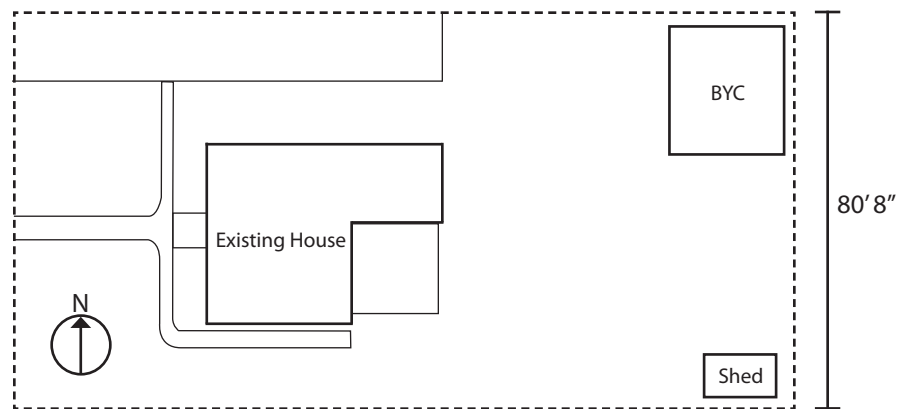
West



South

Sample Elevations

The Backyard Cottage is a newly constructed one-and-a-half-story building and has no alley access. The BYC is placed behind a fence and mature landscaping allowing it to blend in when viewed from the street. The design of the BYC matches the architecture and color of the existing house; although different materials are used.



Site Plan

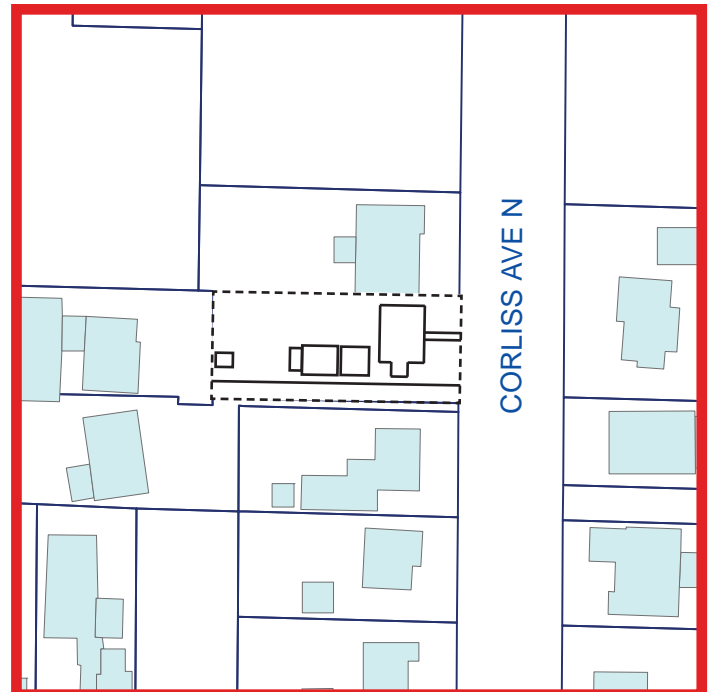
Address	12526 Phinney Ave N
Permit #	6238389
Total Lot Area	7,650
BYC Floor Area (Housing Unit Only)	348
Garage or Storage Area Included	No
BYC Height	17'
Total Lot Coverage	14.3%
Parking Exception	No
New Unit or Conversion	New Unit



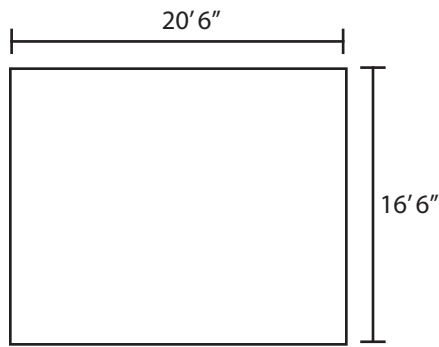
View of BYC from front street (Northwest)



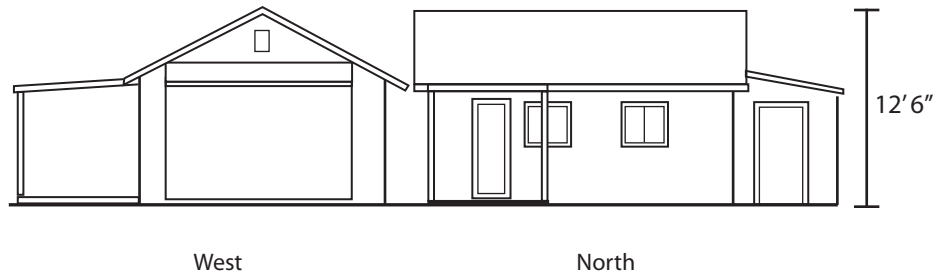
View of existing house from front street (West)



11727 Corliss Ave N is located in the Haller Lake neighborhood near Northacres Park, Haller Lake, Biker Cholum Cemetery, Evergreen Washelli Cemetery, North Seattle Park, Northwest Hospital and Northgate Mall. It is also conveniently near I-5.

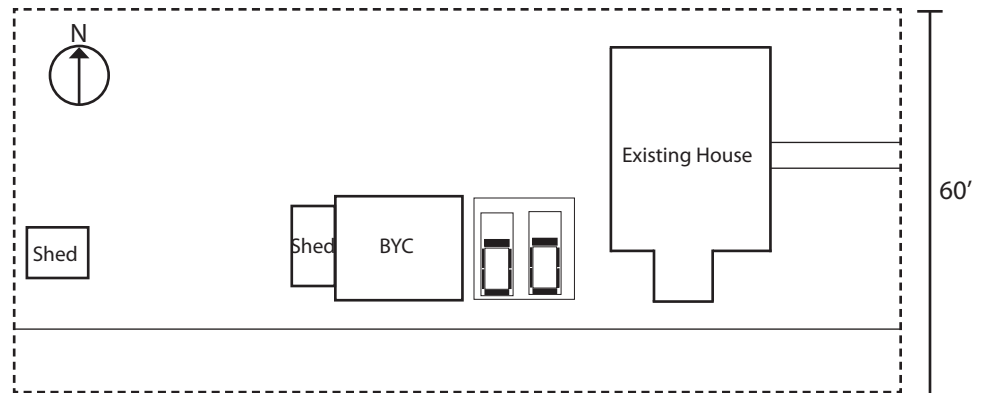


BYC Footprint



Sample Elevations

The Backyard Cottage is a conversion from a one-story structure with no alley access. The BYC is placed behind the existing house allowing it to blend in from the street. The design of BYC matches the traditional architecture and color of the existing house, although the color of the trim is different.



Site Plan

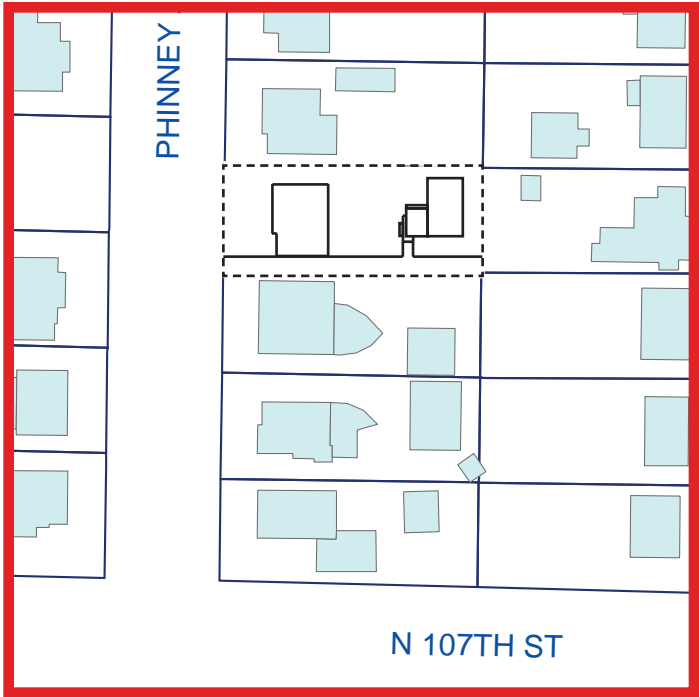
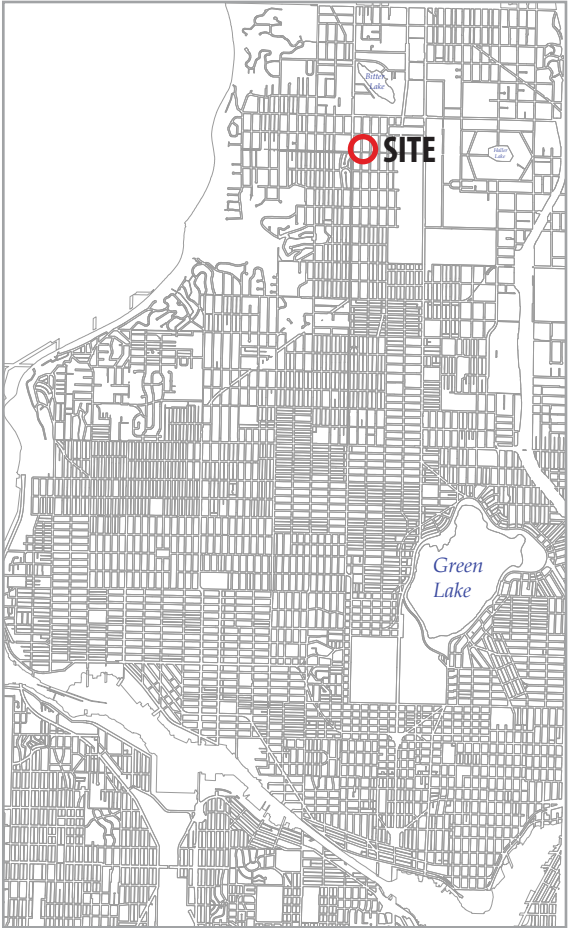
Address	11727 Corliss Ave N
Permit #	6234891
Total Lot Area	8,400
BYC Floor Area (Housing Unit Only)	411
Garage or Storage Area Included	No
BYC Height	12' 6"
Total Lot Coverage	17%
Parking Exception	No
New Unit or Conversion	New Unit



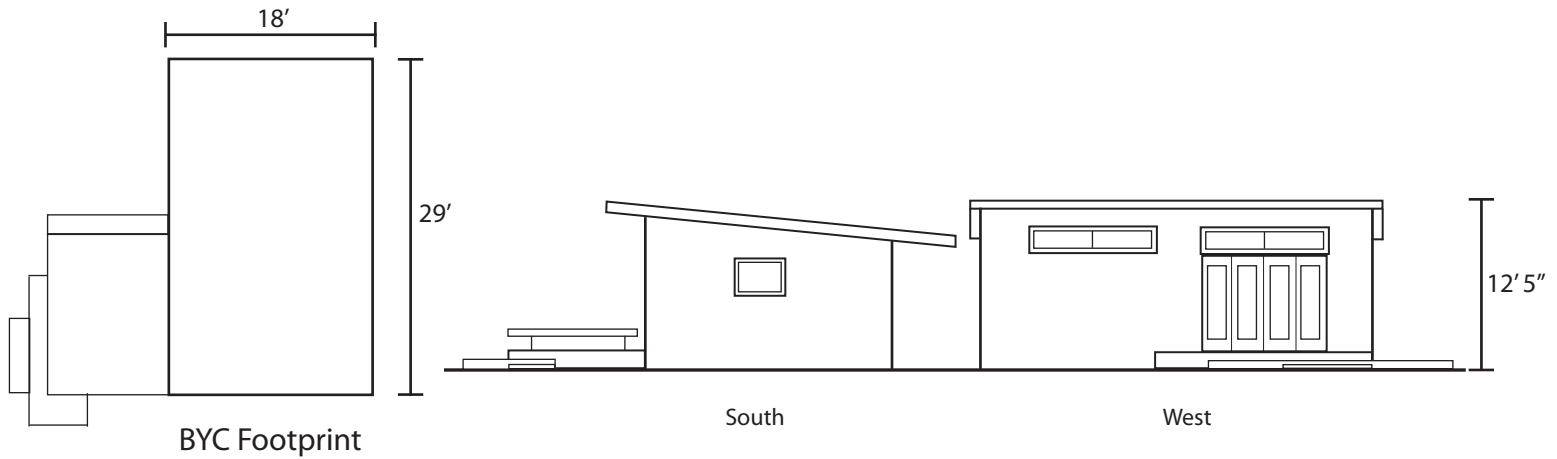
View of existing house and BYC from the side (Northeast)



View of existing house from front street (East)

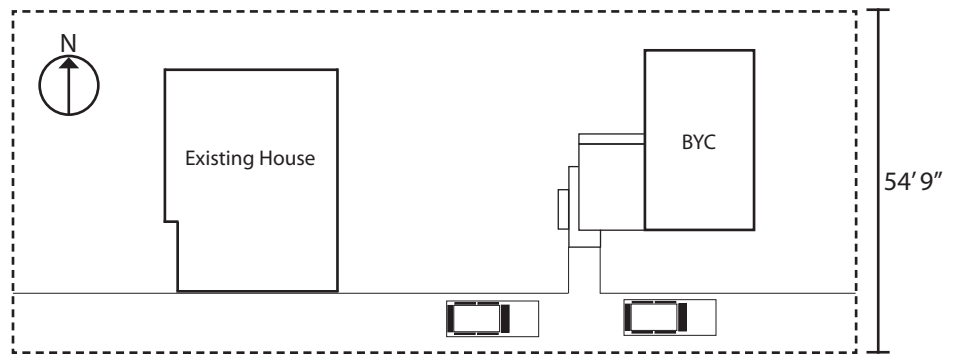


12520 Phinney Ave N is located in Bitter Lake near Bitter Lake Park, Bitter Lake, Haller Lake, Northacres Park, Evergreen Washelli Cemetery, Bonnie View Park and Carkreek Park.



Sample Elevations

The Backyard Cottage is a newly constructed one-story building with no alley access. The BYC is placed behind the existing house and landscaping making it almost invisible from the street.



Site Plan

Address	10720 Phinney Ave N
Permit #	6230766
Total Lot Area	7,373
BYC Floor Area (Housing Unit Only)	522
Garage or Storage Area Included	No
BYC Height	12' 5"
Total Lot Coverage	19.8%
Parking Exception	No
New Unit or Conversion	New Unit



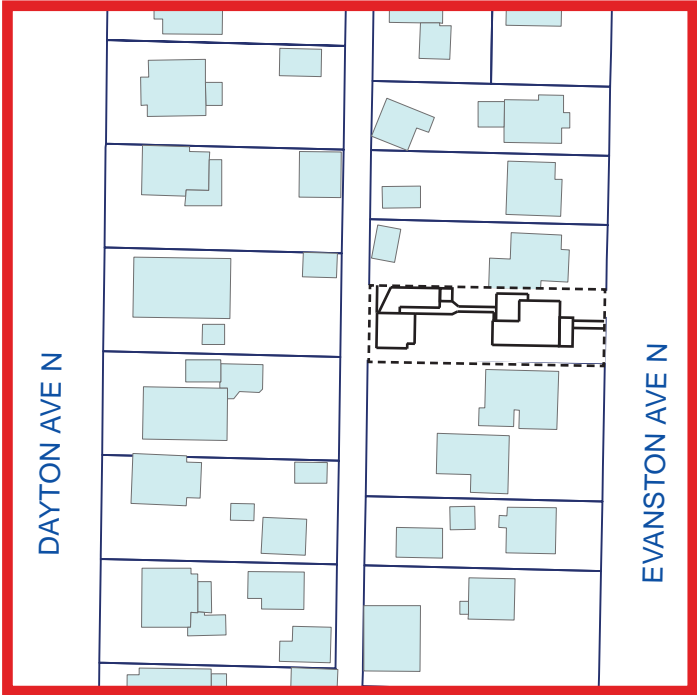
View of BYC from alley (Northeast)



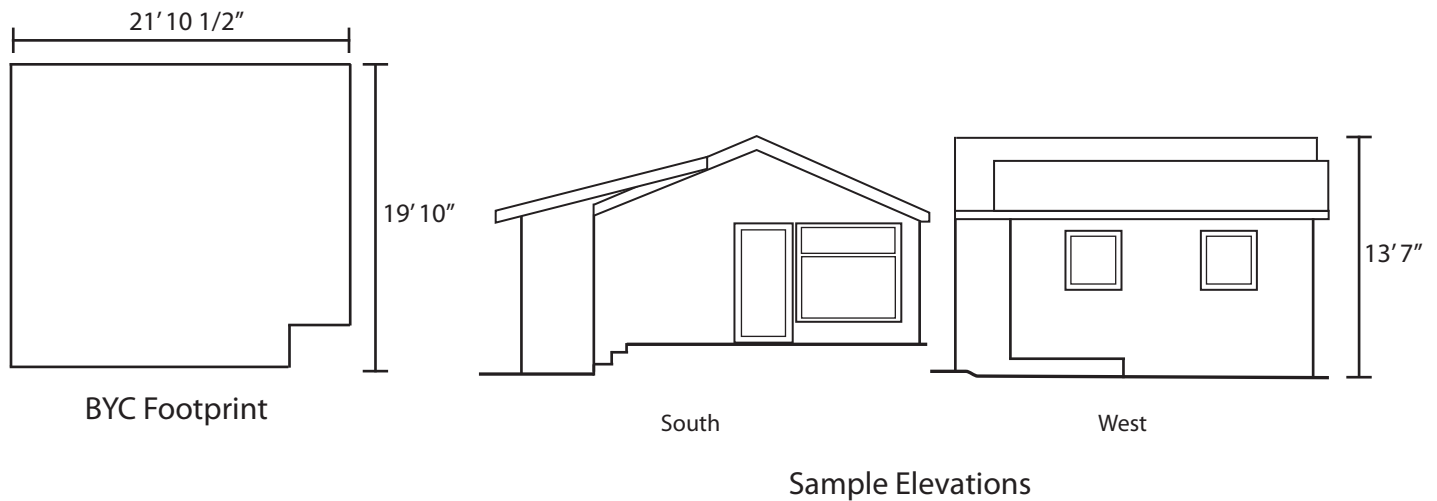
View of BYC and carport (Southeast)



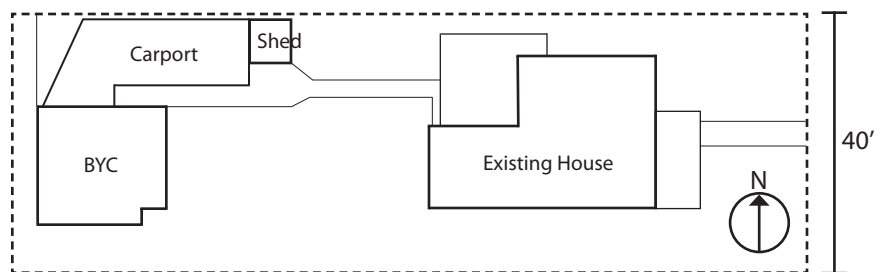
View of existing house from front street (West)



9231 Evanston Ave N is located in Greenwood near Sandel Playground, Licton Springs Park, Crown Hill Cemetery, Carkreek Park and Greenwood Park.



