



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

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**Proposal Name:** Jamieson Briggs Short Plat

**Proposal Address:** 9842 NE 31<sup>st</sup> St

**Proposal Description:** Subdivide an existing lot totaling 17,138 square feet into two lots averaging 8,568 square feet in the R-4 zoning district.

**File Number:** 11-121658-LN

**Applicant:** Windermere Real Estate, David Martin

**Decisions Included:** Administrative Decision for a Preliminary Short Plat through Process II, Land Use Code 20.35.200.

**State Environmental Policy Act Threshold Determination:** Exempt (WAC 197-11-800(6)(a))

**Department Decision:** **Approval with Conditions**

  
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Carol L. Orr, Assistant Land Use Planner  
Development Service Department

Application Date: 8/16/2011  
Notice of Application: 9/15/2011  
Decision Publication Date: 12/22/2011  
Appeal Deadline: 1/5/2012

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For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

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**I. Description of Proposal**

The applicant proposes to subdivide one existing lot totaling 17,138 square feet into two lots averaging 8,568 square feet in the R-4 zoning district. The two lots vary slightly in square footage, Lot 1 will equal 8,588 square feet and Lot 2 will equal 8,549 square feet.

**II. Site Description and Context**

**Site Characteristics**

The site slopes gently from the northeast to southwest with approximately a 7% rise. Access to the site is provided from NE 31<sup>st</sup> Street. Adjacent development consists of single-family homes on all sides. On-site vegetation consists of 24 significant trees, consisting predominantly of a mixture of firs and cedars. Ornamental trees, shrubs and grass lawn also exist on-site. The existing lot is currently developed with a single family residence that will be demolished during the short plat development process.

**III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS**

**A. Special District Requirements (Critical Area Overlay District LUC. 20.25H)**

There are no critical areas on the site.

**B. Consistency with Standard Land Use Code Requirements**

<b>BASIC INFORMATION</b>		
<b>Zoning District</b>	R-4	
<b>Gross Site Area</b>	17,138 SF	
<b>Critical Area</b>	Not Applicable	
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>
<b>Dwelling Units/Acre</b>	4	5.12
<b>Minimum Lot Area</b>	8,500 SF	Lot 1: 8,588 SF, Lot 2: 8,549 SF
<b>Minimum Lot Width</b>	65 feet	Lot 1: 65 feet, Lot 2: 65 feet
<b>Minimum Lot Depth</b>	80 feet	135.87 feet (each lot)
<b>Maximum Lot Coverage</b>	35%	Determined at the time of building permit
<b>Maximum Impervious</b>	50%	Determined at the time of building permit
<b>Maximum Height</b>	35 feet from AEG to the peak of a pitched roof	Determined at the time of building permit
<b>Maximum Façade</b>	40 feet from finished grade to peak of roof.	Determined at the time of building permit
<b>Minimum Greenscape</b>	50 % of front setback shall be vegetated	Determined at the time of building permit
<b>FAR Threshold</b>	.5 before mitigation is required	Determined at the time of building permit
<b>Building Setbacks</b>		Determined at the time of building permit
Front Yard	20 feet	
Rear Yard	20 feet	
Min. Side Yard	5 feet	
2 Side Yard	15 feet	
Access Easement	10 feet	
<b>Tree Retention</b>	30% = 143 inches	32.2% = 153 inches

#### IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no critical areas located on the subject property. Short Plats not containing critical areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a).

#### V. SUMMARY OF TECHNICAL REVIEWS

##### A. Utilities Review

**Water service** – The existing ¾" service and meter can be re-used for lot 2 if it is appropriately sized for the new house. It may need to be relocated outside the new driveway or the public Right-Of-Way. The service line size in the street is unknown. It will be verified when the existing house is demolished. A fire sprinkler system or high plumbing fixture count may warrant a larger meter. The new water service will be installed under a water service application.

**Sewer Service** – A Multi-use side sewer permit will be needed to install the shared sewer. Connection permits will then be required for each new house. The existing sewer stub will be inspected for re-use when the existing house is demolished. A sanitary sewer easement and a Joint Use sewer maintenance agreement will be required before the final plat is recorded.

**Storm Drainage** – The new impervious surface anticipated from the development reaches the threshold for requiring On-site Stormwater Management (i.e. MR5). Any best management practice (BMP) used to satisfy MR5 should be sized appropriately using the maximum impervious coverage allowed per City of Bellevue Land Use Code (i.e. 50% of 17,138 sq. ft.). Stormwater mitigation requirements will be reviewed and constructed under a storm connection permit.

