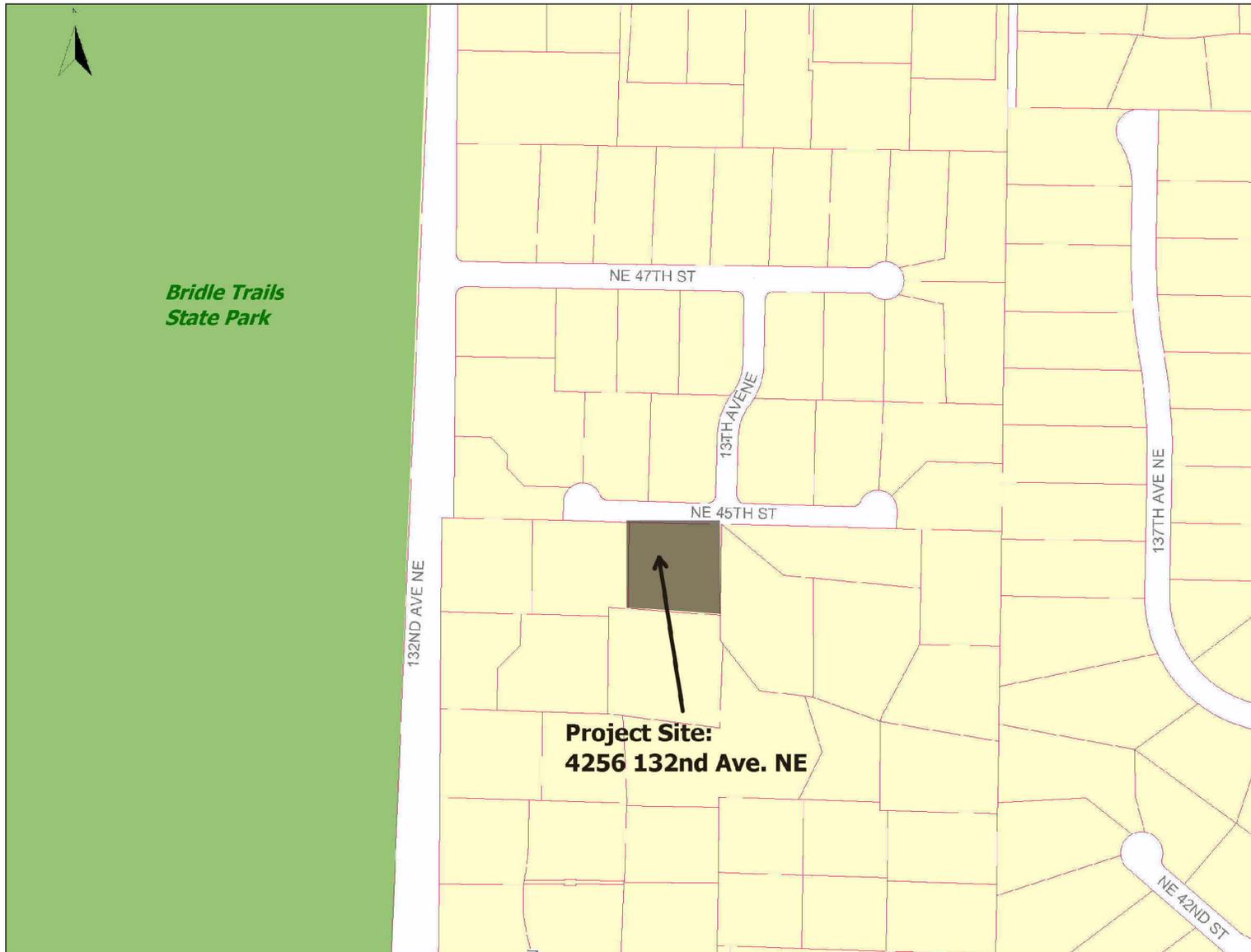


**Taylor-Hays Buffer Reduction**  
**File Number: 11-118953-LO**





**City of Bellevue  
Development Services Department  
Land Use Staff Report**

---

**Proposal Name:** Taylor-Hays Buffer Reduction

**Proposal Address:** 4356 132<sup>nd</sup> Avenue NE

**Proposal Description:** Land Use review of a 100-square-foot single-family home addition within a 50-foot buffer from a steep slope critical area.