The Backyard Cottage is a conversion of an existing garage off the alley. The BYC is well placed behind the existing house and landscaping making it almost invisible from the street. The design of the BYC matches the traditional style of the existing house.



Site Plan

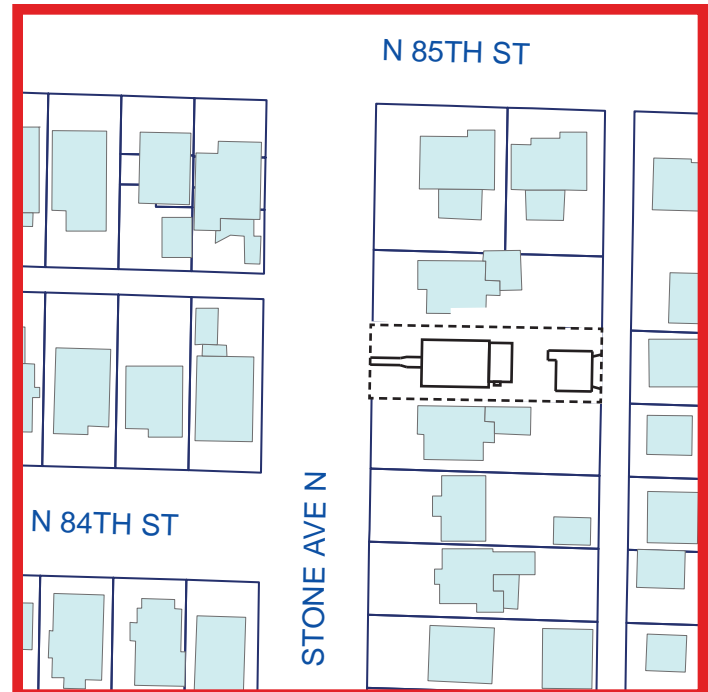
Address	9231 Evanston Ave N
Permit #	6253811
Total Lot Area	5,491
BYC Floor Area (Housing Unit Only)	424
Garage or Storage Area Included	Yes
BYC Height	13' 7"
Total Lot Coverage	36.3%
Parking Exception	No
New Unit or Conversion	Conversion



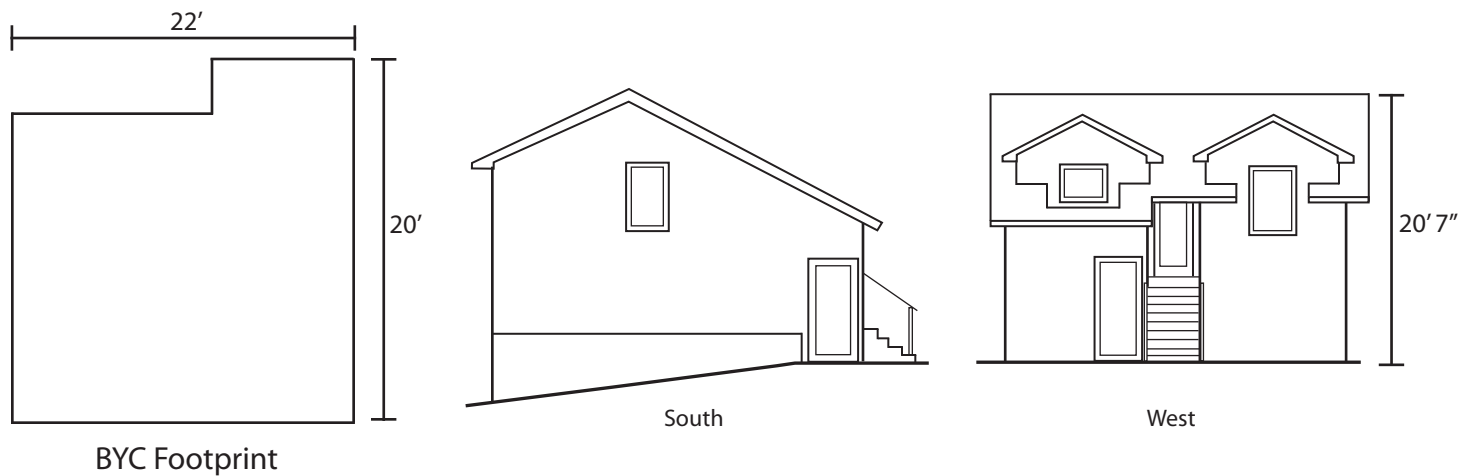
View of BYC from alley (West)



View of BYC and existing house (Southeast)

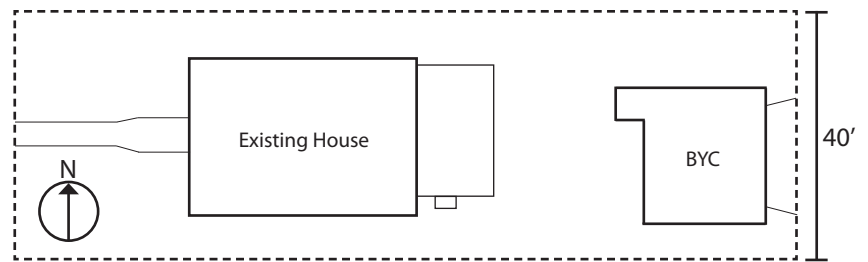


8404 Stone Ave N is located in Green Lake near Greenwood Park, Sandel Park, Green Lake and Green Lake Park. It is also conveniently located near SR99 and I-5.



Sample Elevations

The Backyard Cottage is a second story addition to the existing garage, which has alley access. The BYC is placed behind the existing house and mature landscaping making it almost invisible from the street. The design of the BYC matches the architecture and coloring of the existing house; although it is still under construction.



Site Plan

Address	8404 Stone Ave N
Permit #	6249801
Total Lot Area	5,336
BYC Floor Area (Housing Unit Only)	790
Garage or Storage Area Included	Yes
BYC Height	20' 7"
Total Lot Coverage	26.5%
Parking Exception	No
New Unit or Conversion	New Unit



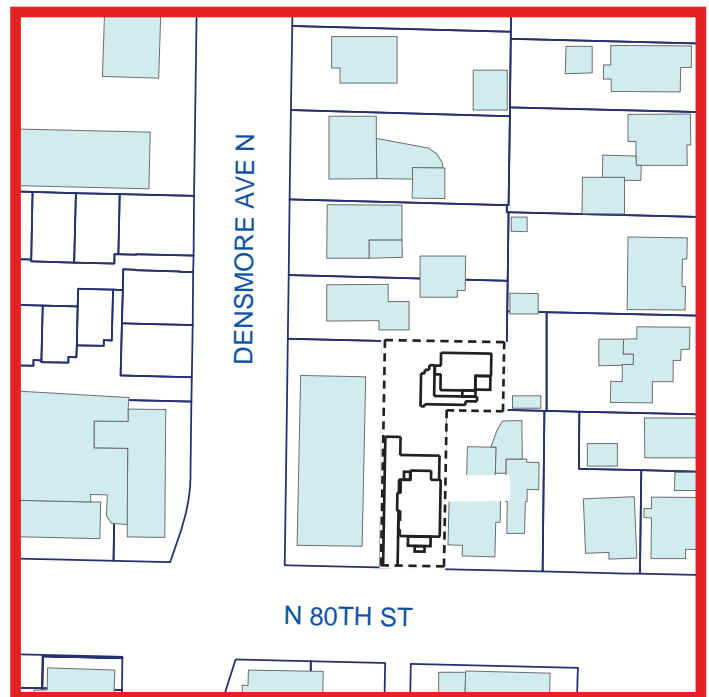
View of BYC from neighboring parking lot (Northeast)



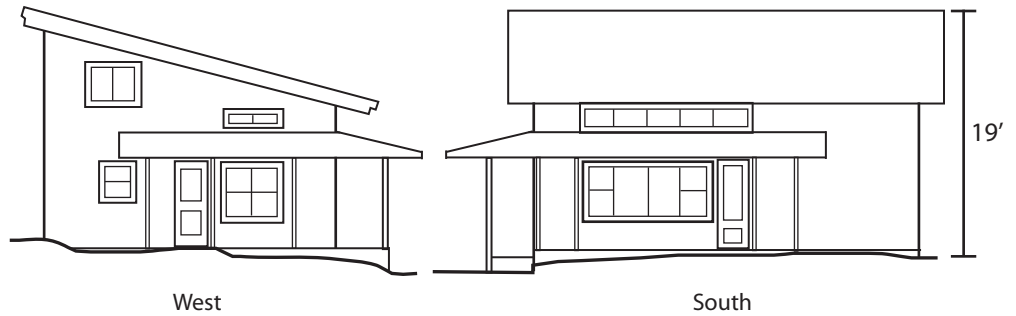
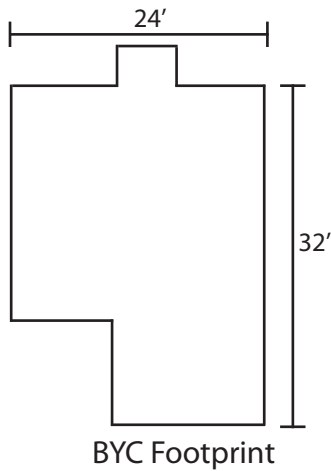
View of BYC and existing house (Southeast)



View of existing house (North)

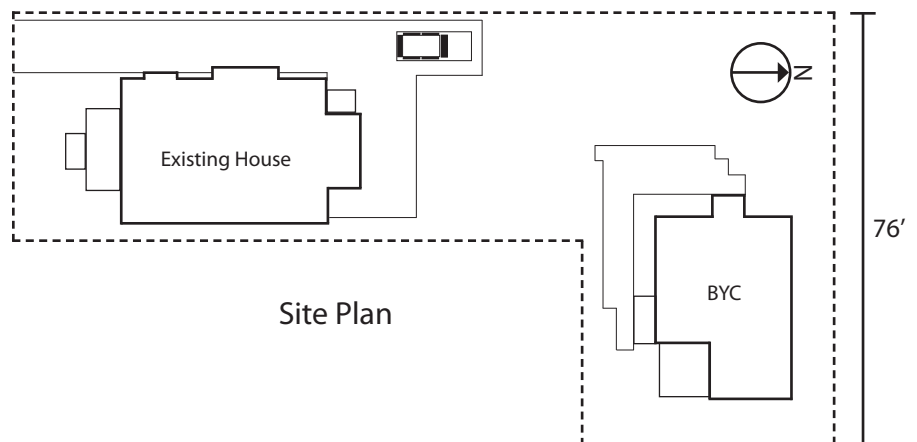


1712 N 80th Street is located in Green Lake a block away from Green Lake and Green Lake Park to the south and Ashworth Cottages to the west. It is also conveniently located near I-5.



Sample Elevations

The Backyard Cottage is a newly constructed building with no alley access. The BYC is placed behind the existing house and is almost invisible from the street. The design of the BYC is modern in contrast with the style of the existing house.



Site Plan

Address	1712 N 80th Street
Permit #	6245794
Total Lot Area	7,232
BYC Floor Area (Housing Unit Only)	800
Garage or Storage Area Included	No
BYC Height	19'
Total Lot Coverage	27%
Parking Exception	No
New Unit or Conversion	New Unit



View of BYC from alley (Northwest)



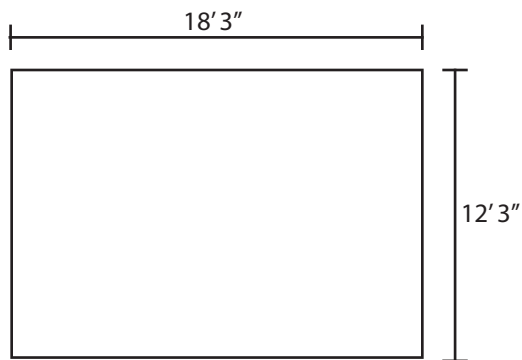
View of BYC and existing house (Northwest)



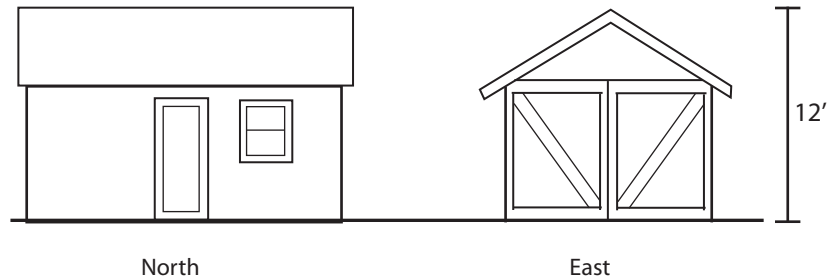
View of existing house (South)



535 N 78th Street is located in Greenwood near Greenwood Park, Sandel Playground, Woodland Park, Licton Springs Park, Green Lake and Green Lake Park.

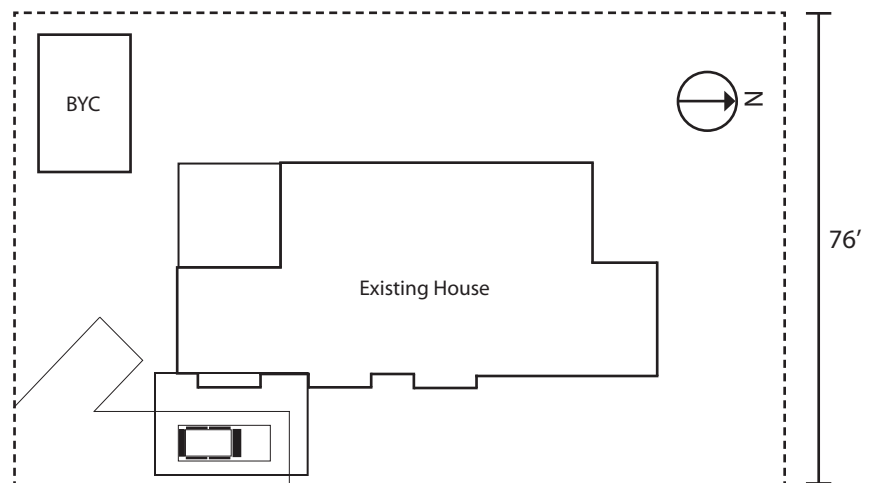


BYC Footprint



Sample Elevations

The Backyard Cottage is a conversion on an existing structure to a one-story unit, which has alley access. The BYC is placed behind the existing house and mature landscaping, making it invisible from the street. The design matches the traditional architecture of the existing house, but the color is different.



Site Plan

Address	535 N 78th Street
Permit #	6241379
Total Lot Area	6,000
BYC Floor Area (Housing Unit Only)	224
Garage or Storage Area Included	No
BYC Height	12'
Total Lot Coverage	28%
Parking Exception	No
New Unit or Conversion	New Unit



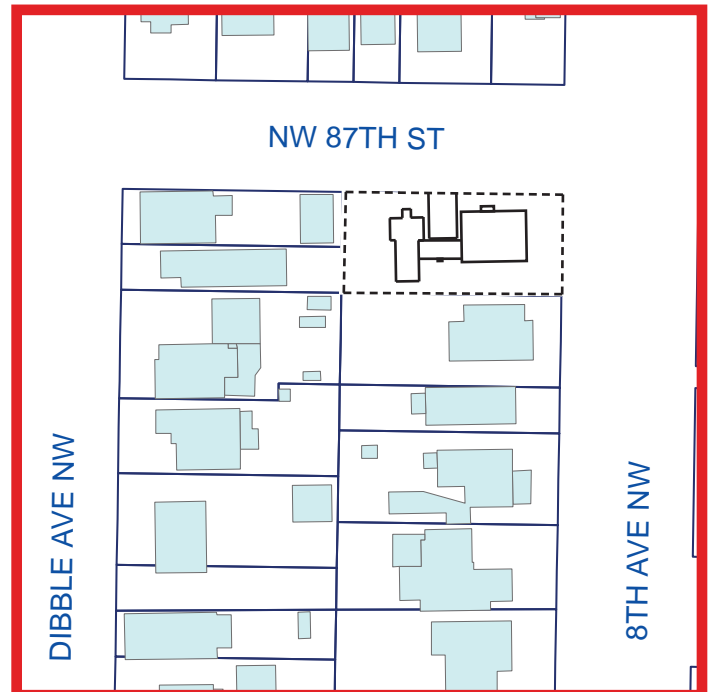
View of BYC from street (Southwest)



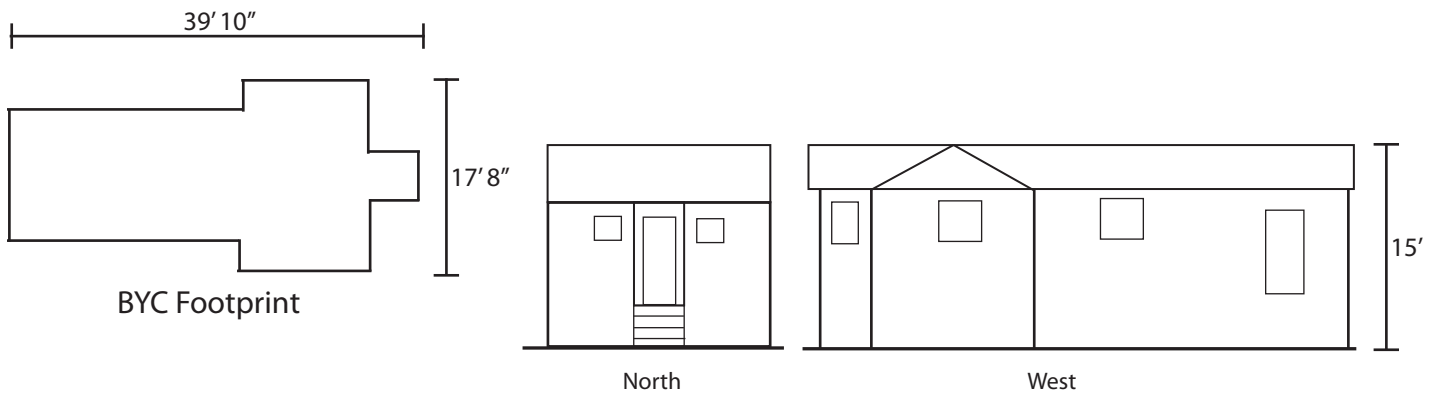
View of BYC and existing house (South)



View of BYC and existing house (Southwest)

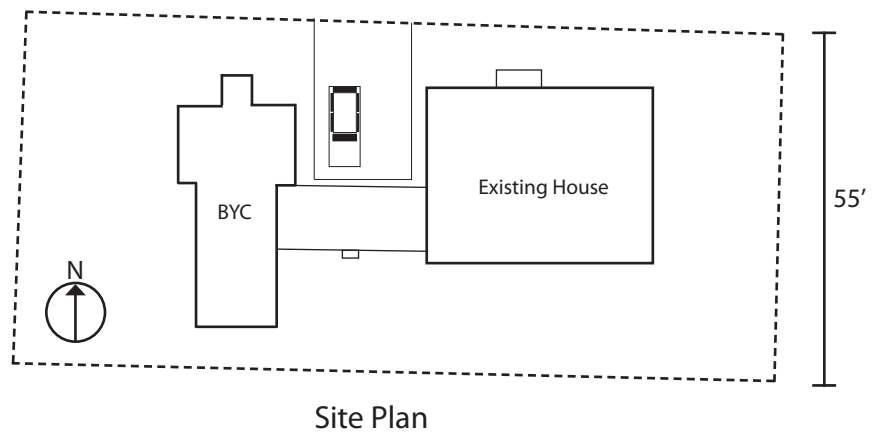


8543 8th Ave NW is located in Whittier Heights near Sandel Playground, Crown Hill Cemetery, Baker Park, Carkreek Park and Soundview Playfield.