The preliminary short plat application has been reviewed and no further utility revisions are needed at this time. The Utility Department approval of the preliminary short plat application is based on the conceptual utility design only. This conceptual review of the proposal has no implied approvals of the engineering design and specifications.

See Section VIII of this report for Utilities Department related Conditions of Approval.

##### B. Fire Department Review

This project is approved without comment.

##### C. Transportation Department Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

See Section VIII of this report for Transportation Department related Conditions of Approval.

#### **Site Access**

Access to Lots 1 and 2 will be from individual driveways off of NE 31<sup>st</sup> Street as shown on the approved plans. No other access connection to city right-of-way is authorized.

The driveway width will be a minimum of ten feet and must be built per the City's Transportation Department Design Manual Standard Drawing DEV-7B. The houses will be addressed off of NE 31<sup>st</sup> Street.

See Section VIII of this report for Transportation Department related Conditions of Approval.

#### **Street Frontage Improvements**

The City's adopted Pedestrian and Bike Plan does not include any plans for sidewalk or bike lane along NE 31<sup>st</sup> Street in the property frontage. Currently, curb, gutter, sidewalk, or bike lane does not exist on the frontage of the adjacent properties along NE 31<sup>st</sup> Street. Therefore, the developer is not required to provide the same along NE 31<sup>st</sup> Street. The driveway approaches are to be constructed as per the City standard driveway approach type DEV-7B, and the rockery that extends into the right of way, near the driveway, is to be removed. All utilities serving the site are to be undergrounded, and all new utility distribution and collection systems, including power, telephone, and TV cable, shall be installed underground.

Prior to final short plat approval, the developer must provide transportation improvements on NE 31<sup>st</sup> Street at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished frontage improvements. The final engineering plans showing those transportation improvements must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

See Section VIII of this report for Transportation Department related Conditions of Approval.

#### **Use of the Right of Way**

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

See Section VIII of this report for Transportation Department related Conditions of Approval.

#### **Pavement Restoration**

The City of Bellevue has established the Trench Restoration Program to provide developers

with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site NE 31<sup>st</sup> Street is classified as 'Overlay Required'.

See Section VIII of this report for Transportation Department related Conditions of Approval.

### **Sight Distance**

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

See Section VIII of this report for Transportation Department related Conditions of Approval.

### **Transportation Impacts and Mitigation**

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. The proposed two lot short plat proposes the subdivision of one lot, with existing house, and results in the addition of the trips from one single family house. This change is expected to generate one additional trip in the peak period, which will not have a significant impact on the traffic conditions of the adjacent street system.

## **VI. PUBLIC NOTICE AND COMMUNITY INPUT**

*Application Date:* 8/16/2011  
*Public Notice (500 feet):* 9/15/2011 (Includes sign installation at the site)  
*Minimum Comment Period:* 9/29/2011

Notice of Application was published in the City of Bellevue's *Weekly Permit Bulletin* and the *Seattle Times* on September 15, 2011. It was mailed to property owners within 500 feet of the project site and a public information sign was installed on the property on the same day.

Questions were received from two adjacent property owners concerning size of the proposed lots. These comments were addressed by phone and e-mail. Neither citizen opted to become a party of record.

### **1. Several neighbors are concerned about the size of the proposed lots.**

**City's Response:** The subject property is zoned R-4 which requires that lots equal no less than 8500 square feet in size. Although the neighboring lots on this side of the street are also zoned R-4, the existing lots are nearly twice the minimum size required by the Land Use Code. As the proposed lots meet the dimensional requirements of the Land Use Code, they are approvable.

### **20.45B.130B Decision Criteria for a Preliminary Short Plat.**

The Director may approve or approve with modifications an application for a Preliminary

Short Plat if:

1. **The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

**Finding:** City codes ensure public health, safety and general welfare through development code requirements. The site is accessed via NE 31<sup>st</sup> Street, a public right of way. The applicant will be required to provide drainage improvements designed to service the drainage needs of the site. Existing public water and sewer facilities have been deemed adequate to serve the proposed development.

2. **The public interest is served by the short subdivision.**

**Finding:** The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards.

3. **The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

**Finding:** The preliminary short plat considers the physical characteristics of the site by retaining 32% of the existing diameter inches of significant trees on site. The preponderance of these trees are located at the perimeter of the pre-existing lot lines, thereby offering addition buffering of the new development from existing residences.

