



Memo

To: East Bellevue Community Council  
From: Ken Thiem, Senior Planner  
Date: August 1, 2007  
Re: 07-118643-LN, Sunset Lane, 445 140<sup>th</sup> Avenue NE,

**Proposal**

This is an application for a Preliminary Short Plat to subdivide a 0.99 acre residential lot into 2-lots. The existing home is to remain. The site is zoned R-4. The minimum required lot area in the R-4 zone is 13,500 square feet. The minimum area may be reduced by up to 15% (11,475 SF) if the average of all of the lots in the short plat meets the minimum requirement for the district in which the short plat is located (LUC 20.20.117). The proposed lot areas are:

No. 1 (East Lot): 29,958 square feet.  
No. 2 (West lot): 13,168 square feet.

With the lot averaging provision, the proposal meets the minimum lot area requirement.

**Context & Description**

See Attachment A for zoning and contextual information on the site. The site is located approximately 635 feet west of 140<sup>th</sup> Avenue NE. Access to the site is from Sunset Lane, a private Road that intersects 140<sup>th</sup> Avenue NE approximately 950-feet south of NE 8<sup>th</sup> Street. The site is located in an established residential neighborhood with lots that range in size from 0.26 acre to 2.42 acres. The site is basically flat, and there are no Critical Areas (wetlands, riparian corridors, floodplains or steep slopes). The existing house is to remain. The existing swimming pool is to be removed.

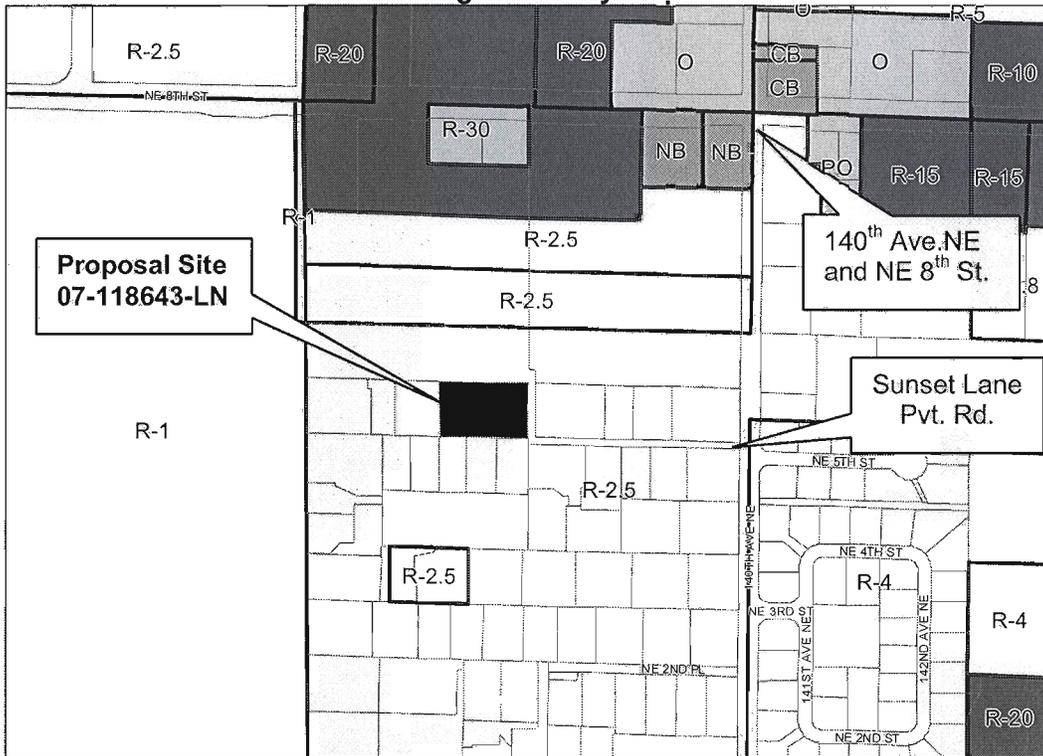
**Process**

A Preliminary Short Plat is a Process II decision by The Director of Planning & Community Development, and is presented to the EBCC under "Department Reports." This decision may be appealed to the Hearing Examiner by a party of record. If you would like to become a party of record, please express your comments or concerns in writing and provide your name and address.

Thank you for your interest in this proposal.

Attachment A

Zoning & Vicinity Map



Aerial Photograph