**File Number:** 11-118953-LO

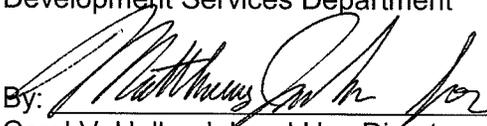
**Applicant:** Mark Taylor and Nancy Hays, Property Owners

**Decisions Included** Critical Areas Land Use Permit  
(Process II. 20.30P)

**Planner:** Reilly Pittman, Land Use Planner

**State Environmental Policy Act  
Threshold Determination:** **Exempt per WAC 197-11-800(1)**

**Director's Decision:** **Approval with Conditions**  
Michael A. Brennan, Director  
Development Services Department

By:   
Carol V. Helland, Land Use Director

---

**Application Date:** July 13, 2011  
**Notice of Application Date:** July 28, 2011  
**Decision Publication Date:** August 25, 2011  
**Project Appeal Deadline:** September 8 2011

---

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Critical Areas Land Use Permit decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

## CONTENTS

I.	Proposal Description.....	Pg 3
II.	Site Description, Zoning & Land Use Context.....	Pg 3-5
III.	Consistency with Land Use Code Requirements.....	Pg 5-8
IV.	Public Notice & Comment.....	Pg 8
V.	Summary of Technical Review.....	Pg 8
VI.	State Environmental Policy Act (SEPA).....	Pg 8-9
VII.	Changes to Proposal Due to Staff Review.....	Pg 9
VIII.	Decision Criteria.....	Pg 9-10
IX.	Conclusion and Decision.....	Pg 10
X.	Conditions of Approval.....	Pg 10-11

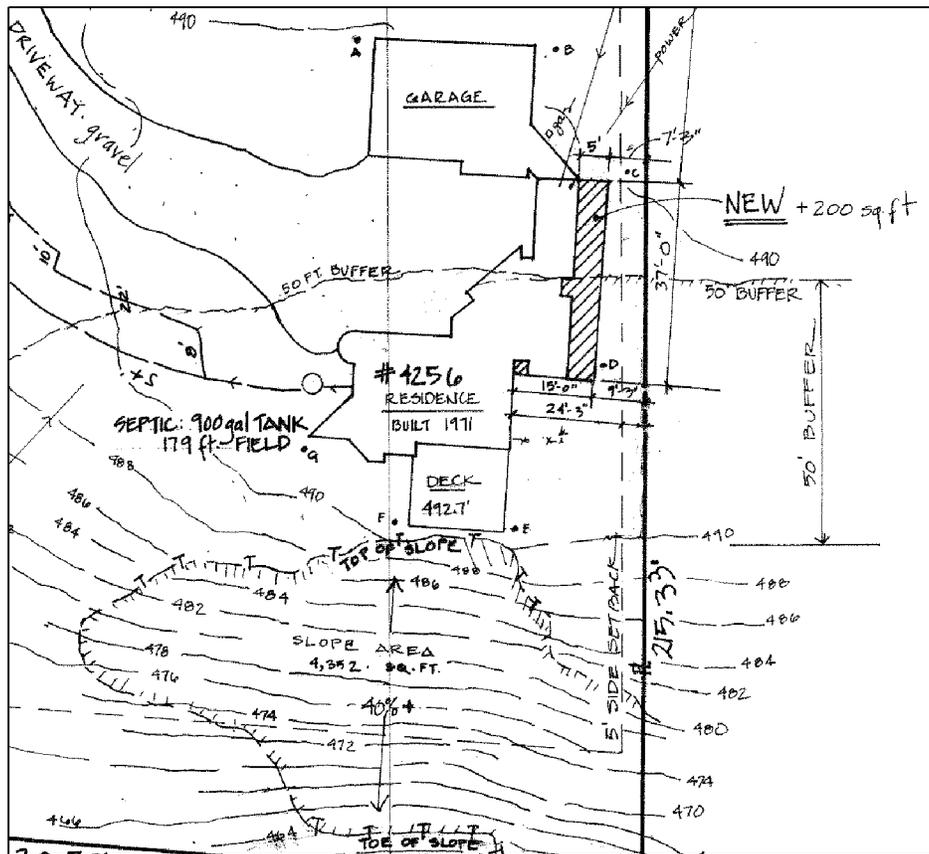
### Attachments

1. Site Plan – Enclosed
2. Geotech Report prepared by Nelson Geotechnical Associates – In File
3. Mitigation Plan –In File
4. Survey, grading plan, application materials – In File

### I. Proposal Description

The applicant proposes to construct a 200-square-foot addition onto an existing single-family residence. One hundred square feet of the addition is proposed within a 50-foot buffer from a steep slope and will reduce this buffer. This addition is proposed under LUC 20.25H.055.C.3.n, which allows up to a 500-square-foot maximum addition on a residence, provided that performance standards are met. One hundred square feet of restoration planting is provided per the City's planting templates for steep slopes. A Critical Areas Land Use Permit is required to approve reduction of the buffer for the proposed addition. See Figure 1 below for a site plan showing the addition proposed on the existing house.