4. **The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

**Finding:** The proposal complies with the Land Use Code requirements for R-4 zoning, the Utility Code and the City of Bellevue Development Standards. Refer to section III of this staff report for an analysis of the Land Use Code consistency.

#### **Land Use Code Requirements**

- A. **Dimensional Requirements:** The site is currently zoned single-family R-4 which has a minimum lot size requirement of 8,500 square feet. The dimensional requirements for the R-4 zoning district include:

20'	Front Yard Setback
20'	Rear Yard Setback
5'	Side Yard Setback
15'	Two Side Yard Setback
35'	Maximum Building Height
40'	Maximum Façade Height
35%	Maximum Lot Coverage by Structure
50%	Maximum Impervious Surface
50%	Minimum Greenscape in Front Yard Setback
50%	Maximum FAR before Mitigation

60' Minimum Lot Width  
80' Minimum Lot Depth

**Finding:** All of the lots can be developed in accordance with the City of Bellevue Land Use Code requirements including the R-4 dimensional requirements.

**B. Significant Tree Preservation:** The tree preservation requirements under LUC Section 20.20.900 to save 30% of the diameter inches of all significant trees on the site apply to this proposal. The applicant has identified 17 significant trees on the site with a total of 153 diameter inches. In order to meet the 30% minimum retention requirement, the project must retain 143 diameter inches of significant trees.

**Finding:** The applicant proposes to preserve 17 trees that comprise a total of 153 diameter inches, or 32 % of significant trees. This satisfies minimum tree retention requirements.

See conditions of approval in Section VIII.

**5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).**

**Finding:** The site is located within the North Bellevue Sub-area of the City. The Comprehensive Plan specifies single-family high development for this property. The proposal complies with applicable Comprehensive Plan policies city-wide and for this Subarea:

The single family homes are, by use-type, compatible with the surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-2). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-3).

The proposal meets Comprehensive Plan polices to preserve existing vegetation on-site (EN-19, UD-16, 18), maintain good surface water quality (EN-33), restrict surface water runoff to predevelopment levels (EN-39), and provide traffic mitigation (TR-37).

The proposal meets utility standards (UT-1), provides development on infill or under-utilized sites with adequate urban services (HO-17), and meets the Neighborhood Quality goal (Housing Element) to ensure compatible housing and environmentally sensitive features, by providing the preservation of healthy significant existing trees on-site.

**6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**

**Finding:** Each lot can reasonably be developed to current R-4 zoning standards and dimensional requirements without requiring a variance. Existing structures over 30 inches within the proposed setbacks will be required to be removed as part of the proposal. The proposed lots meet minimum standards for lot width, lot depth, and lot

area of the R-4 land use district. There are no environmental factors which further inhibit the development of this property that would warrant a variance.

See related condition of approval in Section VIII.

**7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

**Finding:** The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access, and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots.

**VII. Conclusion and Decision:**

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of Development Services does hereby **approve** the Jamieson-Briggs Preliminary Short Plat **with conditions**.

This approval automatically expires and is void if the applicant fails to submit final plat documents for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

**VIII. Conditions of Approval:**

The following conditions are imposed under authority referenced:

**COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES**

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

<b>Applicable Codes, Standards and Ordinances</b>	<b>Contact Person</b>
Clearing & Grading Code – BCC 23.76	Savina Uzunow, 425-452-7860
Construction Codes – BCC Title 23	Bldg. Division, 425-452-6864
Fire Code – BCC 23.11	Adrian Jones 425-452-6032
Land Use Code – BCC Title 20	Carol L. Orr, 425-452-2896
Noise Control – BCC 9.18	Carol L. Orr, 425-452-2896
Sign Code – BCC Title 22	Carol L. Orr, 425-452-2896
Transportation Development Code – BCC 14.60	Rohini Nair, 425-452-5367
Right of Way Use Code – BCC 14.30	Tim Stever, 425-452-4294
Transportation Department Design Manual	Rohini Nair, 425-452-5367
Traffic Standards Code 14.10	Rohini Nair, 425-452-5367
Utility Code – BCC Title 24	Arturo Chi, 425-452-4119

## **GENERAL CONDITIONS**

**Additional conditions or deletions as provided by land use, transportation, and or utilities departments.**

### **1. UTILITIES DEPARTMENT APPROVAL**

Utilities Department approval is based on the preliminary utility design only. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities. Separate permits are required for the engineering review and inspection of water, sewer and/or storm improvements per Utility Code

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06.120

REVIEWER: Arturo Chi, Utilities Department

### **2. NOISE - CONSTRUCTION HOURS**

The proposal will be subject to normal construction noise hours of 7am 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. Proximity to existing residential uses will be given special consideration. A sign providing notice of the limitation on construction noise hours contained in this chapter shall be posted on construction sites prior to commencement of the new single family construction, per BCC 9.18.044.