Sample Elevations

The Backyard Cottage is a conversion of an existing structure to a one-story unit with no alley access. The BYC is located on a corner lot. The cottage and existing house are connected by a deck promoting interconnectedness between the units. The design of the BYC matches the traditional architecture and coloring of the existing house.



Site Plan

Address	8543 8th Ave NW
Permit #	6231865
Total Lot Area	6,600
BYC Floor Area (Housing Unit Only)	307
Garage or Storage Area Included	No
BYC Height	15'
Total Lot Coverage	35%
Parking Exception	No
New Unit or Conversion	Conversion



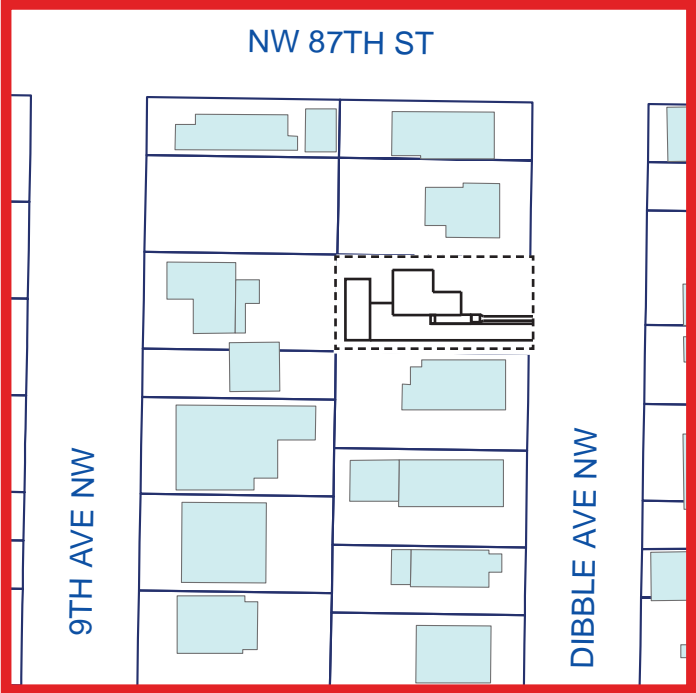
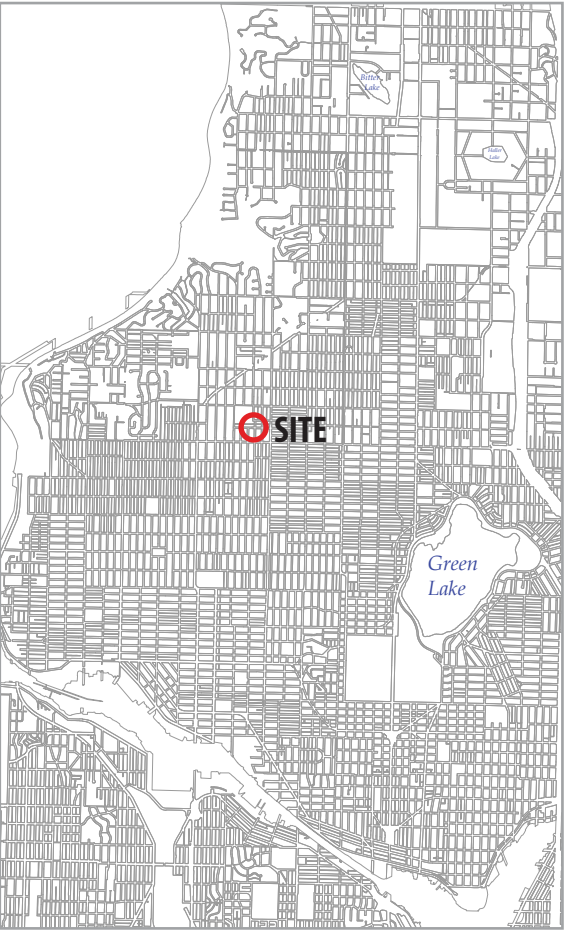
View of BYC from neighboring property (Southeast)



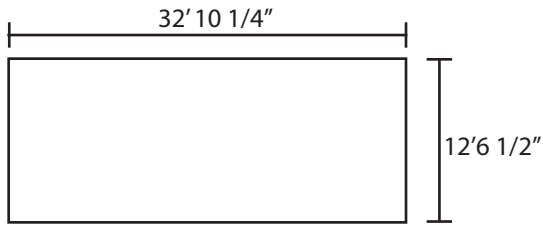
View of BYC and existing house (West)



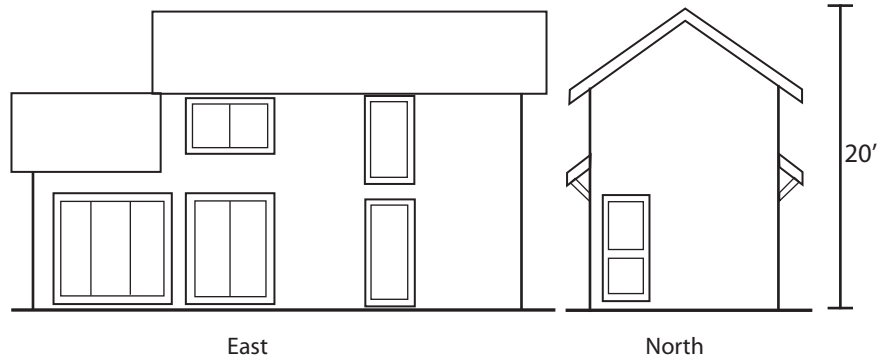
View of BYC and existing house (West)



8535 Dibble Avenue is located in Whittier Heights near Sandel Playground, Crown Hill Cemetery, Baker Park, Carkreek Park, Greenwood Park and Soundview Playfield.

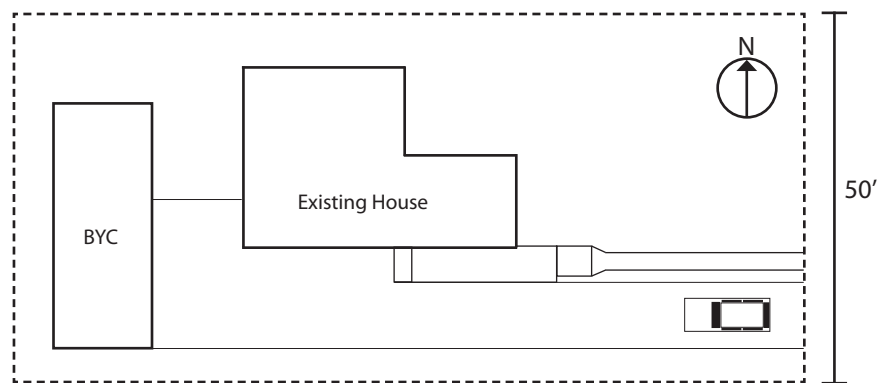


BYC Footprint



Sample Elevations

The Backyard Cottage is a newly constructed two-story building with no alley access. The BYC is placed behind the existing house and mature landscaping making it almost invisible from the street. The design of the BYC matches the architecture of the existing house; although it is still under construction.



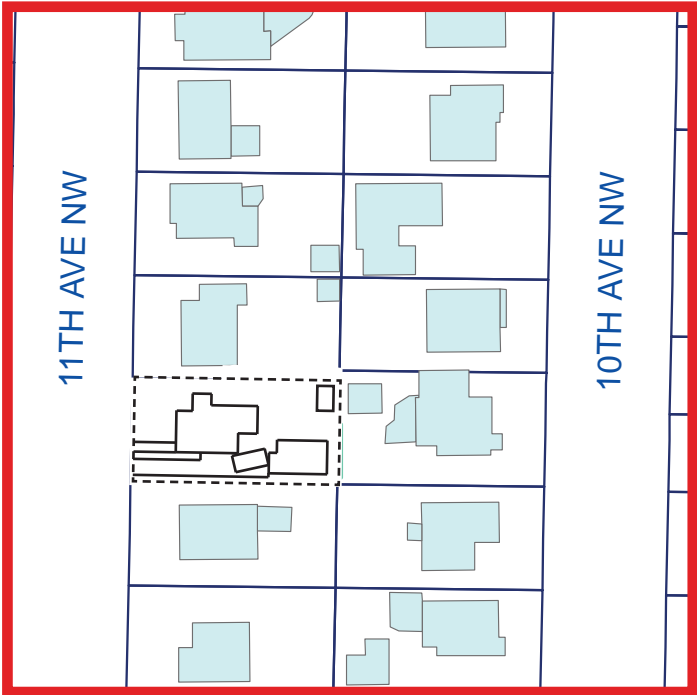
Site Plan

Address	8535 Dibble Avenue
Permit #	6234906
Total Lot Area	4,989
BYC Floor Area (Housing Unit Only)	563
Garage or Storage Area Included	No
BYC Height	20'
Total Lot Coverage	26%
Parking Exception	No
New Unit or Conversion	New Unit

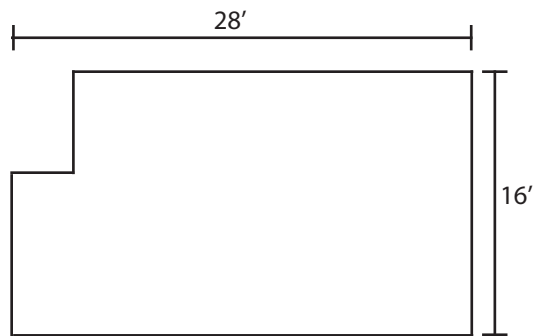


View of BYC and existing house (East)

View of BYC and existing house from street (East)



8020 11th Ave NW is located in Whittier Heights near Baker Park, Sandel Playfield, Greenwood Park, Salmon Bay Park and Soundview Playfield.

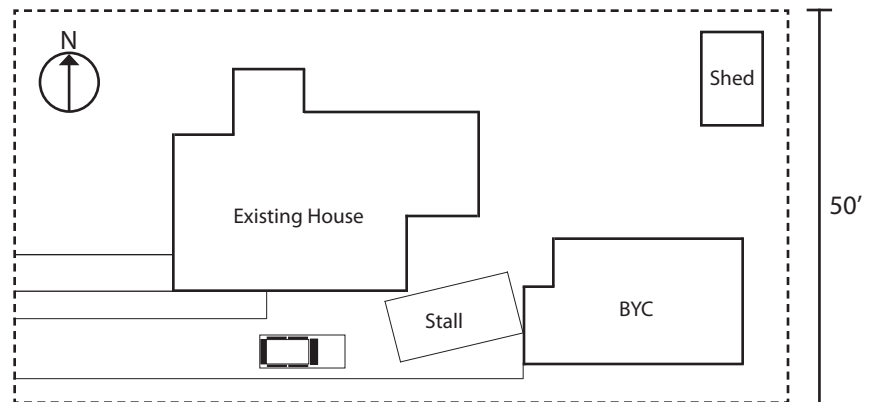


BYC Footprint



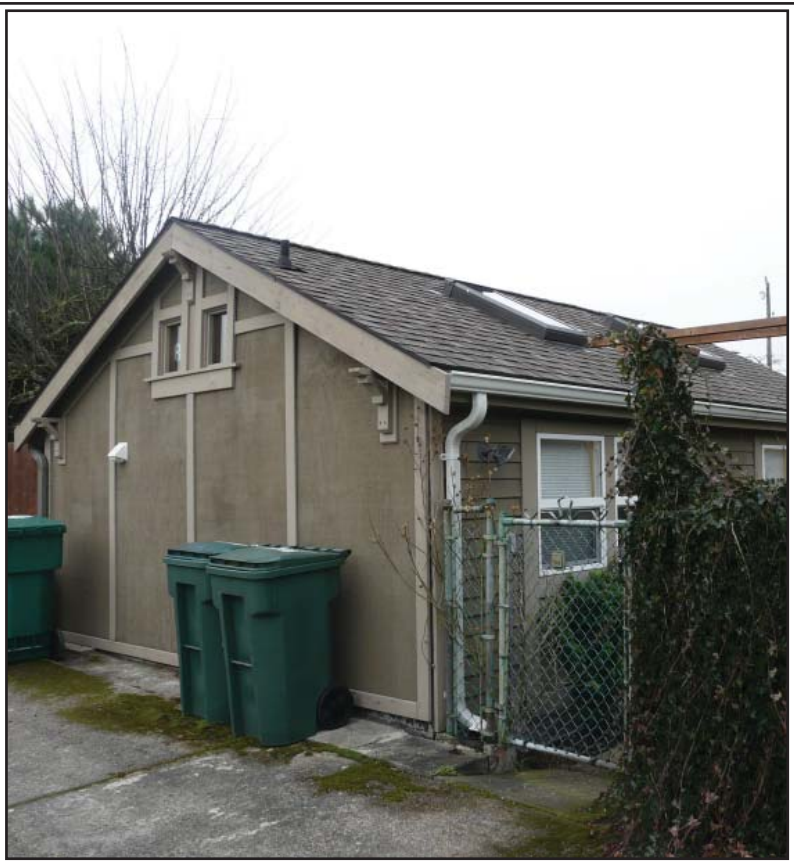
Sample Elevations

The Backyard Cottage is a newly constructed two-story building with no alley access. The BYC is placed behind the existing house and mature landscaping. The design of the BYC matches the existing house; although it is still under construction.



Site Plan

Address	8020 11th Ave NW
Permit #	6246106
Total Lot Area	5,000
BYC Floor Area (Housing Unit Only)	758
Garage or Storage Area Included	Yes
BYC Height	23'
Total Lot Coverage	29%
Parking Exception	No
New Unit or Conversion	New Unit



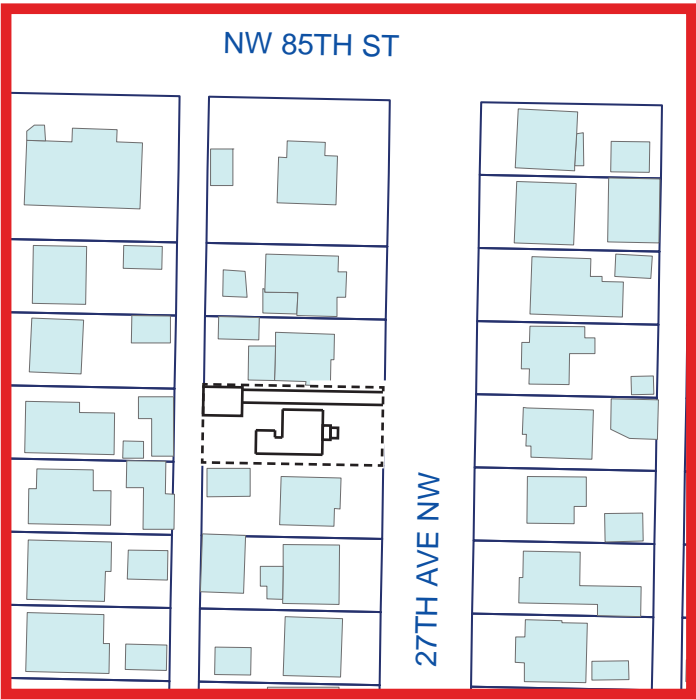
View of BYC from alley (Northeast)



View of BYC and existing house (West)



View of existing house (West)

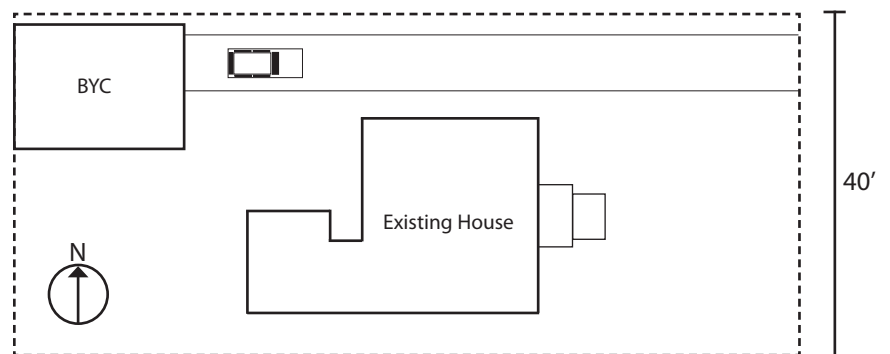


8333 27th Ave NW is located in Loyal Heights near Sunset Hill Park, Golden Gardens Park, Soundview Park, Bakers Park, Salmon Bay Park and the Puget Sound shoreline.