Figure 1

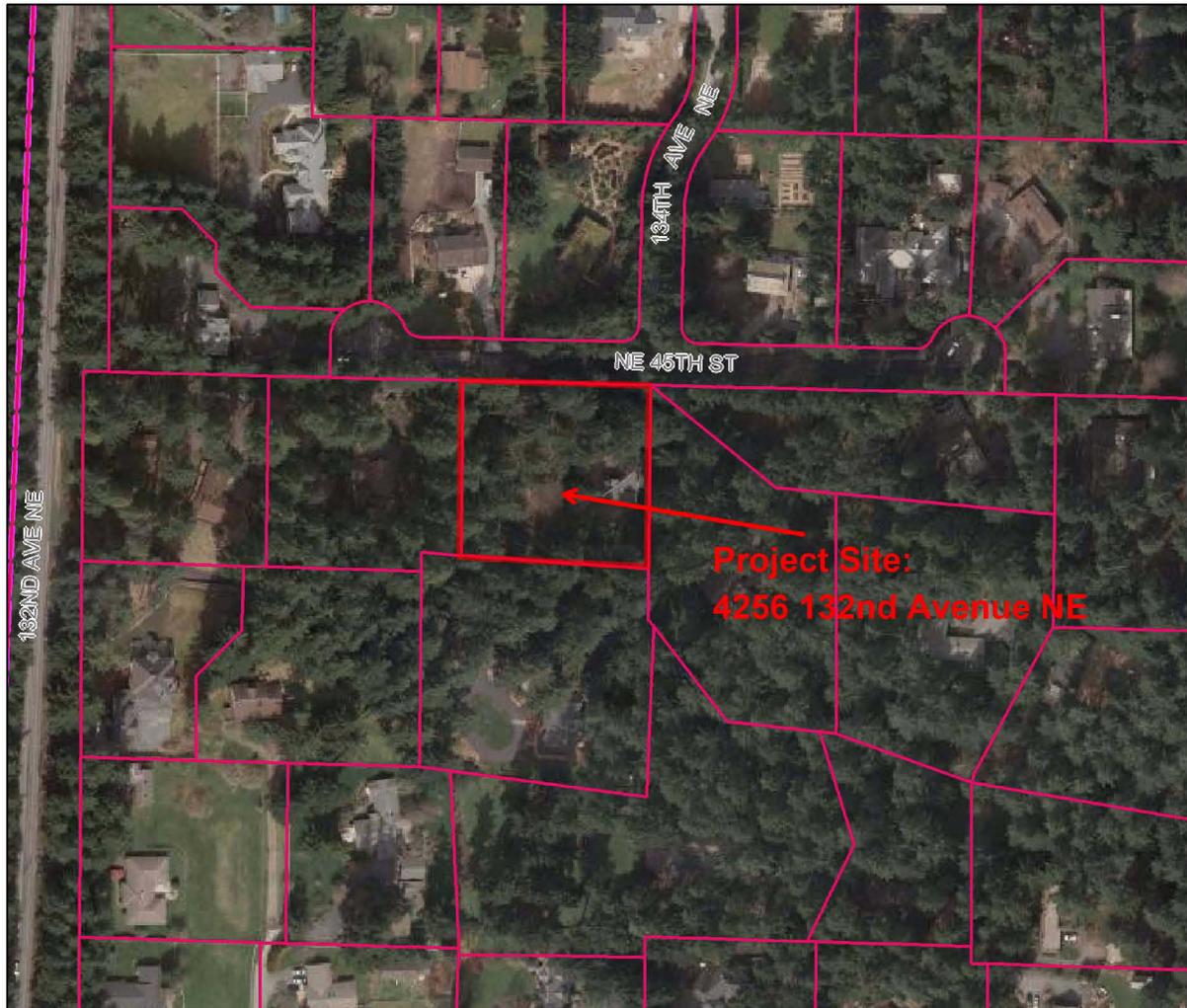


### II. Site Description, Zoning, Land Use and Critical Areas

#### A. Site Description

The project site is located at 4256 132<sup>nd</sup> Avenue NE in the Bridle Trails subarea of the City. Other developed single-family zoned properties are located to the west, south, and east. The property is adjacent to NE 45<sup>th</sup> Street to the north. The steep slope critical areas on the property are located along the southern half of the property and descend in elevation from the N to S. See Figure 2 for existing site condition.

Figure 2



**B. Zoning**

The property is zoned R-1, single-family residential which allows the proposed single-family development.

**C. Land Use Context**

The property has a Comprehensive plan Land Use Designation of SF-L (Single Family Low Density). Construction of a home addition is consistent with this residential land use.

**D. Critical Areas On-Site and Regulations**

**i. Geologic Hazard Areas**

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

**III. Consistency with Land Use Code Requirements:**

**A. Zoning District Dimensional Requirements:**

The R-1 zoning dimensional requirements found in LUC 20.20.010 apply to the proposed home construction. The plans and survey submitted generally demonstrate conformance with zoning dimensional standards, however conformance will be verified during building permit review.