AUTHORITY: Bellevue City Code 9.18

REVIEWER: Carol L Orr, Development Services Department

### **3. TIME LIMITATION**

This preliminary short plat approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of the preliminary short plat approval unless the applicant has received an extension for the preliminary short plat pursuant to Land Use Code Section 20.45B.160.

AUTHORITY: Land Use Code Section 20.45B.150; 20.45B.160

REVIEWER: Carol L. Orr, Development Services Department

## **B. PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING OR CLEAR AND GRADE PERMIT**

### **1. RIGHT OF WAY USE PERMIT**

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

Designated truck hauling routes

- a) Truck loading and unloading activities.
- b) Hours of construction and hauling.
- c) Continuity of pedestrian facilities.
- d) Temporary traffic control and pedestrian detour routing for construction activities.
- e) Street sweeping and maintenance during excavation and construction.
- f) Location of construction fences.
- g) Parking for construction workers.
- h) Construction vehicles, equipment, and materials in the right of way.
- i) All other construction activities as they affect the public street system.

General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department

## **2. OFF-STREET PARKING**

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department

## **3. ENGINEERING PLANS**

A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all transportation improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the individual single family driveways, undergrounding of utilities serving the site, removal of rockery from the right of way, pavement restoration in NE 31<sup>st</sup> Street, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet from the driveway approach, and limited to a maximum slope of 15% afterwards. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- Vehicle sight distance must be provided per BCC 14.60.240.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings DEV-7B and TE-1.

REVIEWER: Rohini Nair, Transportation Department

**4. SIGHT DISTANCE**

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation and/or obstacles near the access points on NE 31<sup>st</sup> Street must be trimmed or removed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240  
REVIEWER: Rohini Nair, Transportation Department

**5. PAVEMENT RESTORATION**

The city's pavement manager has determined that this segment of NE 31<sup>st</sup> Street will require grind and overlay restoration for any utility connections or other digging in the street surface. Pavement restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate pavement restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 21  
REVIEWER: Tim Stever, Transportation Department

**C. PRIOR TO FINAL SHORT PLAT APPROVAL:**

**1. INFRASTRUCTURE IMPROVEMENTS**

All transportation improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Completion of transportation items prior to completion of the homes associated with the development is allowed.

Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Partial reductions of the financial assurance device will not be approved except in special circumstances, determined in advance, such as phased projects.

Improvements must be approved by the Transportation Department inspector before they are deemed complete. At completion of all transportation infrastructure items, the developer must provide a one year maintenance assurance device equivalent to 20% of the value of the transportation infrastructure improvements, dating from the acceptance of the improvements.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; LUC 20.40.490

REVIEWER: Rohini Nair, Transportation Department

## 2. TREE PROTECTION

To mitigate adverse impacts to trees to be retained during construction:

- a. Clearing limits shall be established for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.
- b. No excavation, clearing, or soil placement should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the city.

AUTHORITY: Bellevue City Code 23.76.060

REVIEWER: Carol L. Orr, Development Services Department

## 3. TREE PRESERVATION PLAN

A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final short plat mylar. The Tree Preservation Plan must contain the following note:

“Tree Preservation Plan”:

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”

Tree tags shall be installed on each tree required for retention. Installation of these tags shall be inspected by the land use planner prior to final short plat approval. Contact Carol L. Orr at 425-452-2896 and/or [corr@bellevuewa.gov](mailto:corr@bellevuewa.gov) to schedule the tree tag inspection. Note: tree tags can be obtained from the land use planner.

AUTHORITY: Land Use Code 20.20.520.E

REVIEWER: Carol L. Orr, Development Services Department

**4. VARIANCE RESTRICTION**

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance. The following language shall be placed on the final short plat document:

“Variance restriction: Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.”

