

June 15th, 2012

David Pyle
Senior Environmental / Land Use Planner
City of Bellevue
450 110th Ave NE
Bellevue, WA 98009

re: Darrow Residence
6242 Hazelwood Lane SE
Bellevue, WA
File No. 11-122838-LS
PKJB No. 10027

Dear David Pyle:

Thank you for your continued review of our project. I have read through your letter, dated April 19th, 2012, and offer the following response:

We would like to continue with the 2-foot front setback, the 5-foot side setbacks (combined 10-feet), and a lot coverage of 41.6%. It is our understanding that these variances do not require any additional information from us.

The building height, from the existing average grade to the top of the parapet is approximately 28'-11" with an allowable building height of 24'-7 3/16", based on LUC 20.20.070. As this is below the standard 30'-0" height limit for this zone we would like to continue to pursue this height variance with the building height as shown. The maximum façade height of the building is 31'-11", measured to the top of the parapet.

This does not appear to be a grant of special privilege in relation to other, similarly-sized residences in the area. This appears to be a common condition along Hazelwood Lane SE as most of the lot sizes are under the required minimum (7200sf) and so have modified building height limits. Many of these residences have actual height limits which appear to exceed this.

Further, the smaller lot area or the subject property is a result of the shallower depth due to it's proximity to the lake. The width – the dimension which would be apparent to someone observing the residence from the public way – is wide enough to imply a larger site. It is opinion that the proposed residence does not appear oversized in relation to the lots dimensions.

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The maximum impervious surface area is 55%. The proposed impervious surface area is 2277 sq. ft., of which 496 sq. ft. will be pavers. This information has been added to sheet A1.1.

We would like to continue the variance request for an increased FAR. The proposed FAR has been recalculated to exclude the below-grade portion of the house (the area where the ceiling is within 5' of grade). The resulting FAR is still well above the allowed but less than previously reported.

We have met with the owners of the adjacent property immediately to the north and explained what we are proposing to do. They do not have a problem with the proposal NOT stepping back an additional 5' at the upper floor and have been willing to draft a letter to that effect. A copy of this letter will be included.

Of the nearby properties studies (as shown below) four of the five exceed the .5 max FAR by an increase between 28 and 81%. Residences continuing north have increasingly small lot areas as the shoreline angles in (similar to the condition the Darrow's are facing) but the house sizes appear to stay similarly sized. Although these were not included in our study, the ratio of house size to lot area increases almost linearly with corresponding FARs which would quickly exceed that of our proposal.

There appears to be a clear and established condition of housing in this neighborhood which greatly exceed the FAR requirements of the zone without accompanying daylight plane restrictions. The overwhelming focus of these residences is the connection to the lake rather than, and often at the expense of, ideal daylighting conditions.

I have tried to provide as much information and description as would helpfully answer your questions regarding the requested variances. It appears to us that while what we are requesting is in excess of the zoning requirements, they are well within the envelope of what has been built and is being used.

Regarding the precedents listed below, rather than choose residences farther down Hazelwood Lane, which would have undoubtedly done a more convincing job of proving our case, I chose to document those properties of similar size and scale that were

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Stewart', written in a cursive style.

Daniel Stewart

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Following is a list of nearby residences along with our best estimate (based on site visits, photographic study, and GIS map information) of certain zoning criteria. Specifically, these criteria are: lot size, building area, FAR, building footprint, lot coverage, height (more difficult to estimate given that these are all on sloping sites), and setback information.

The first couple of houses to the north didn't seem relevant to this study since the size of the houses and lots were much larger than the subject property. Beyond these first few, though, and in the same zone, are a series of houses of similar size that are uniformly non-conforming in many of the same areas our variances are requesting.

6031 Hazelwood Lane SE

Lot Area:	5502sf
Building Area:	4210sf
FAR:	76.5%
Building Footprint:	2400sf
Lot Coverage:	43%
Building Height:	28' (from an assumed average grade)
Modified Height*:	$2 \times 2460 / 5502 \times 35' = 30.8'$
Setbacks:	Required (actual)
Front --	20' (15')
Rear --	20' (30')
Side --	5' each side, 15' combined (5' and 10' for 15' combined)

6027 Hazelwood Lane SE

Lot Area:	5213sf
Building Area:	3310sf
FAR:	76.5%
Building Footprint:	2220sf
Lot Coverage:	42.6%
Building Height:	28'
Modified Height:	$2 \times 1975 / 5213 \times 35' = 25.9'$
Setbacks:	
Front --	20' (15')
Rear --	20' (30')
Side --	5' ea., 15' combined (5' ea., 10' combined)