**B. Critical Areas Requirements LUC 20.25H:**

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The project area is within the 50-foot top-of-slope setback from a steep slope critical area and is subject to the performance standards found in LUC 20.25H as specified in the table below

<b>Critical Area</b>	<b>Geologic Hazard- Steep Slopes</b>
<b>Performance Standards</b>	20.25H.125 20.25H.055.C.3.n

**i. Consistency with LUC 20.25H.125**

Development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

- 1. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;**

The house addition is located in a relatively flat area and will not require change to the existing topography.

- 2. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;**

The proposed development on the property is located outside of any steep slope critical areas and is adjacent to the existing house. The proposed addition does not go any closer to the steep slope than the existing house. One 18 inch diameter Douglas fir is within close proximity to the existing house and will be damaged by the proposed addition. The tree is proposed for removal and will be replaced by the planting of three trees as part of the mitigation plan. The site has dense tree coverage which is not changed by this proposal.

**3. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;**

A geotechnical engineer reviewed the proposal and approved the portion of the structure placed within the setback and determined the setback from the slope was adequate. The applicant will be required to record a hold harmless agreement which releases the City from liability for any damage arising from the location of improvements within a critical area buffer in accordance with LUC 20.30P.170. See Conditions of Approval in Section X of this report.

**4. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;**  
No retaining walls are proposed.

**5. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;**

No construction is located in the actual steep slope critical area. Only 100 square feet of the 200-square foot addition is located in the steep slope buffer.

**6. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;**

No change in grade is proposed.

**7. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;**

The foundation is not proposed in a steep slope and is not needed as a retaining device.

**8. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic**

**modification;**

No construction is proposed in slopes of 40 percent.

9. **On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and**

No construction is proposed in slopes of 40 percent.

10. **Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**

The project is removing an existing dog run and replacing it with 100 square feet of mitigation planting consistent with the City's planting templates for steep slope critical areas.

**ii. Consistency With LUC 20.25H.055.C.3.n**

Where allowed, expansions into the critical area buffer and critical areas structure setback shall be limited as follows:

1. **The expansion shall be along the existing building line parallel to the edge of the critical area, unless such expansion is not feasible. Only when such expansion is not feasible may expansion encroach further into the critical area buffer and critical area structure setback.**

For purposes of this section, expansion outside of the critical area buffer and critical area structure setback shall be considered not feasible only when, considering the function to be served by the expansion and the existing structure's layout and infrastructure (including plumbing, drainage and electrical systems):

- a. **Expansion away from the critical area buffer and critical area structure setback within the buildable area of the site will not realize the intended functions of the expansion.**

The proposed expansion maintains the existing building line parallel to the steep slope critical area and does not go closer to the slope. Only 100 square feet of the proposed 200-square-foot addition is within the steep slope buffer. The house has a unique configuration as seen in Figure 1 and the proposed addition for the kitchen can only be achieved by the proposed buffer reduction.

- b. **Expansion away from the critical area buffer and critical area structure setback, including into non-critical area setbacks modified pursuant to LUC 20.25H.040, will not realize the intended functions of the expansion.**

The allowed setback modification under LUC 20.25H.040 would not allow the proposed addition to avoid modification of the buffer.

- c. **Expansion upwards to the maximum building height of the underlying land use district, within the existing footprint, or together with expansions permitted under subsections C.3.n.ii.(A) and (B) of this section, will not realize the intended functions of the expansion.**

The proposed addition is increasing the size of the kitchen which would not be achieved by increasing the height of the structure.

2. **Expansions shall be the minimum necessary to achieve the intended functions of the expansion, but in no event may the footprint expansion within the critical area buffer and critical area structure setback exceed 500 square feet over the life of the structure. Expansions into stream critical area buffers allowed pursuant to the City's previous critical areas regulations (prior LUC 20.25H.085.B) shall be included in determining the allowed lifetime expansion.**

The total addition is 200 square feet and only 100 square feet are located in the slope buffer. The kitchen cannot be easily moved to another location in the house. No expansion into a stream buffer is proposed.

3. **Areas of new permanent disturbance and all areas of temporary disturbance within the critical area buffer shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**

One hundred square feet of planting is proposed per the City's planting templates for steep slopes. An existing dog run is to be removed and replaced with the planting area.

#### **IV. Public Notice and Comment**

Application Date:	July 13, 2011
Public Notice (500 feet):	July 28, 2011
Minimum Comment Period:	August 11, 2011

The Notice of Application for this project was published the City of Bellevue Weekly Permit Bulletin on July 28, 2011. It was mailed to property owners within 500 feet of the project site. Some interest and support for the project was received from neighbors but no comments were submitted.