AUTHORITY: Land Use Code 20.45B.130.A.6  
REVIEWER: Carol L. Orr, Development Services Department

**5. DEMOLITION OF EXISTING STRUCTURES WITHIN PROPOSED SETBACKS**

All existing structures within required minimum structure setbacks for the new lots must be removed prior to application for final short plat.

AUTHORITY: Land Use Code 20.20.010, 20.45B.130.A.6  
REVIEWER: Carol L. Orr, Development Services Department

**D. PRIOR TO ISSUANCE OF SINGLE FAMILY BUILDING PERMIT:**

**1. TRANSPORTATION IMPACT FEE**

Payment of the traffic impact fee will be required at the time of single family building permit issuance. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply. The traffic impact fee credit for the one demolished house will be given.

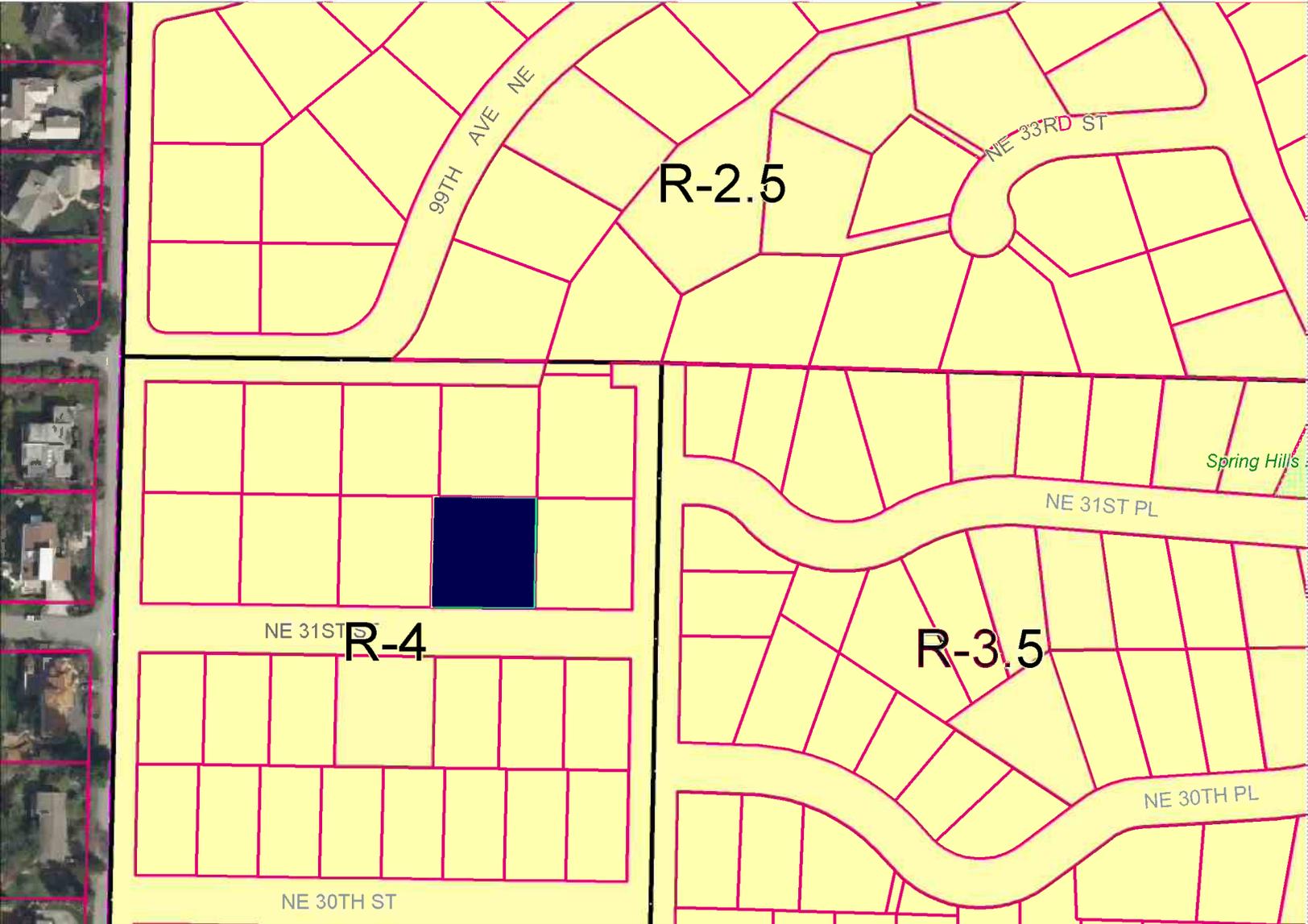
AUTHORITY: Bellevue City Code 22.16  
REVIEWER: Rohini Nair, Transportation Department