Sample Elevations

The Backyard Cottage is a conversion of an existing garage to a one-story unit, which has alley access. The BYC is placed behind the existing house and fencing, helping it blend in from the street. The design of the BYC matches the traditional architecture and coloring of the existing house.



Site Plan

Address	8333 27th Ave NW
Permit #	6233549
Total Lot Area	3,960
BYC Floor Area (Housing Unit Only)	362
Garage or Storage Area Included	No
BYC Height	12'
Total Lot Coverage	25%
Parking Exception	No
New Unit or Conversion	Conversion



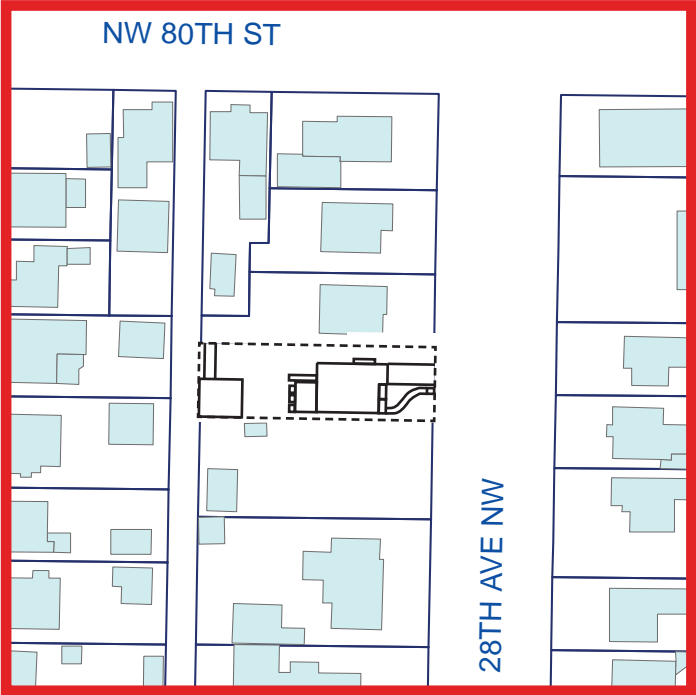
View of BYC from alley (Northeast)



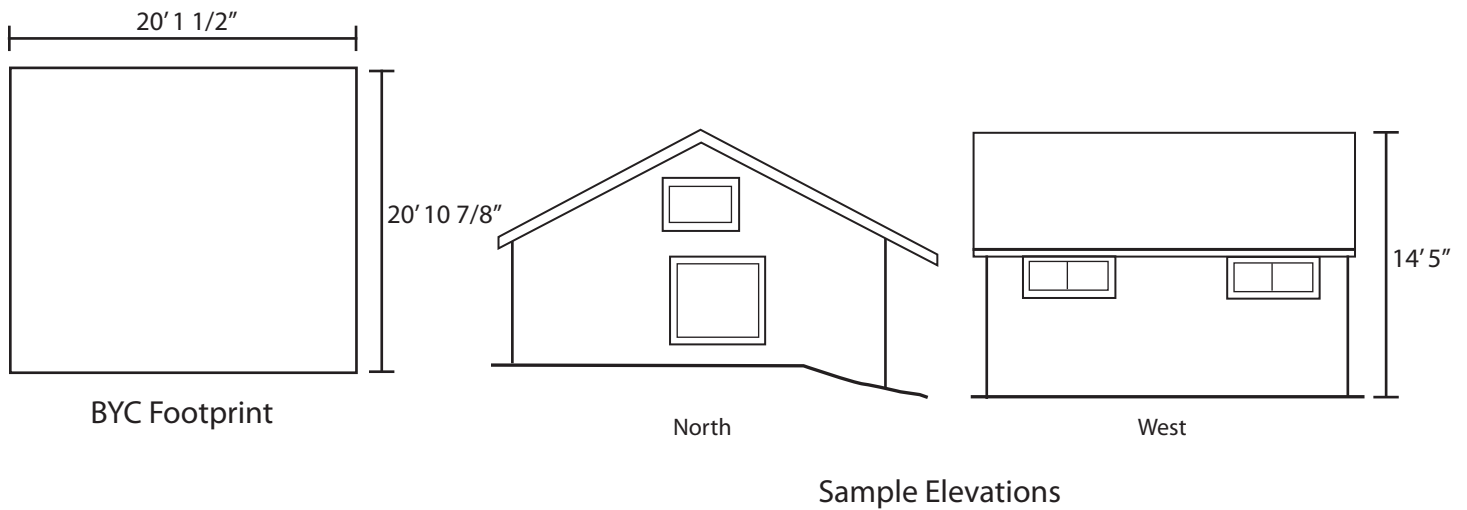
View of BYC down alley (Southwest)



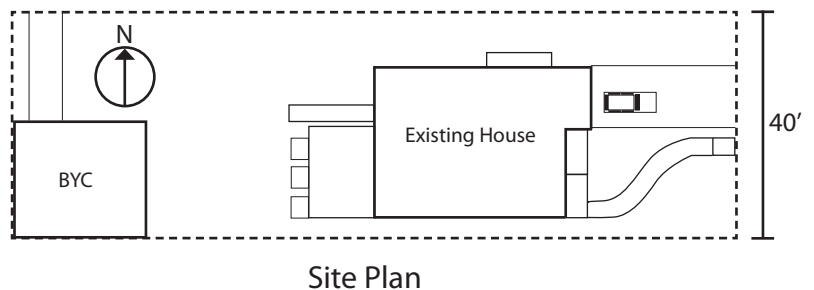
View of existing house (West)



7743 28th Ave NW is located in Loyal Heights near Sunset Hill Park, Golden Gardens Park, Soundview Park, Bakers Park, Salmon Bay Park, Webster Park and the Puget Sound shoreline.



The Backyard Cottage is a conversion of an existing garage to a one-story unit, which has alley access. The BYC is placed behind the existing house making it invisible from the street. The design of the BYC matches the architecture of the existing house.



Address	7743 28th Ave NW
Permit #	6244450
Total Lot Area	5,020
BYC Floor Area (Housing Unit Only)	411
Garage or Storage Area Included	No
BYC Height	14' 5"
Total Lot Coverage	32.75%
Parking Exception	No
New Unit or Conversion	Conversion



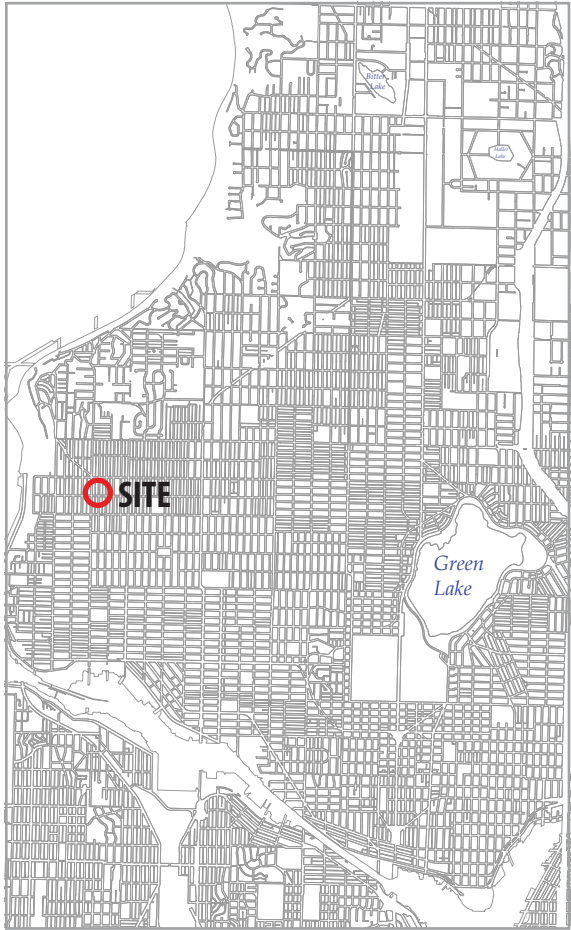
View of BYC from alley (Northeast)



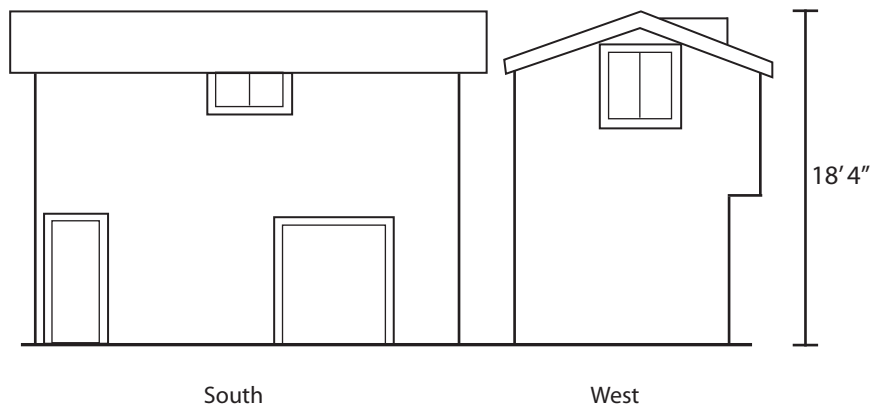
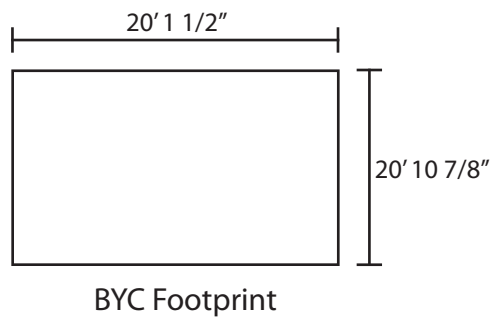
View of BYC, Playhouse and existing house (Northeast)



View of existing house (West)

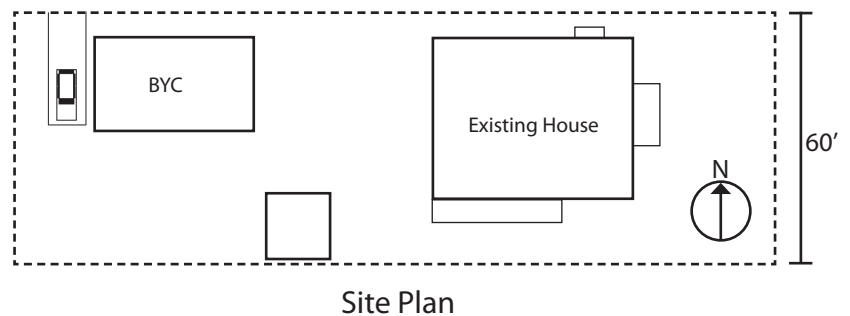


7715 28th Ave NW is located in Loyal Heights near Sunset Hill Park, Golden Gardens Park, Soundview Park, Bakers Park, Salmon Bay Park, Webster Park and the Puget Sound shoreline.



Sample Elevations

The Backyard Cottage is a conversion of an existing garage with a second floor to a two-story unit, which has alley access. The BYC is placed behind the existing house and mature landscaping making it invisible from the street. The design of the BYC is different from the style of the existing house. The property also has a clubhouse.



Address	7715 28th Ave NW
Permit #	6236573
Total Lot Area	5,020
BYC Floor Area (Housing Unit Only)	575
Garage or Storage Area Included	No
BYC Height	18' 4"
Total Lot Coverage	34%
Parking Exception	No
New Unit or Conversion	Conversion



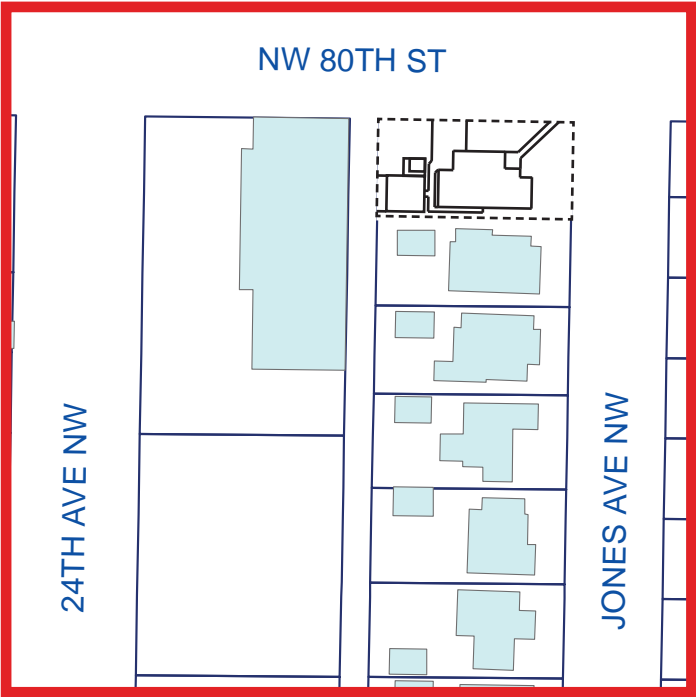
View of BYC from alley (Northwest)



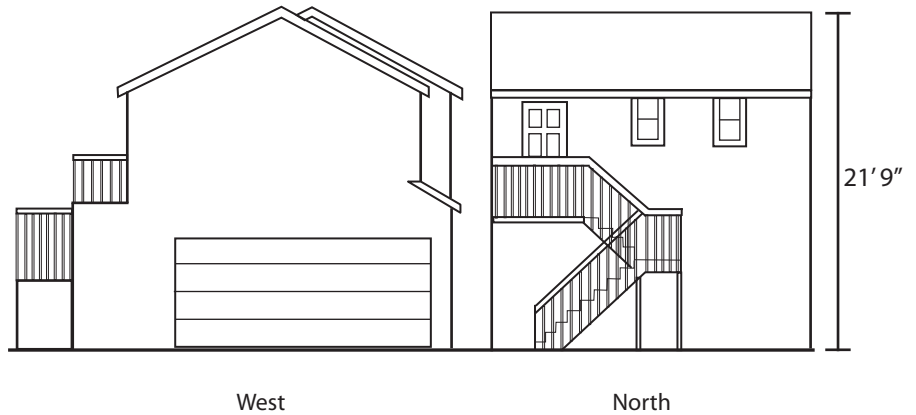
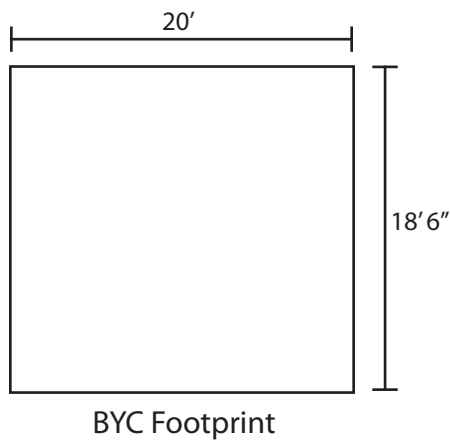
View of BYC and existing house (Southeast)



View of existing house (Southwest)

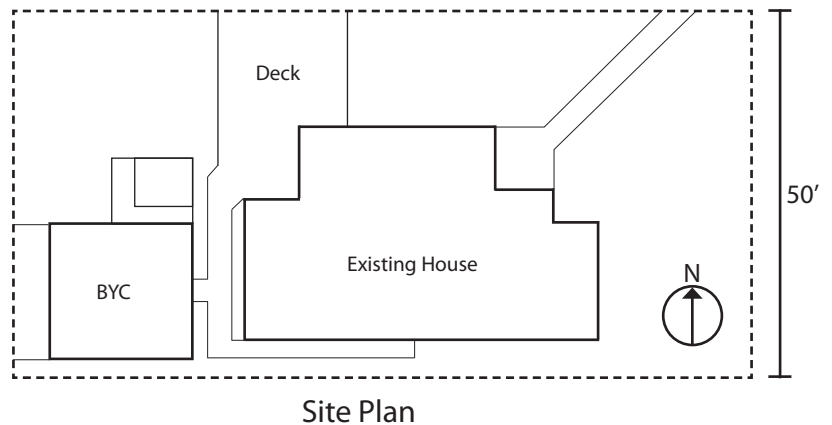


7757 Jones Ave NW is located in Loyal Heights near Sunset Hill Park, Golden Gardens Park, Soundview Park, Bakers Park, Salmon Bay Park, Webster Park and the Puget Sound shoreline.



Sample Elevations

The Backyard Cottage is an addition to the existing garage, which has alley access. The BYC is placed behind the existing house. The design of the BYC uses similar materials (siding) as the existing house. The cottage has an exterior wood stairwell leading to the second floor.