#### **V. Summary of Technical Reviews**

##### **A. Clearing and Grading**

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and has approved the application.

#### **VI. State Environmental Policy Act (SEPA)**

Construction of an addition to a single-family residence and the associated improvements are exempt from SEPA per WAC 197-11-800 and no work is proposed within a critical area.

## VII. Changes to Proposal Due to Staff Review

No changes to the project were required during review.

## VIII. Decision Criteria

### A. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

**1. The proposal obtains all other permits required by the Land Use Code.**

The applicant must obtain a building permit and any other required development permits. See Conditions of Approval in Section X of this report.

**2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer.**

Only 100 square feet of the 200-square-foot addition is located in the buffer from steep slope critical. The addition also maintains the existing building line and does not go any closer to the slope than the existing structure. The geotech found that the proposed setback would “limit the impacts of the proposed development on the slope and allow for normal slope recession during a reasonable life span of the structure” (pg. 5). The mitigation planting proposed will improve vegetation coverage in an area that is currently used as a dog run and is not vegetated.

**3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable.**

As discussed in Section III of this report, the applicable performance standards of LUC Section 20.25H are being met.

**4. The proposal will be served by adequate public facilities including street, fire protection, and utilities.**

The proposed activity will be served by adequate public facilities.

**5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210.**

The mitigation planting is proposed to be consistent with the City’s planting templates for steep slopes. At time of building permit a cost estimate for the planting will be required which shows the plant species, quantity, and size to be installed. The building permit must also include the submitted planting plan which shows where the plants are installed on the property. Part of the building permit inspection process will include an inspection by Land Use staff to ensure the planting is installed. See

Conditions of Approval in Section X of this report.

**6. The proposal complies with other applicable requirements of this code.**

As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code and Bellevue City Code. See Conditions of Approval in Section X of this report.

**IX. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** 100 square feet of the proposed addition on the existing home to be located in the 50-foot top-of-slope buffer. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit, clear and grade permit, and/or utility permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

**Note- Expiration of Approval:** In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permits within one year of the effective date of the approval.

**X. Conditions of Approval**

**The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:**

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-2973

**The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:**

- 1. Building Permit:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a building permit or other required permits must be submitted and approved. Plans submitted as part of either permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140  
Reviewer: Reilly Pittman, Development Services Department

- 2. Planting Cost Estimate:** A cost estimate of the proposed planting which shows the plant species, size, and the quantity to be installed must be submitted prior to building

permit issuance.

Authority: Land Use Code 20.30P.140  
Reviewer: Reilly Pittman, Development Services Department

- 3. Land Use Inspection:** Following installation of planting the applicant shall contact Land Use staff to inspect the planting area prior to final building inspection. Staff will need to find that the plants are in a healthy and growing condition.

Authority: Land Use Code 20.30P.140  
Reviewer: Reilly Pittman, Development Services Department

- 4. Hold Harmless Agreement:** The applicant shall submit a hold harmless agreement in a form approved by the City Attorney which releases the City from liability for any damage arising from the location of improvements within a critical area buffer in accordance with LUC 20.30P.170. The hold harmless agreement is required to be recorded with King County prior to building permit issuance. Staff will provide the applicant with the hold harmless form.

Authority: Land Use Code 20.30P.170  
Reviewer: Reilly Pittman, Development Services Department

- 5. Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18  
Reviewer: Reilly Pittman, Development Services Department

**Attachment 1**  
**Site Plan**

**20.30p.110 CRITICAL AREAS LAND USE PERMIT**

ALL PERMITS FOR PROJECT WILL BE GATHERED.

BEST POSSIBLE CONSTRUCTION TECHNIQUES, WITH MINIMAL GROUND DISTURBANCE.

PROJECT & CONSTRUCTION UTILIZES TO THE MAXIMUM EXTENT POSSIBLE THE BEST POSSIBLE TECHNIQUES AND PLANNING WHICH WILL RESULT IN THE LEAST IMPACT ON THE CRITICAL AREA BUFFER.

PROPOSAL INCORPORATES THE PERFORMANCE STANDS (LUC 20.25H) AS POSSIBLE.

PROPOSAL INCLUDED A MITIGATION/RESTORATION PLAN CONSISTENT WITH LUC 20.25H.210, EXCEPT MODIFY/REMOVAL OF VEGETATION IN LUC 20.25H.055.C.3.1 SHALL NOT REQUIRE A RESTORATION PLAN.

THE PROPOSAL COMPLIES WITH OTHER APPLICABLE REQUIREMENTS. THE OWNERS SHALL EXECUTE A HOLD HARMLESS AGREEMENT IN THE FORM APPROVED BY BELLEVUE CITY ATTORNEY FOR ANY DAMAGES OCCURRING IN THE CRITICAL AREA /BUFFER.