**LIST OF ATTACHMENTS**

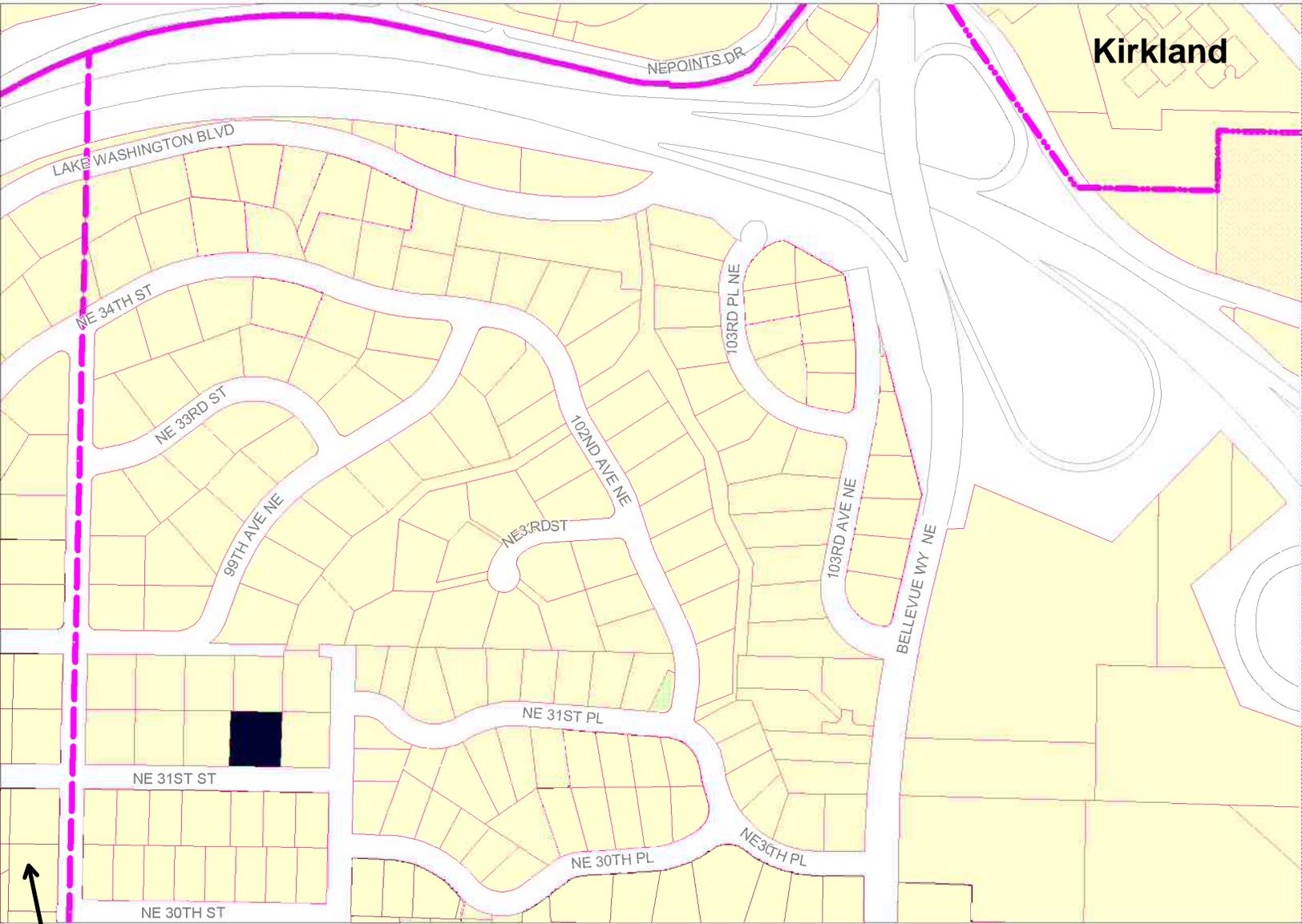
- A. Plans and Drawings
- B. Zoning Map
- C. Vicinity Map



# 9842 31st Ave NE



# 9842 31st Ave NE



Kirkland

↖  
Clyde Hill