Address	7757 Jones Ave NW
Permit #	6246827
Total Lot Area	5,036
BYC Floor Area (Housing Unit Only)	740
Garage or Storage Area Included	Yes
BYC Height	21' 9"
Total Lot Coverage	33.3%
Parking Exception	No
New Unit or Conversion	New Unit



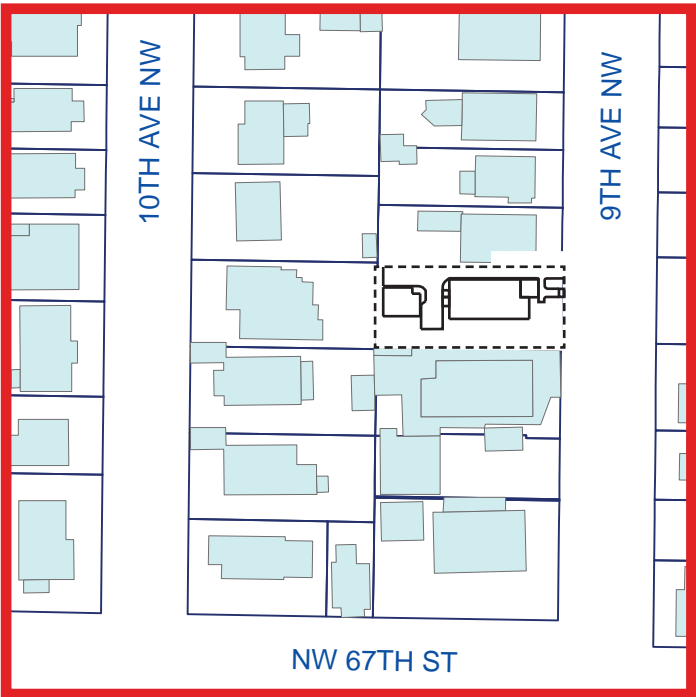
View of BYC from alley (Southwest)



View of BYC and existing house (Southwest)



View of existing house (West)

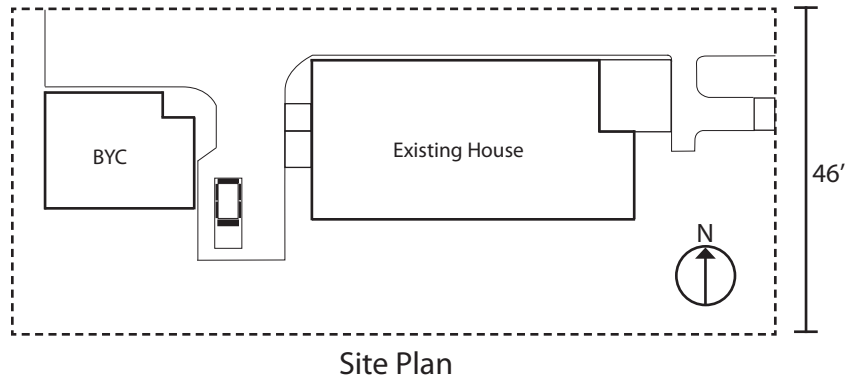


6719 9th Ave NW is located in Whittier Heights near Salmon Bay Park, Gilman Playground, Baker Park, Woodland Park and a School District Playfield.



Sample Elevations

The Backyard Cottage is a newly constructed two-story building with no alley access. The BYC is placed behind the existing house. The design of the BYC matches the traditional architecture of the existing house. The cottage design includes a barn door on the side to access the heating and electric, and utility spaces. For landscaping the residents installed bamboo buffers in consideration of neighbor privacy.

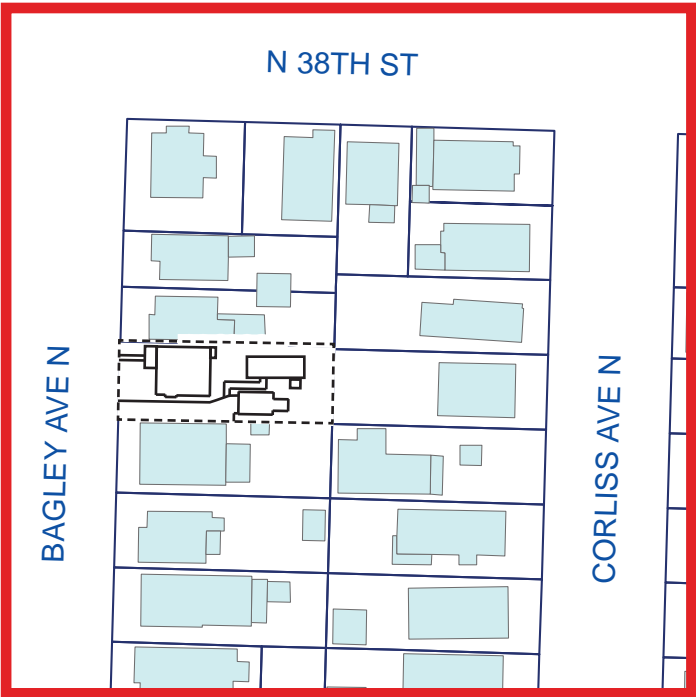
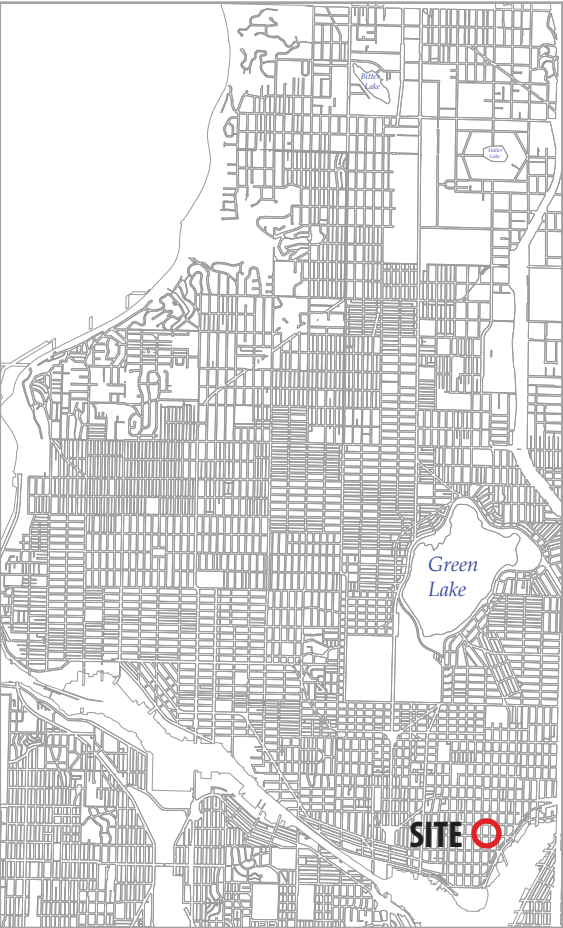


Site Plan

Address	6719 9th Ave NW
Permit #	6237835
Total Lot Area	4,922
BYC Floor Area (Housing Unit Only)	613
Garage or Storage Area Included	No
BYC Height	20' 4"
Total Lot Coverage	27.4%
Parking Exception	No
New Unit or Conversion	New Unit



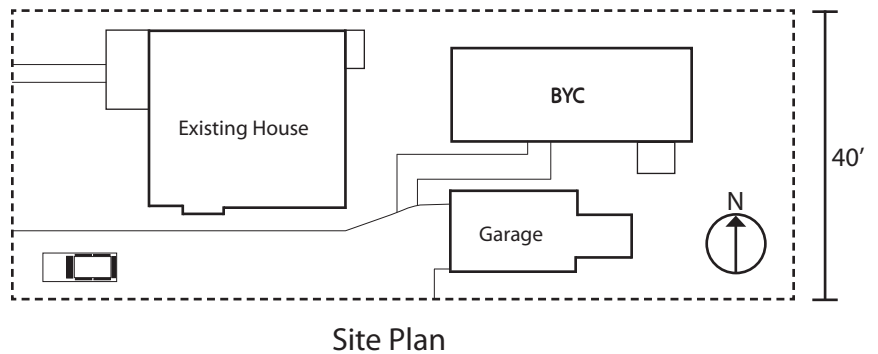
View of existing house and garage (East)



3722 Bagley Ave N is located in Wallingford near Wallingford Playground, Gas Works Park, Woodland Park, Wallingford Playground, BF Day Playground, Meridian Playground and Lake Union.



The Backyard Cottage is a newly constructed one-story building with no alley access. The BYC is placed behind the existing house and mature landscaping. The design of the BYC is consistent with the traditional architecture of the existing house.



Address	3722 Bagley Ave N
Permit #	6242222
Total Lot Area	4,560
BYC Floor Area (Housing Unit Only)	504
Garage or Storage Area Included	No
BYC Height	11'8"
Total Lot Coverage	35%
Parking Exception	No
New Unit or Conversion	New Unit



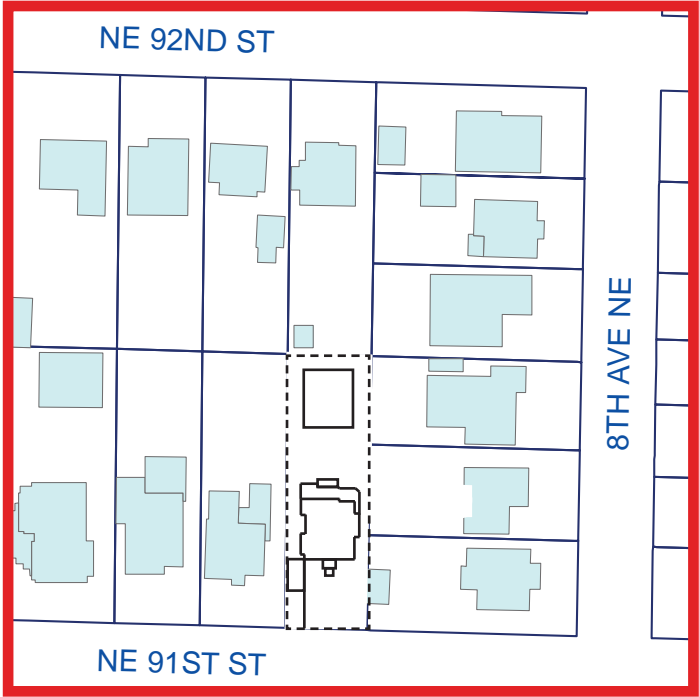
View of BYC (Northeast)



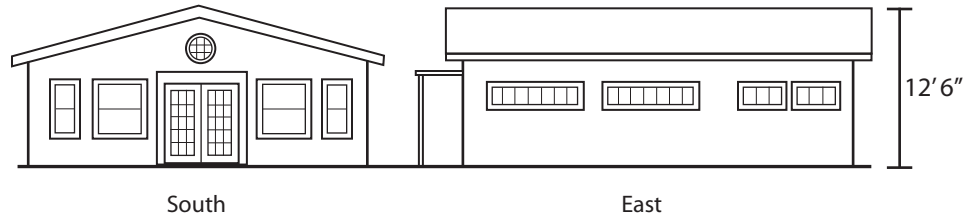
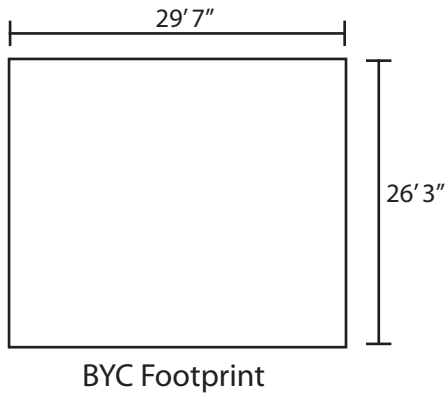
View of BYC and Garden (East)



View of existing house (North)

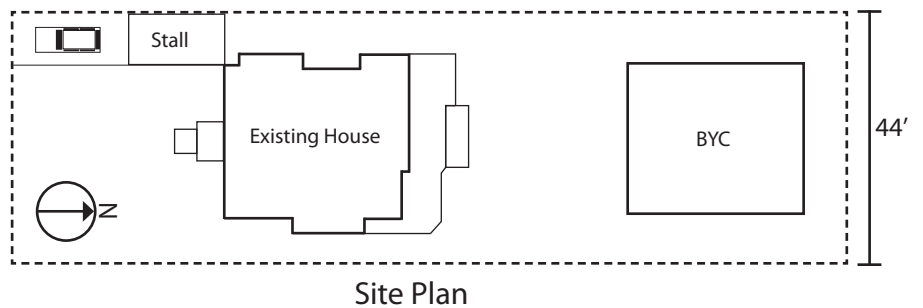


548 NE 91st Street is located in Maple Leaf near Northgate Park, Thornton Creek Park 2, Thornton Creek Park 6, Maple Leaf Playground, Maple Leaf Reservoir, Meadowbrook Playfield and Northgate Mall. It is also conveniently located beside I-5.



Sample Elevations

The Backyard Cottage is a conversion of an existing workshop to a one-story unit accessed from the street (no alley access). The BYC is placed behind the existing house making it almost invisible from the street. The design of the cottage matches the traditional architecture of the existing house. For landscaping, the residents incorporated gardens along their fence; behind and beside the unit.



Site Plan

Address	548 NE 91st Street
Permit #	6236017
Total Lot Area	6,320
BYC Floor Area (Housing Unit Only)	784
Garage or Storage Area Included	No
BYC Height	12' 6"
Total Lot Coverage	31%
Parking Exception	Yes
New Unit or Conversion	Conversion



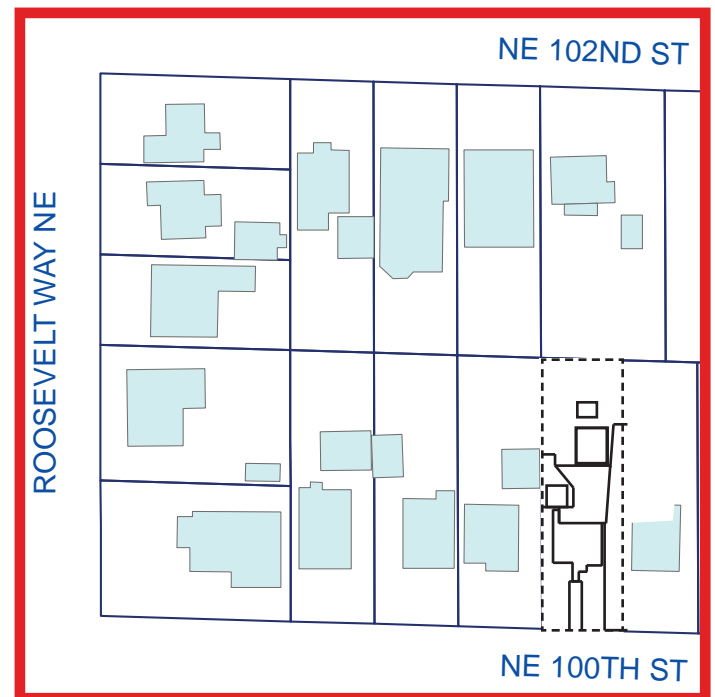
View of BYC and existing house (Northwest)



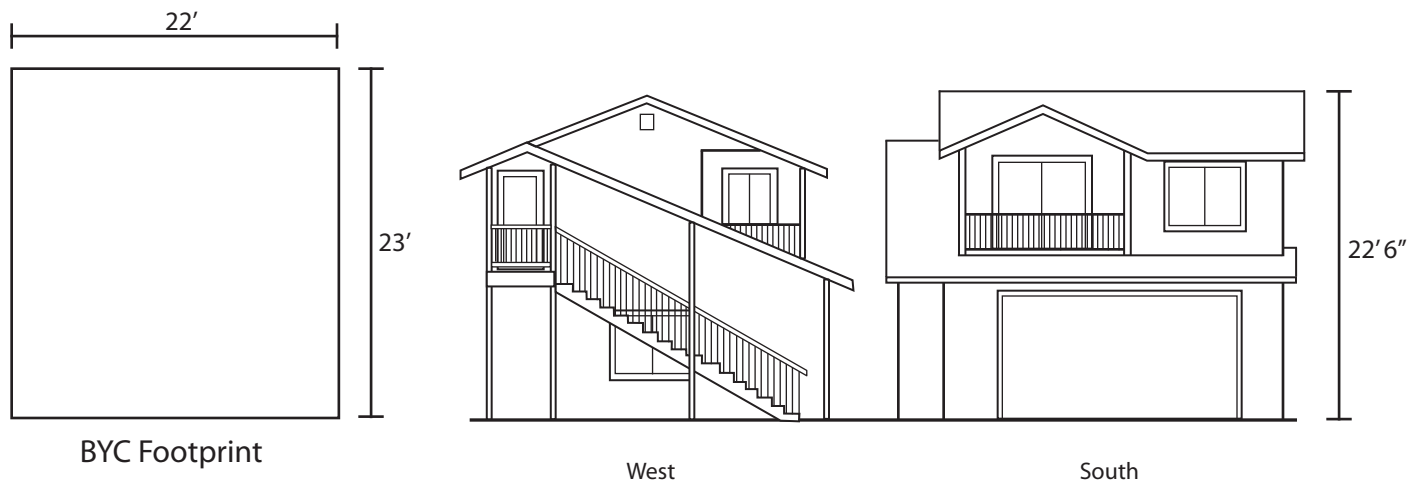
View of BYC and existing house (Northeast)



View of existing house (North)

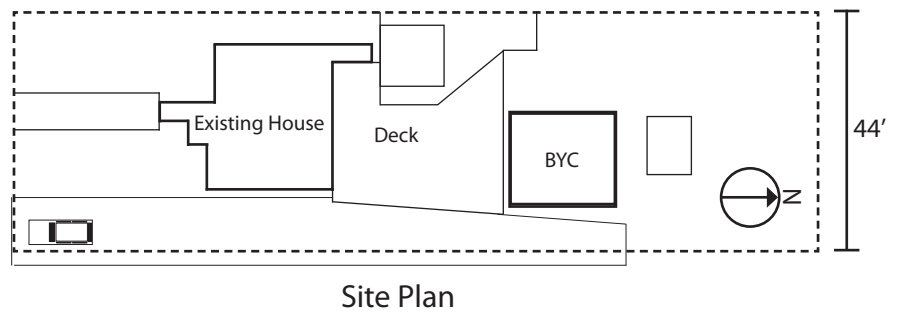


1020 NE 100th Street is located in Maple Leaf near Northgate Park, Thornton Creek Park 2, Thornton Creek Park 6, Maple Leaf Playground, Maple Leaf Reservoir, Meadowbrook Playfield and Northgate Mall. It is also conveniently located beside I-5.