ONCE PERMIT HAS BEEN GRANTED THE OWNERS HAVE ONE YEAR TO USE THE PERMIT.

**DESCRIPTIVE NARRATIVE**

**DESCRIPTION OF PROJECT:**

THE SITE IS AN R-1 LOT OF 45,953 SQ FT (1.05 ACRE) IN BRIDLE TRAILS AREA. THE LOT HAS A SINGLE FAMILY RESIDENCE/GARAGE (BUILT 1971), A GRAVEL DRIVE AND THROUGH ACCESS ROAD FOR NEIGHBORS. IMPERVIOUS COVERAGE IS 16.2%. TO THE SOUTH OF THE RESIDENCE IS A STABLE STEEP SLOPE (40-44%) AREA OF 4,352 SQ FT. NO WATER ISSUES ON SITE. EXCEPT FOR THE EXISTING STRUCTURES THE LOT IS LARGELY UNTOUCHED FROM ITS NATIVE STATE - NO LAWNS, GARDENS, PATHS, PICNIC AREAS, ETC.

THERE ARE 62 CONIFERS (DOUG FIR, HEMLOCK, CEDAR), 4 CHESTNUTS, 1 MAPLE, AND 2 DECIDUOUS TREES. (See SURVEY). THE UNDERSTORY IS FERNS, MAHONIA, SALAL, SALMON BERRY, DOGWOODS, AND SMALL TREES.

THE PROPOSED KITCHEN ADDITION COVERS 100 SQ FT AT THE NORTHERN END OF THE 50 FT. STEEP SLOPE BUFFER AREA.

**DESIGN HAS MINIMAL IMPACT:**

THE KITCHEN ADDITION IS 33 FT FROM THE TOP-OF-SLOPE. NEITHER WORK NOR WORKPERSONS WILL BE WITHIN 25 FT OF THE TOP-OF-SLOPE. ONE FIR TO BE REMOVED IN THE WORK AREA WHICH IS AND WILL BECOME A SAFETY HAZARD. NEW TREES PLANTED ELSEWHERE TO COMPENSATE. THE DISTURBED AREA IS TO BE REPLANTED WITH SMALLER NATIVE PLANTS AND LEFT UNDISTURBED.

**WHY NO FEASIBLE ALTERNATIVES FOR LESS IMPACT ON CRITICAL AREA OR BUFFER?**

THE EXISTING 1971 HOUSE IS SMALL (1,167 SQ FT) ONE-BEDROOM HOME OF UNUSUAL SHAPE. THE EXISTING KITCHEN/UTILITY IS TO FAR EASTERN SIDE. THE OWNERS WISH TO ENLARGE THIS AREA FOR THE SAME USE. TO ACCOMMODATE A KITCHEN ELSEWHERE IN THE HOUSE IS UNFEASIBLE. THE ADDITION IS 5 FT x 37 FT OR 200 SQ FT WITH 100 SQ FT IN THE BUFFER ZONE.

IT WOULD BE POSSIBLE TO BUILD A NEW KITCHEN ELSEWHERE IN THE HOUSE BUT WOULD REQUIRE SHIFTING OF ALL ROOMS TO NEW PURPOSES AND TOO COSTLY. THE PLANNED ADDITION IS MINIMAL AND DESIGNED TO BE THE LEAST INVASIVE IN THE BUFFER AREA THAT IS PRACTICAL.

**PROJECT MEETS DESIGN CRITERIA LUC 20.30P**

THE BUILDERS WILL USE THE BEST CONSTRUCTION PRACTICES, BEING FULLY AWARE OF THE BUFFER AND STEEP SLOPE AREA. ALL STAGING AND DELIVERY WILL BE FROM THE NORTH END OF THE BUILDING. IT IS IN THEIR INTEREST TO USE THESE GOOD GUIDELINES.

THE PROJECT INCORPORATES THE PERFORMANCE STANDARD OF LUC 20.25H. DESCRIBED IN NEXT PARAGRAPH.

AND THE PROJECT OUTLINES THE MITIGATION AND RESTORATION PLANS AS PER LUC 20.25H.210.