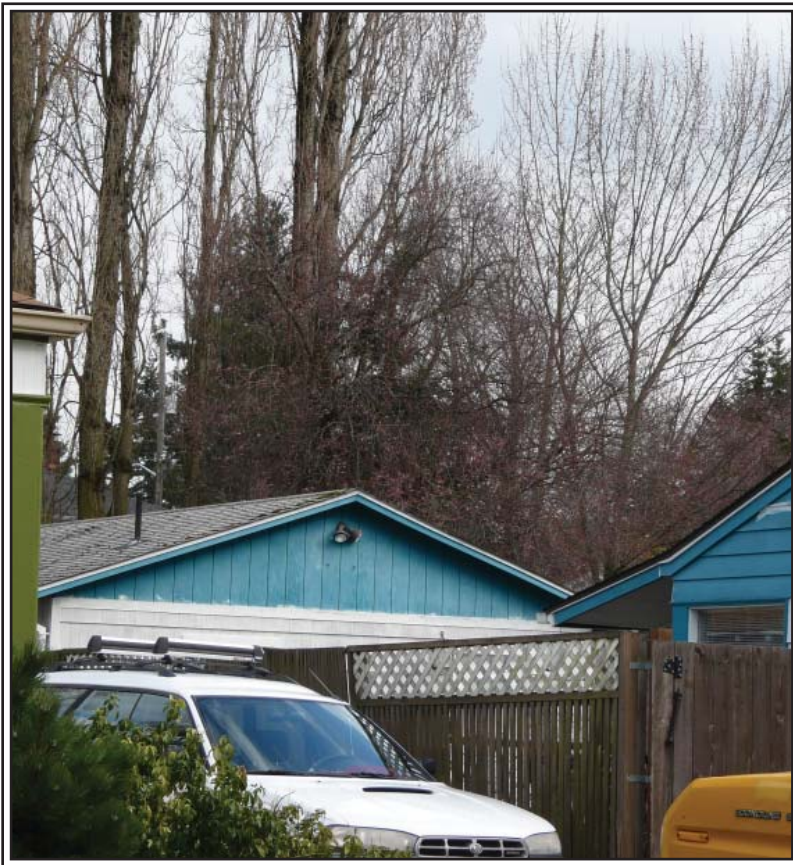
Sample Elevations

The Backyard Cottage is an addition to the existing garage accessed from the street (no alley access). The design of the BYC matches the traditional architecture of the existing house.



Site Plan

Address	1020 NE 100th Street
Permit #	6248097
Total Lot Area	6,090
BYC Floor Area (Housing Unit Only)	800
Garage or Storage Area Included	Yes
BYC Height	22' 6"
Total Lot Coverage	24.5%
Parking Exception	No
New Unit or Conversion	Conversion



View of BYC and existing house (Southeast)



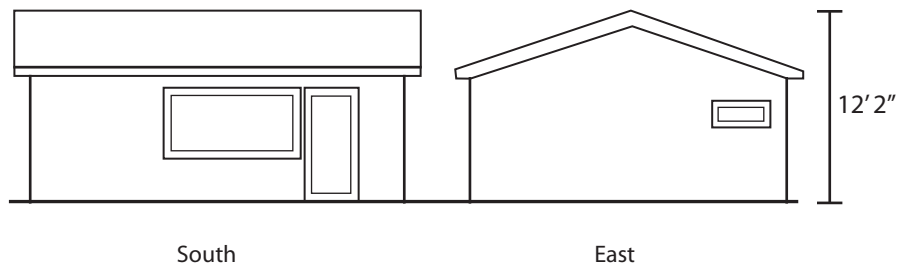
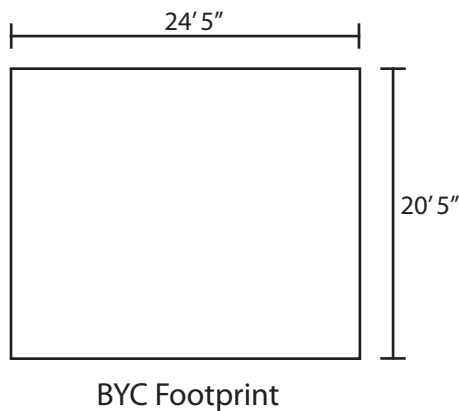
View of BYC and existing house (East)



View of existing house (East)

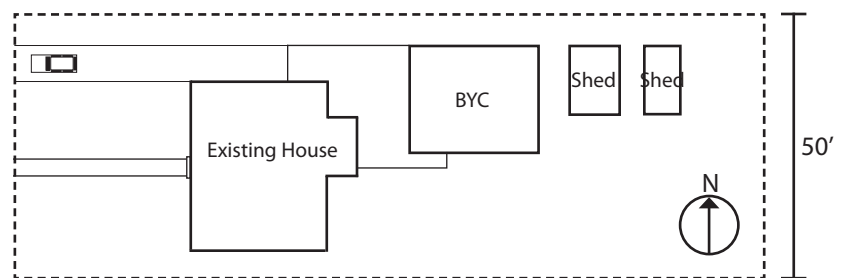


11336 12th Ave NE is located in Northgate near Northgate Park, Thornton Creek Park 1, Meadowbrook Playfield, Thornton Creek Park 2, Thornton Creek Park 6 and Northgate Mall. It is also conveniently located near I-5.



Sample Elevations

The Backyard Cottage is a conversion of an existing structure to a one-story unit accessed from the street (no alley access). The BYC is placed behind the existing house making it minimally visible from the street. The design of the cottage matches the traditional architecture of the existing house.

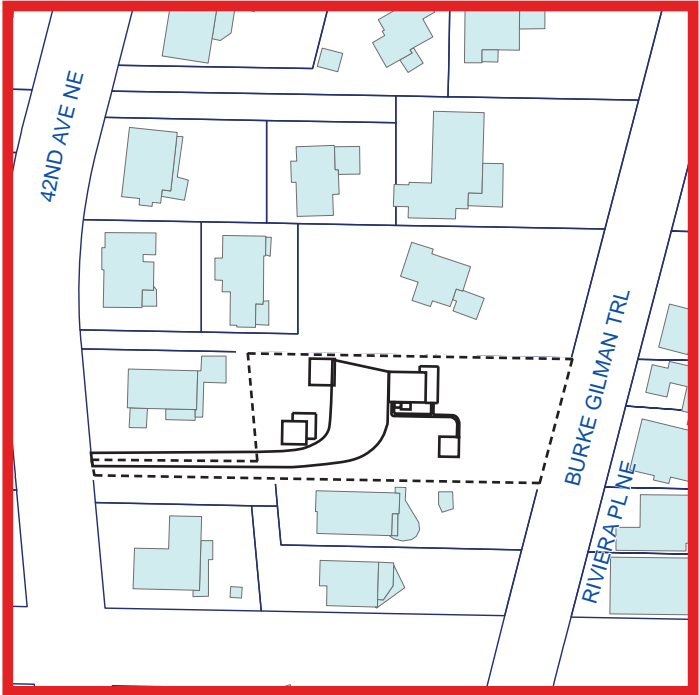


Site Plan

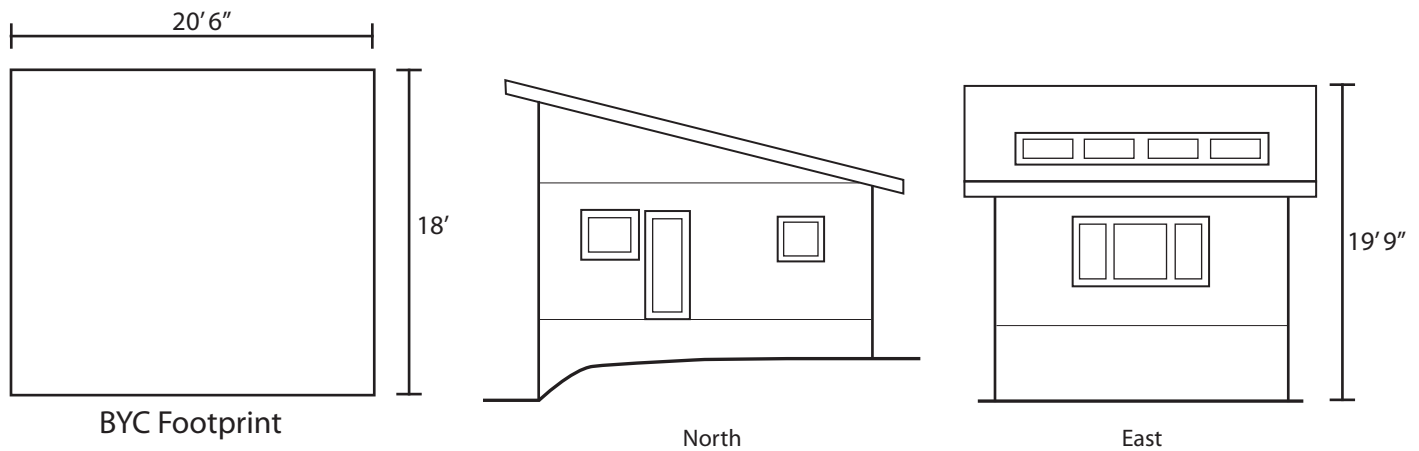
Address	11336 12th Ave NE
Permit #	6244022
Total Lot Area	7,200
BYC Floor Area (Housing Unit Only)	498
Garage or Storage Area Included	No
BYC Height	12' 2"
Total Lot Coverage	21.3%
Parking Exception	No
New Unit or Conversion	Conversion



View of existing house and garage (Northeast)

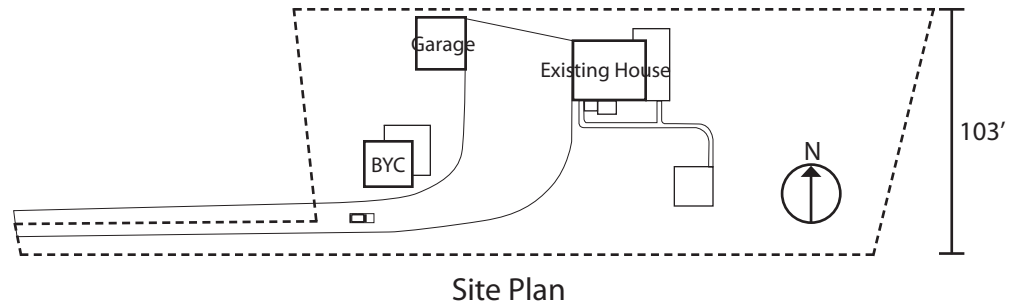


13018 42nd Ave NE is located in Cedar Park near the Burke Gilman Trail and the shores of Lake Washington.



Sample Elevations

The Backyard Cottage is a newly constructed one-and-a-half-story building with no alley access. The BYC is placed on the lot behind mature landscaping making it almost invisible from the front street. The cottage is located on a large lot.



Site Plan

Address	13018 42nd Ave NE
Permit #	6211297
Total Lot Area	25,804
BYC Floor Area (Housing Unit Only)	369
Garage or Storage Area Included	No
BYC Height	19' 9"
Total Lot Coverage	8.84%
Parking Exception	No
New Unit or Conversion	New Unit



View of BYC and existing house (West)



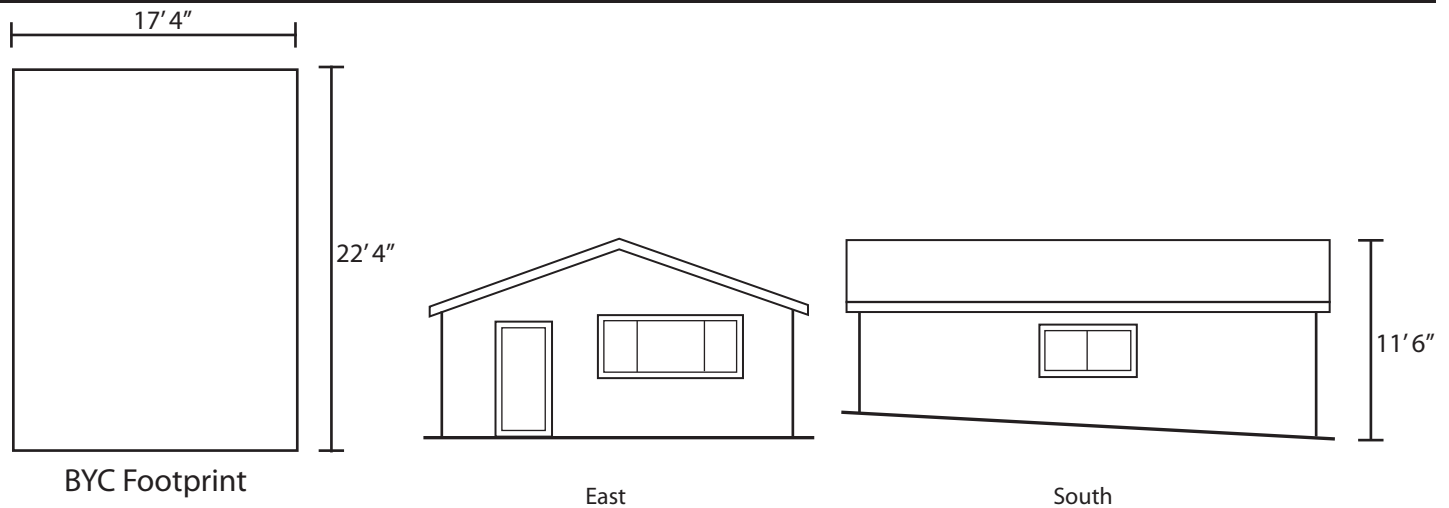
View of BYC and existing house (Northwest)



View of existing house (West)

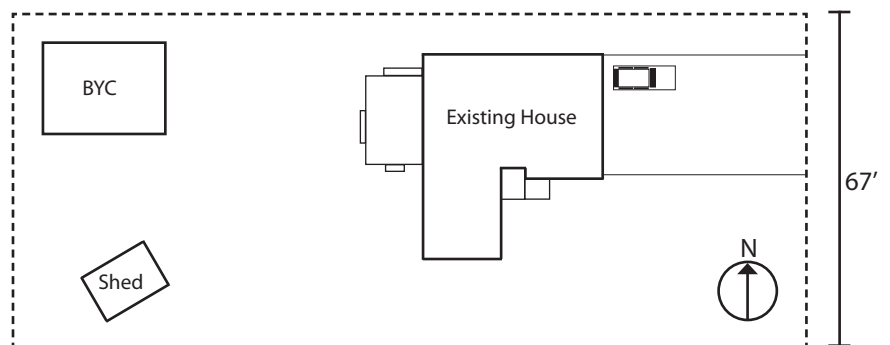


11029 Durland Ave NE is located in Matthews Beach near Meadowbrook Playfield, Matthews Beach Park and the shores of Lake Washington.



Sample Elevations

The Backyard Cottage is a conversion of an existing one-story structure with no alley access. The BYC is placed behind the existing house and mature landscaping making it almost invisible from the front street. The design of the BYC is consistent with the traditional style architecture of the existing house.



Site Plan

Address	11029 Durland Ave NE
Permit #	6251409
Total Lot Area	10,591
BYC Floor Area (Housing Unit Only)	520
Garage or Storage Area Included	No
BYC Height	11' 6"
Total Lot Coverage	22%
Parking Exception	No
New Unit or Conversion	Conversion



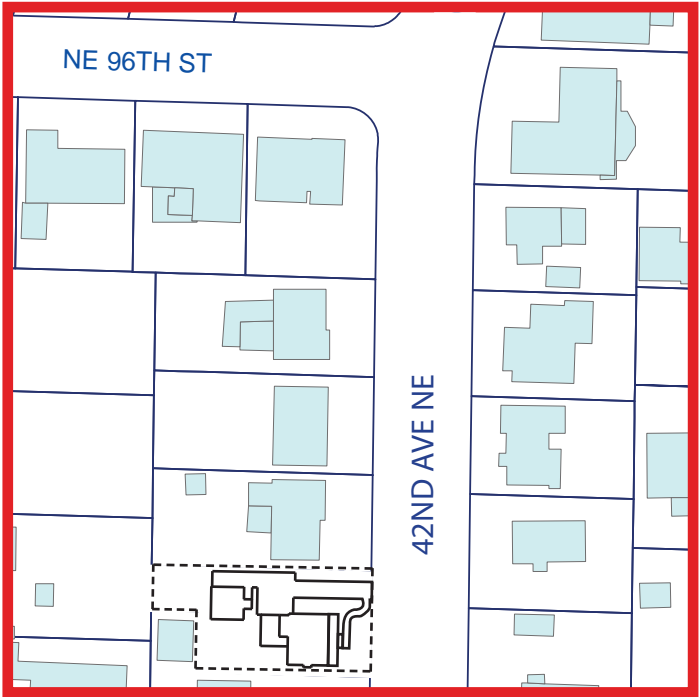
View of existing house and garage (West)



View of BYC and existing house (Southwest)



View of existing house (West)

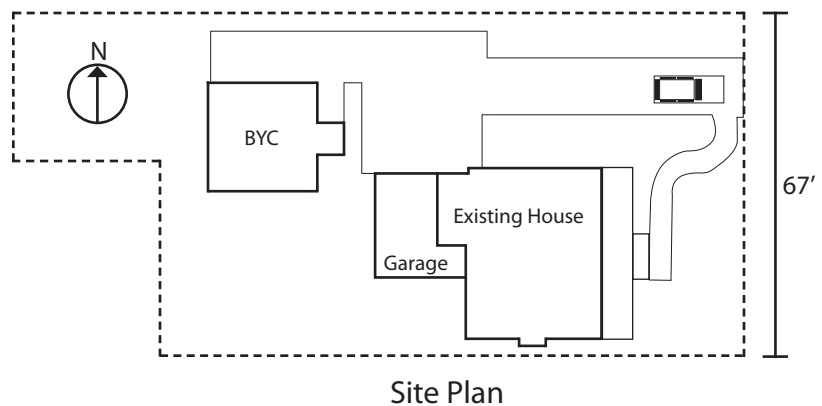


9509 42nd Ave NE is located in Matthews Beach near Meadowbrook Playfield, Matthews Beach Park, and the shores of Lake Washington.

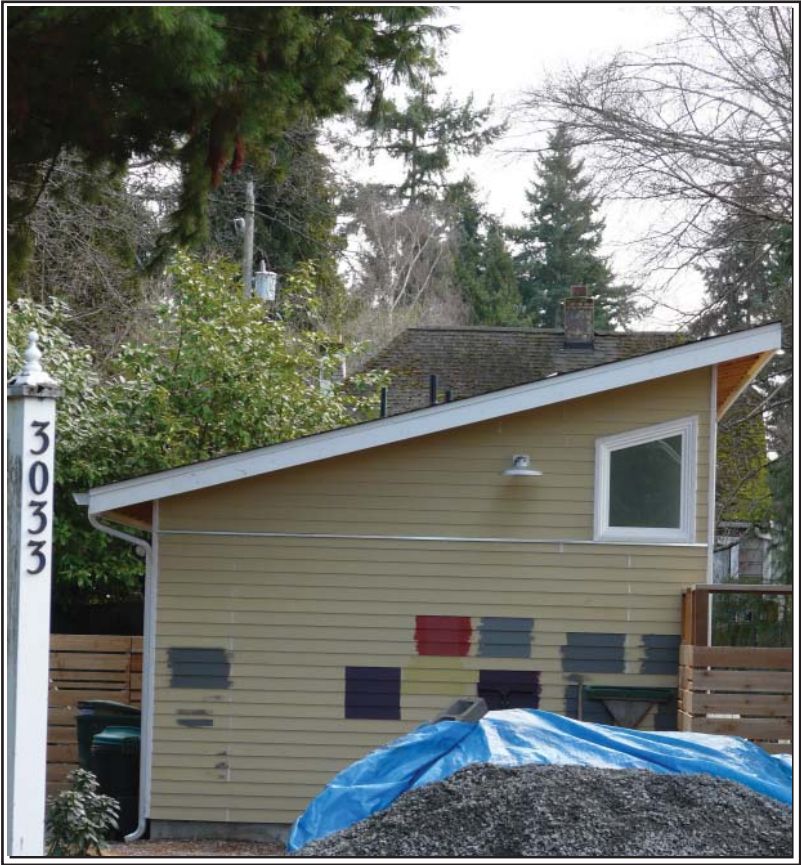


Sample Elevations

The Backyard Cottage and house are both newly constructed, two-story buildings with no ally access. The design of the cottage matches the house. The property includes new landscaping. The property is currently for sale.



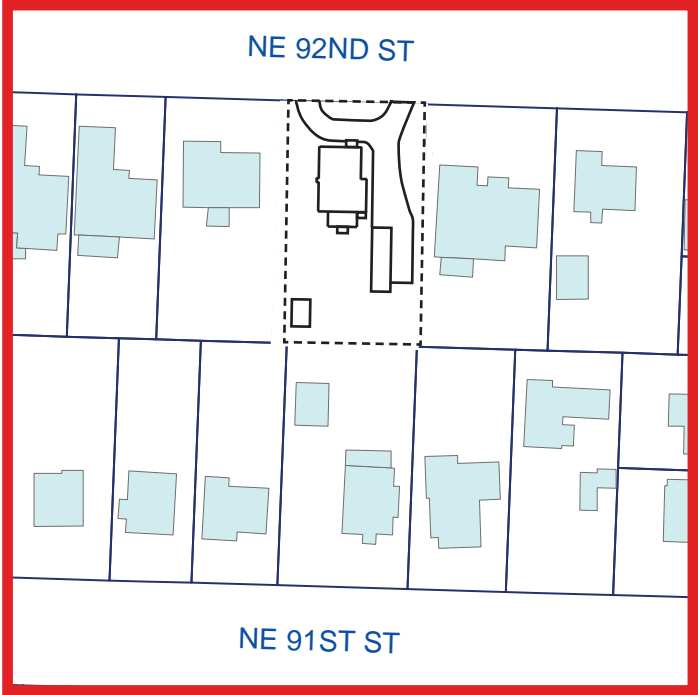
Address	9509 42nd Ave NE
Permit #	6245944
Total Lot Area	7,200
BYC Floor Area (Housing Unit Only)	787
Garage or Storage Area Included	No
BYC Height	21' 3"
Total Lot Coverage	24.8%
Parking Exception	No
New Unit or Conversion	New Unit



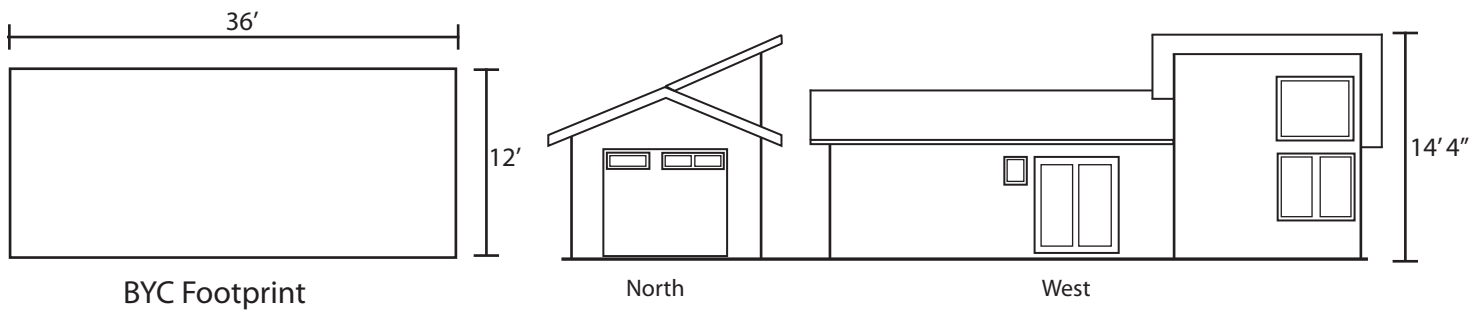
View of existing house and garage (South)



View of BYC and existing house (South)

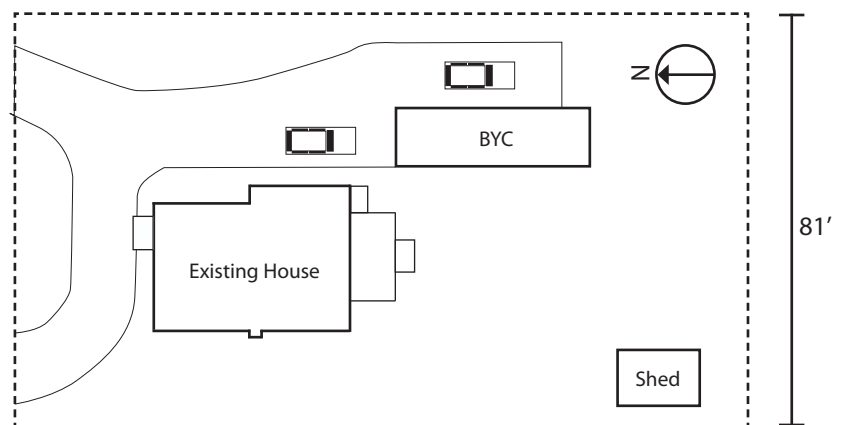


3033 NE 92nd Street is located in Wedgewood near Meadowbrook Playfield, Matthews Beach Park, Thornton Creek Park, Maple Leaf Reservoir, Maple Leaf Playground and Waldo J Dahl Playfield.



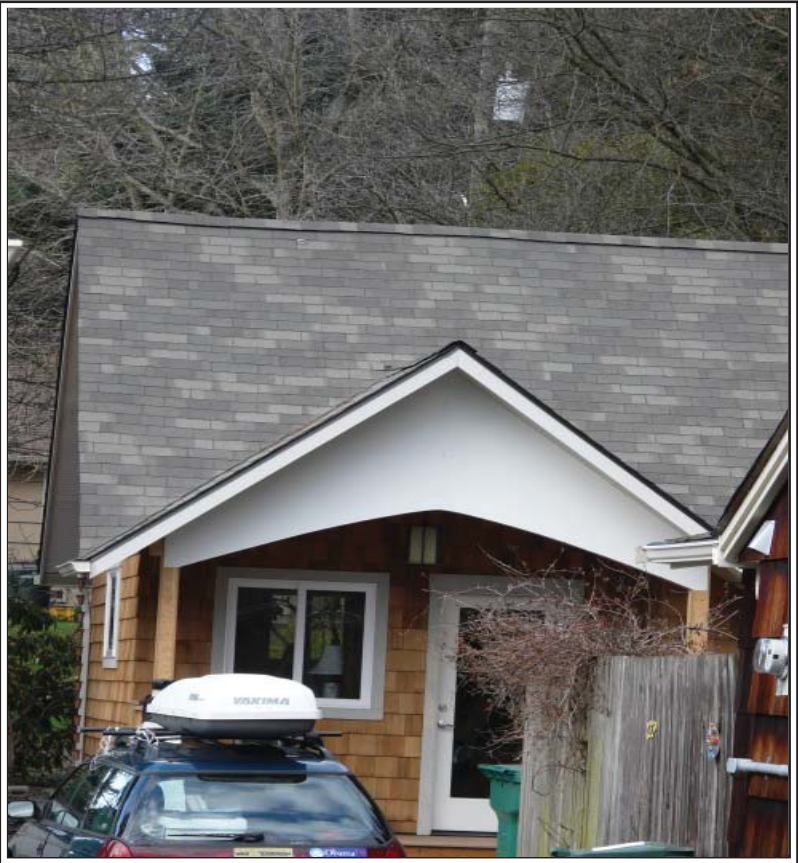
Sample Elevations

The Backyard Cottage is a newly constructed one-story building with no alley access. The design of the cottage is modern.



Site Plan

Address	3033 NE 92nd Street
Permit #	6242112
Total Lot Area	10,987
BYC Floor Area (Housing Unit Only)	432
Garage or Storage Area Included	Yes
BYC Height	14' 4"
Total Lot Coverage	15.3%
Parking Exception	No
New Unit or Conversion	New Unit



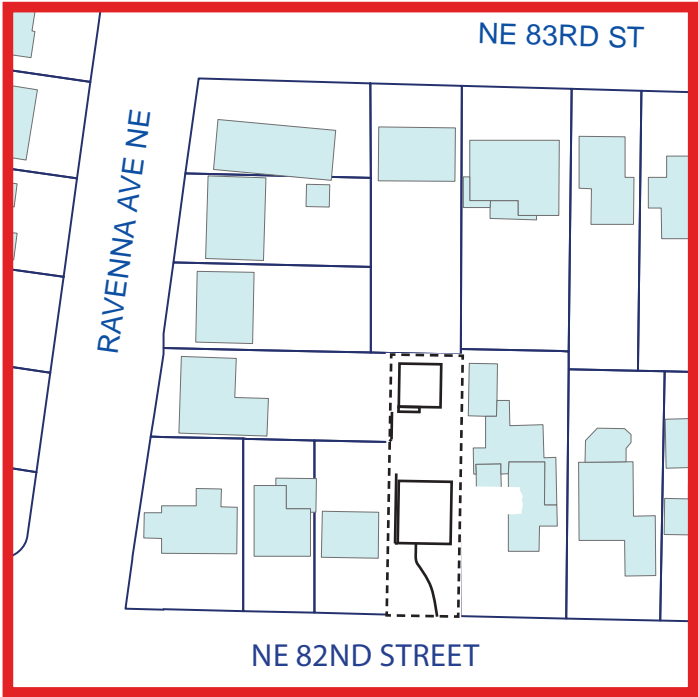
View of BYC and existing house (Northeast)



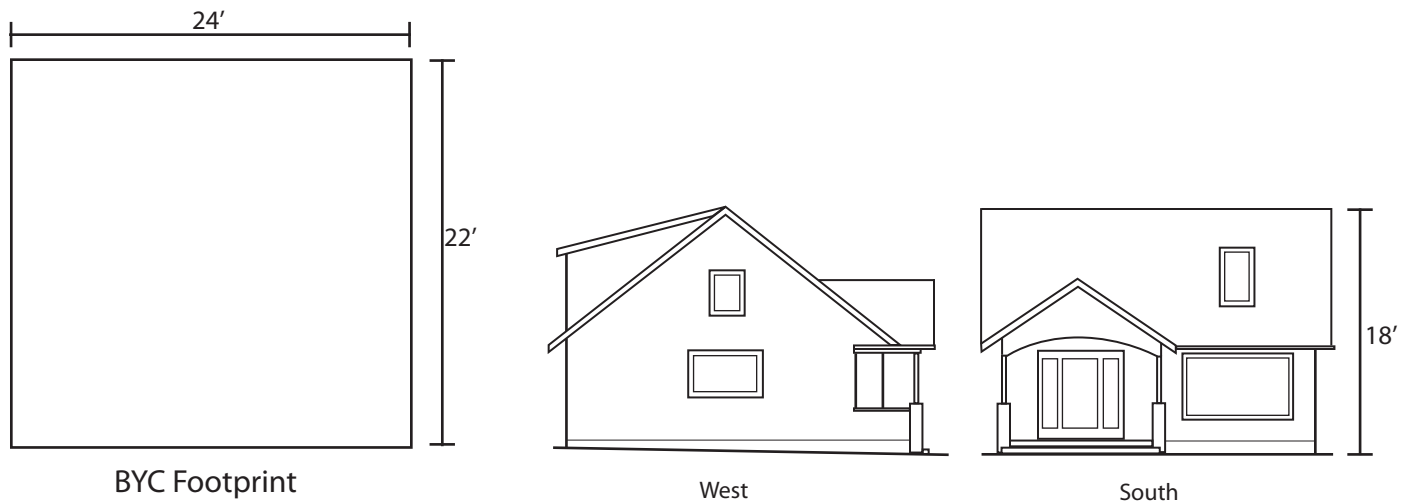
View of BYC and existing house (Northeast)



View of existing house (North)

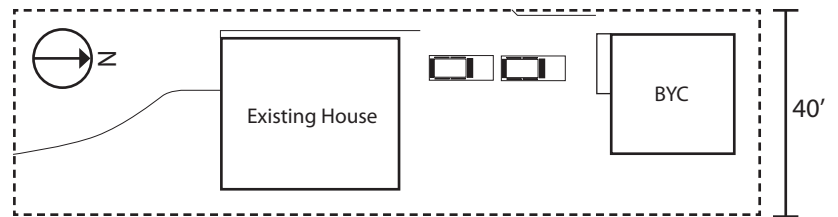


2516 NE 82nd Street is located in Wedgewood near Waldo J Dahl Playfield, Maple Leaf Reservoir, Maple Leaf Playground, Green Lake Reservoir, Froula Playground, and Thornton Creek Park 2.



Sample Elevations

The Backyard Cottage is a newly constructed one-story unit accessed from the street (no alley access). The BYC is placed behind the existing house making it minimally visible from the street. The design of the cottage is consistent with the existing house.



Site Plan

Address	2516 NE 82nd Street
Permit #	6229666
Total Lot Area	5,840
BYC Floor Area (Housing Unit Only)	576
Garage or Storage Area Included	No
BYC Height	18'
Total Lot Coverage	25.5%
Parking Exception	No
New Unit or Conversion	New Unit



View of BYC (Northeast)



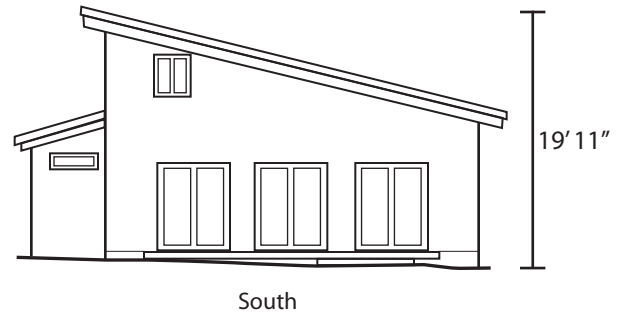
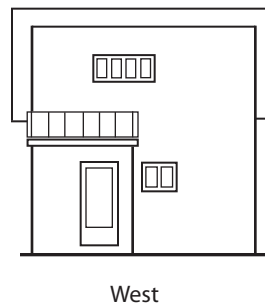
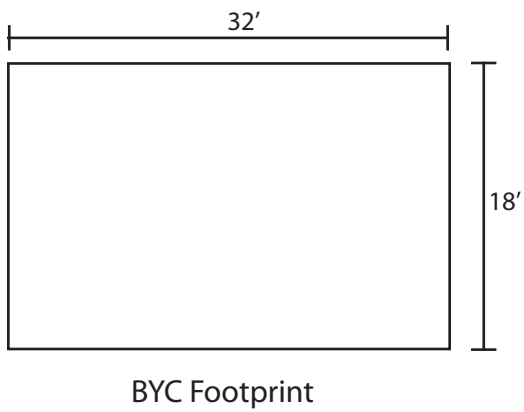
View of BYC (East)



View of BYC and existing house (East)

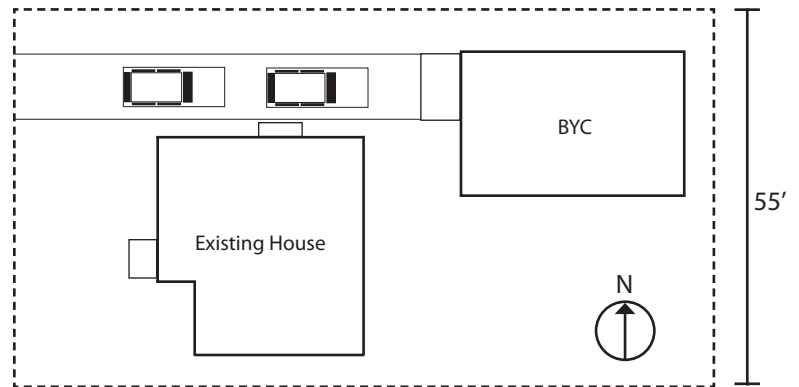


7536 33rd Ave NE is located in Wedgewood near Waldo J Dahl Playfield, Maple Leaf Reservoir, Maple Leaf Playground, Green Lake Reservoir, Froula Playground, and Thornton Creek Park 2.