**SUMMARY OF ISSUES LUC 20.25H.055.C.3(n) STEEP SLOPE**

EXPANSION OF A SINGLE FAMILY RESIDENCE IS ALLOWED TO EXPAND INTO THE BUFFER ZONE OF A STEEP SLOPE AREA. THIS ADDITION IS AS MINIMALLY INTRUSIVE INTO THE FAR END OF THE BUFFER AS POSSIBLE. THE MAXIMUM BUFFER AREA COVERAGE IS 500 SQ FT. THIS PROPOSAL IS FOR A MINIMAL 100 SQ FT IMPERVIOUS COVERAGE. LUC 20.25H.210

PERFORMANCE STANDARDS FOR STEEP SLOPE AREA LUC.25H.125: ALL ASPECTS OF THE PROJECT WILL STAY ABOUT 25 FT FROM THE TOP-OF-SLOPE. THE GEO-TECH REPORT STATES THE SLOPE IS STABLE WITH NO SEEPAGE OR DRAINAGE ISSUES. THIS PROMISES NO GREATER RISKS FOR THE EXISTING SLOPE. SINCE THERE WILL NOT BE EVEN WALKING ON THE SLOPE THERE WILL BE NO TOPOGRAPHIC ALTERATIONS OR PLANT DISRUPTION.

THE AREAS DISTURBED (FOUNDATION OUTLINE AND SURROUNDING WORKING AREA) WILL RESTORED / MITIGATED TO NATIVE VEGETATION PLANTINGS PER MITIGATION PLAN. LUC 20.25H.210.

THE MITIGATED AREA WILL BE THE EXISTING DOG RUN (EAST OF LIVING ROOM) AND THE AREA EAST OF ADDITION TO PROPERTY LINE. THE DOG RUN WILL BE MOVED TO NEAR THE GARAGE. BOTH REPAIRED AREAS WILL, MOST LIKELY, NEVER BE USED BY THE OWNERS, AND BE LEFT TO FLOURISH ON THEIR OWN.

**SUMMARY OF ISSUES:**

THIS PROJECT MEETS THE CRITERIA FOR BUILDING WITHIN THE STEEP SLOPE BUFFER. THE STEEP SLOPE IS STABLE. THE PROJECT IS AS MINIMAL AS CAN BE USEFUL TO THE OWNERS OF THE HOME AS POSSIBLE. THE DISTURBED AREAS WITHIN THE BUFFER WILL BE REPLANTED WITH NATIVE SPECIES AND MAINTAINED UNTIL STABLE. ALL EFFORTS WILL BE MADE TO MINIMIZE DISTURBANCE OF THE BUFFER ZONE AND ALL WORK WILL BE DONE IN ACCORDANCE TO THE RULES AND REGULATIONS OF THE CITY OF BELLEVUE.

**PROJECT ADDRESS / OWNERS:**

MARK TAYLOR & NANCY HAY S  
4256 132<sup>ND</sup> AVE NE  
BELLEVUE 98005  
425-941-0786 NANCY CELL

MAILING ADDRESS: 6619 132<sup>ND</sup> AVE NE  
KIRKLAND 98033

**TAX No:** 152505 9167

**LEGAL:**

E 220 FT OF NW ¼ OF SW ¼ OF SW ¼ LY NLY  
OF LN BEG ON E LN OF SUBD 451.26 FT N  
OF SE COR THN N 88-56-39 W TO W LN.

**SCOPE OF PROJECT:**

ADD 200. SQ FT TO KITCHEN AREA.

**ZONE:** R-1

**BUILT:** 1971

**WATER:** PUBLIC

**SANITARY:** SEPTIC.

**ACCESS:** PRIVATE

**LOT SIZE:** 45,953.7 SQ FT 1.05 ACRE

**CRITICAL AREA:** 4,352 SQ FT. (SURVEYOR)

45,953.7 SQ FT ACTUAL LOT

- 4,352. SQ FT CRITICAL AREA

41,601.7 SQ FT USABLE FIGURE

**LOT COVERAGE:** USING 41,601.7 SQ FT.

EXISTING RESIDENCE: 1,167. SQ FT

EXISTING ATT. GAR: 750.

EXISTING DECK: 288.

2,205. SQ FT 5.3%

**ADDITIONAL:** + 200. SQ FT

2,405. SQ FT 5.7%

**IMPERVIOUS:**

EX RES/GARAGE w/ EAVES: 2,240. SQ FT

EX. ROADS, DRIVES: 5,000.

NEW + 200.

7,440. SQ FT 17.8%

**FLOOR AREA RATIO:**

EXISTING MAIN & UPPER FLOOR : 1,417. SQ FT

NEW LIVING: + 200.

1,617. SQ FT

1,617 ÷ 42,648.7 SQ FT = 3.8%

**GREENSCAPE:**

FRONT SETBACK : 220 FT x 35 FT = 7,700 SQ FT.

IMPERVIOUS (ROAD) -2,200 SQ FT.