Sample Elevations

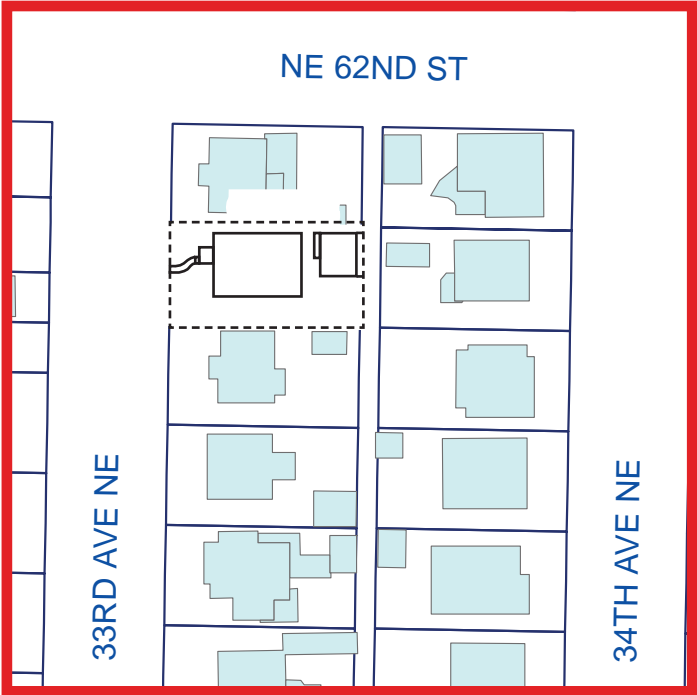
The Backyard Cottage is a newly constructed two-story unit accessed from the street (no alley access). The modern design of the BYC is different from the traditional style of the existing house. The BYC is visible from the street since the unit is taller than the house.



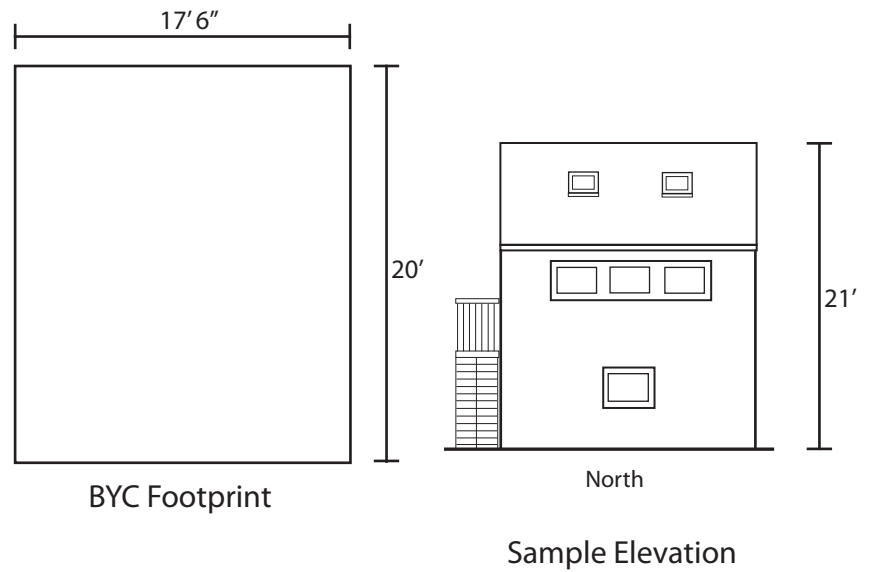
Address	7536 33rd Ave NE
Permit #	6252078
Total Lot Area	5,610
BYC Floor Area (Housing Unit Only)	799
Garage or Storage Area Included	No
BYC Height	19' 11"
Total Lot Coverage	26.3%
Parking Exception	No
New Unit or Conversion	New Unit



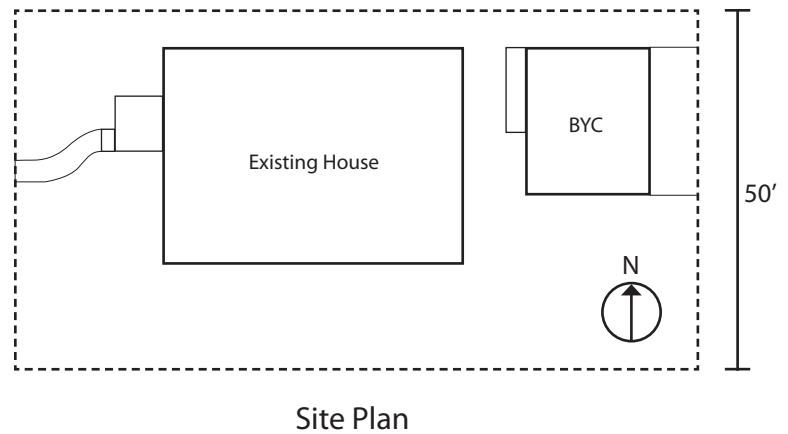
View of existing house (East)



6052 33rd Ave NE is located in Ravenna near View Point Playground, Bryant Neighborhood Playground, Ravenna Park, Burke-Gilman Park Playground, and Waldo J Dahl Playfield.



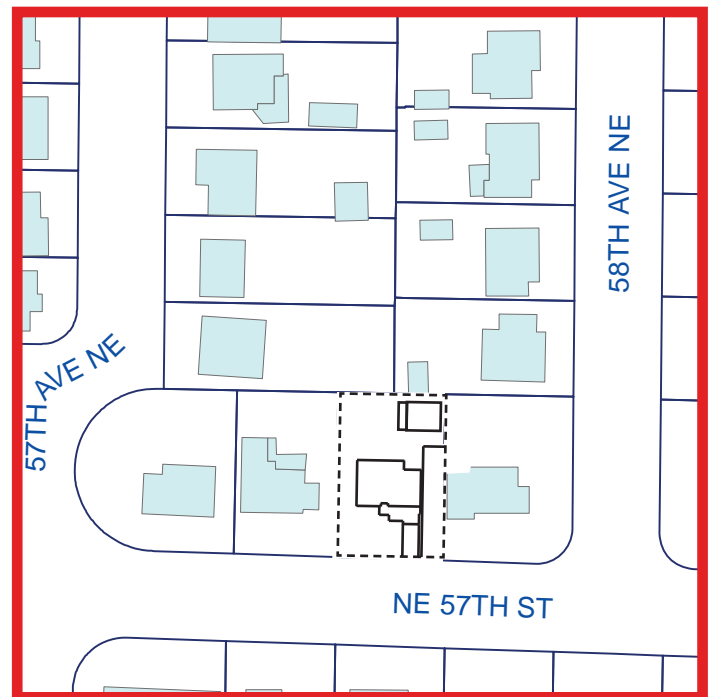
The Backyard Cottage is a newly constructed unit above a garage accessed from the alley. The design of the cottage matches the modern architecture of the house. Both are still under construction. The BYC is well placed behind the existing house and mature landscaping making it invisible from the street.



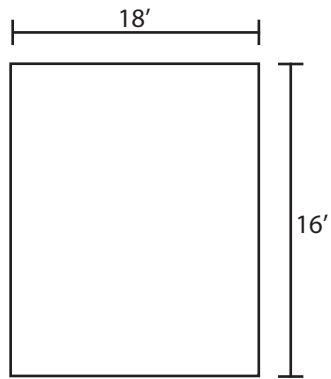
Address	6052 33rd Ave NE
Permit #	6230112
Total Lot Area	4,750
BYC Floor Area (Housing Unit Only)	389
Garage or Storage Area Included	Yes
BYC Height	21'
Total Lot Coverage	33.4%
Parking Exception	No
New Unit or Conversion	New Unit



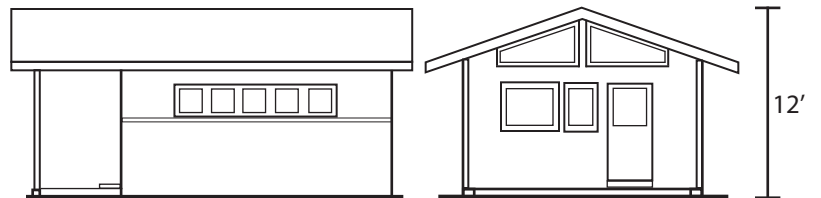
View of existing house and garage (North)



5716 NE 57th Street is located in Windermere near Windermere Park, Warren G Magnuson Park, Burke-Gilman Park Playground, View Point Playfield, Bryant Neighborhood Playground, and the shores of Lake Washington.



BYC Footprint

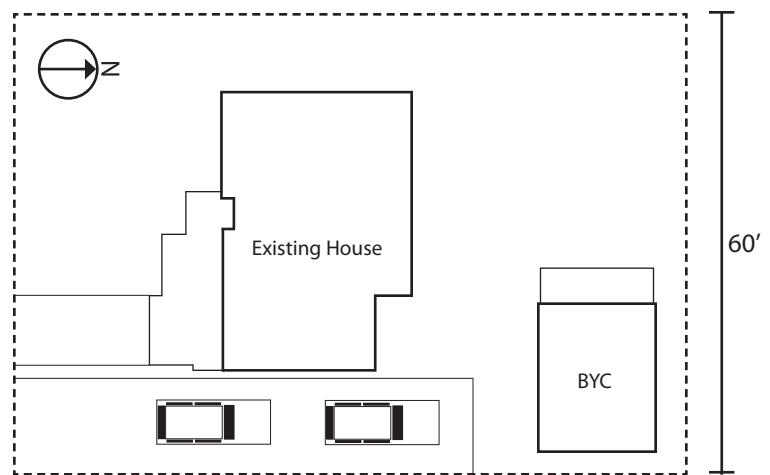


South

West

Sample Elevation

The Backyard Cottage is a newly constructed one-story unit accessed from the street (no alley access). The BYC is well placed behind the existing house and mature landscaping making it invisible from the street.



Site Plan

Address	5716 NE 57th Street
Permit #	6238307
Total Lot Area	5,460
BYC Floor Area (Housing Unit Only)	432
Garage or Storage Area Included	No
BYC Height	12'
Total Lot Coverage	29.4%
Parking Exception	No
New Unit or Conversion	New Unit



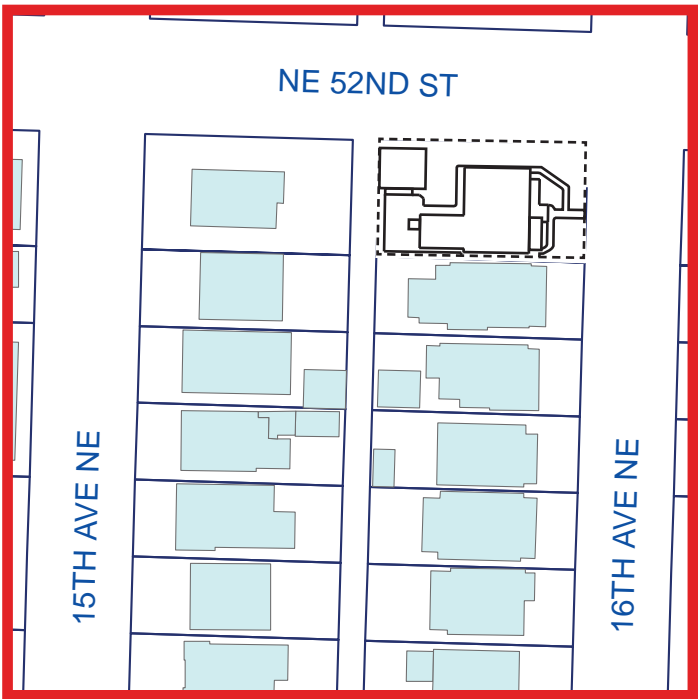
View of existing house and garage (Southeast)



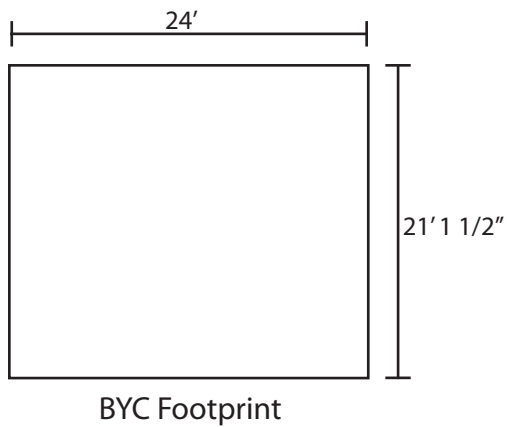
View of BYU and existing house (Southeast)



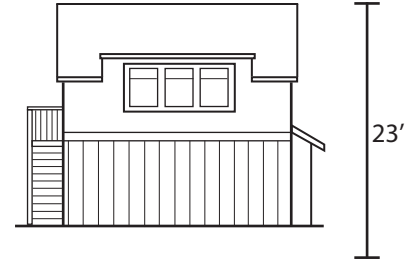
View of existing house (West)



5045 16th Ave NE is located in the University District near Ravenna Park, Cowen Park, University Playground and University Village.



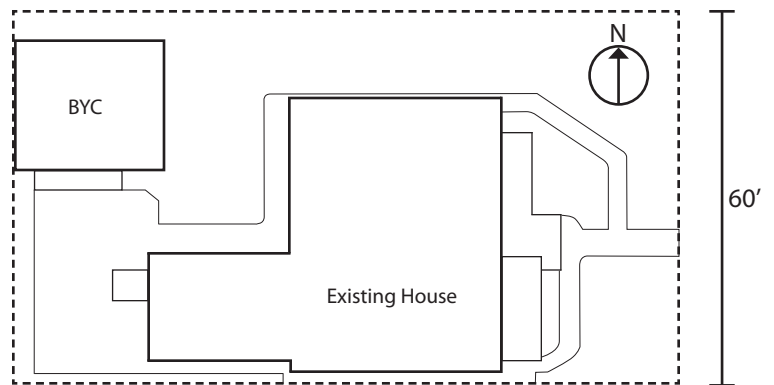
North



East

Sample Elevation

The Backyard Cottage is a newly constructed second-story unit above a garage accessed from the street. It is located beside an alley. The BYC is under construction but plans show the design to be consistent with the existing house.



Site Plan

Address	5045 16th Ave NE
Permit #	6061916
Total Lot Area	6,480
BYC Floor Area (Housing Unit Only)	544
Garage or Storage Area Included	Yes
BYC Height	23'
Total Lot Coverage	33%
Parking Exception	No
New Unit or Conversion	New Unit



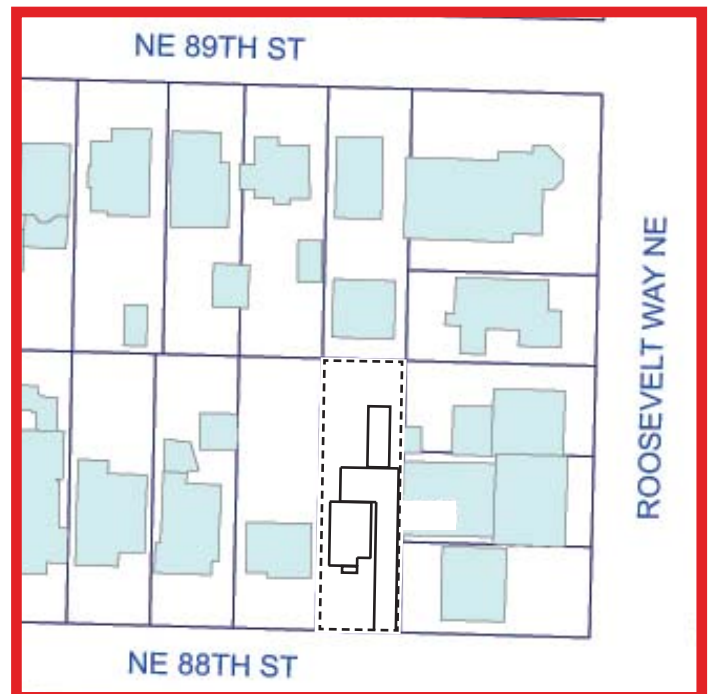
View of existing house and garage (East)



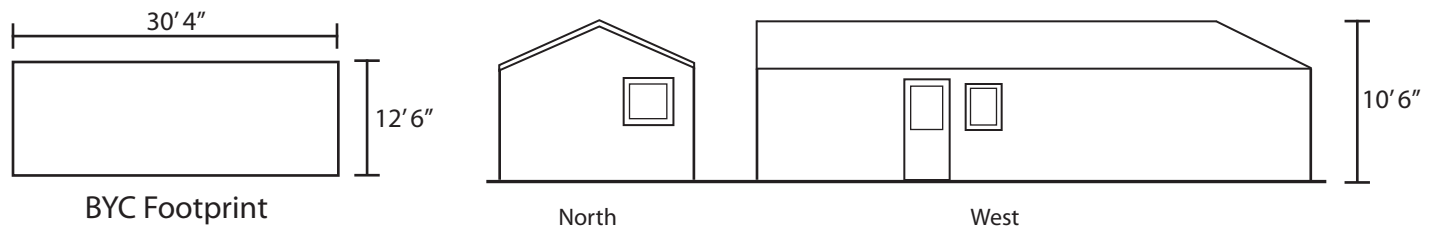
View of BYU and existing house (Southwest)



View of existing house (West)

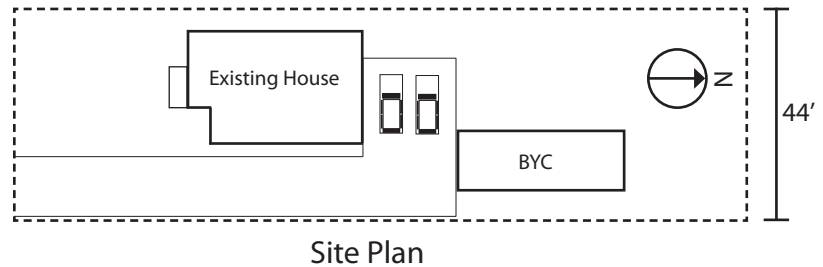


846 NE 88th Street is located in Maple Leaf near Northgate Park, Thornton Creek Park 2, Thornton Creek Park 6, Maple Leaf Playground, Maple Leaf Reservoir, Green Lake Reservoir, Green Lake, Green Lake Park, Froula Playground and Northgate Mall. It is also conveniently located near I-5.



Sample Elevations

The Backyard Cottage is a conversion of an existing structure into a dwelling unit. It is one story in height and uses materials and colors that match the house that shares the lot. The lot is near a neighborhood business district and bus service on Roosevelt Way NE.



Site Plan

Address	846 NE 88th Street
Permit #	6242125
Total Lot Area	6,380
BYC Floor Area (Housing Unit Only)	441
Garage or Storage Area Included	No
BYC Height	10' 6"
Total Lot Coverage	21.5%
Parking Exception	No
New Unit or Conversion	Conversion