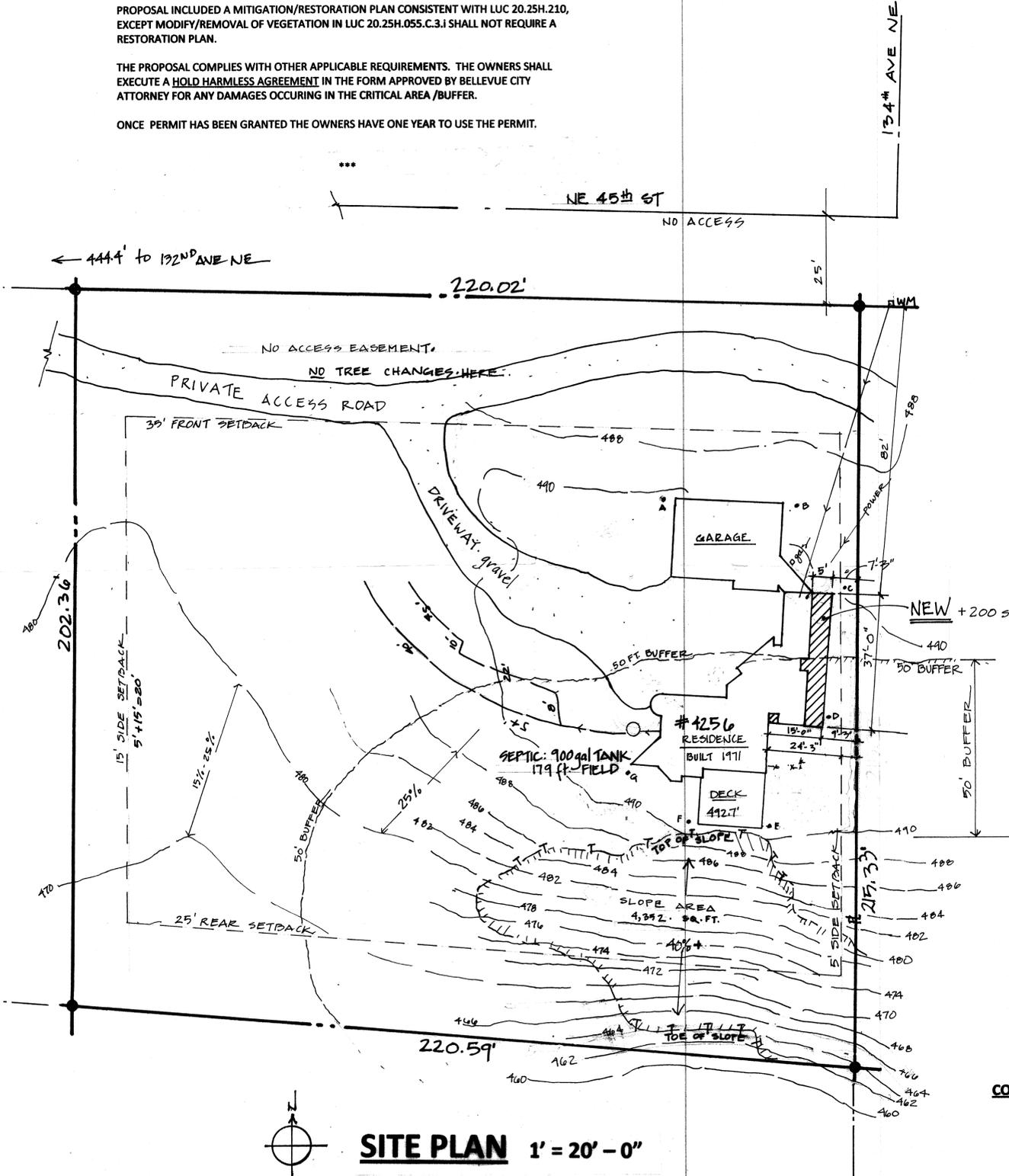
REMAINING 5,500 SQ FT 71.4 %

**TREES:** NO CHANGE

**HEIGHT CALCULATIONS:** BUILDING SITE IS FLAT @ 490. FT.

LOCATIONS A - G = ALL 490. FT.

PROPOSED ADDITION HEIGHT: 13.3 FT / 503.3 FT



**CONTACT DURING PERMIT PHASE:**

KRISTIN HANSON  
HANSON DESIGN  
652 ALDER STREET  
EDMONDS 98020  
425-774-7129  
hansondesign@hotmail.com

**CONTRACTOR:**

KITCHEN PLUS, INC  
12121 NORTHRUP WAY #201  
BELLEVUE 98005

LIC KITCHP\*010JA exp 5-1-2013

CONTACT: BRAD JOHNSON  
206-579-8304  
bjohnson@kitchenplus.com

**TRAFFIC MANAGEMENT:** CITY OF BELLEVUE

RAY GODINEZ  
PROJECT OK.  
HAUL ROUTE OPEN FOR 10 TRUCKS IN 24 HOURS.  
NO PAVING REQUIRED.