6025 Hazelwood Lane SE

Lot Area:	5116sf
Building Area:	3430sf
FAR:	67%
Building Footprint:	2220sf
Lot Coverage:	43.4%

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Building Height: 28'
Modified Height: $2 \times 1875 / 5116 \times 35' = 25.2'$
Setbacks:
Front -- 20' (15')
Rear -- 20' (26')
Side -- 5' ea., 15' combined (5' ea., 10' combined)

6023 Hazelwood Lane SE

Lot Area: 5250sf
Building Area: 4760sf
FAR: 90.7%
Building Footprint: 2100sf
Lot Coverage: 40%
Building Height: 30'
Modified Height: $2 \times 1775 / 5250 \times 35' = 23.1'$
Setbacks:
Front -- 16'
Rear -- 25'
Side -- 5' ea., 15' combined (5' ea., 10' combined)

6019 Hazelwood Lane SE

Lot Area: 5292sf
Building Area: 2510sf
FAR: 47.4%
Building Footprint: 2304sf
Lot Coverage: 43.5%
Building Height: 25'
Modified Height: $2 \times 2201 / 2510 \times 35' = 29.4'$
Setbacks:
Front -- 20' (17')
Rear -- 20' (30')
Side -- 5' ea., 15' combined (5' ea., 10' combined)

* Height calculation $2 \times C \times H$, per LUC 20.20.070. C is estimated from GIS maps.

RECEIVED

JUL 3 2012
 Development Services

LETTER OF TRANSMITTAL

TO: City of Bellevue
 450 110th Ave NE P.O. Box 90012
 Bellevue, WA 98009

DATE: 06-29-2012	JOB NO: 10027
ATTENTION: David Pyle	
RE: Darrow Residence	
11-122838-LS	

- WE ARE SENDING YOU:** Under separate cover Attached via: _____ the following items:
- | | | | | |
|--|--|--|---|---|
| <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Submittals | <input type="checkbox"/> Prints | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> Originals | <input type="checkbox"/> Field Report | <input type="checkbox"/> Certificate of Insurance |
| <input type="checkbox"/> Signed Contract | <input type="checkbox"/> Apply for Payment | <input type="checkbox"/> As Built Drawings | <input checked="" type="checkbox"/> Other: <u>Letter from neighbors</u> | |

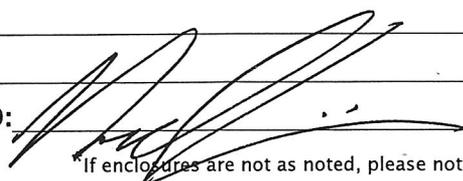
COPIES	DATE	PAGES	DESCRIPTION
1	6.29.2012		Letter from the Darrow's neighbors, the Lynches, about variance

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For Approval | <input type="checkbox"/> Reviewed as Submitted | <input type="checkbox"/> For Signature |
| <input checked="" type="checkbox"/> For Your Use | <input type="checkbox"/> Reviewed as Noted | <input type="checkbox"/> Return ___ copies for distribution |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Returned for Corrections | <input type="checkbox"/> Return ___ corrected submittals |
| <input type="checkbox"/> For Review and Comment | <input type="checkbox"/> Other _____ | |

REMARKS: Here is the letter from the neighbors regarding their approval of the requested variance.

COPY TO: _____

SIGNED: 
 *If enclosures are not as noted, please notify PKJB at once

Darrow Residence Variance and Critical Areas Land Use Permit Application
File #s 11-122838-LS and 12-121725-LO

Ron & Oralia Lynch
6236 Hazelwood Lane SE
Bellevue, Washington 98006
Phone: (425) 643-2091

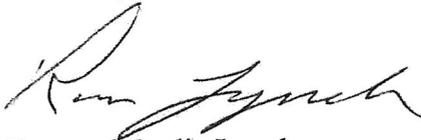
June 29, 2012

To whom it may concern,

It is our understanding that our neighbors, the Darrows, located at the property immediately to the south of ours, are in the process of designing a new house for that property. The design of the house, as proposed, would be set back 5' from our shared property line and extend vertically for the height of two stories. We understand that due to the size of the building it would normally require an additional 5-foot step-back of the building at the top floor and that the Darrow's are requesting a code variance so that they can construct the building without this additional step-back.

We do not have a problem with the Darrow's being granted this variance and constructing their house without this step-back.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ron Lynch".

Ron and Oralia Lynch

Darrow Residence Variance and Critical Areas Land Use Permit Application
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GENERAL NOTES

THE APPROVED PLANS SHALL NOT BE CHANGED OR ALTERED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL. THE APPROVED PLANS ARE REQUIRED TO BE ON THE JOB SITE.

CONTRACTOR SHALL VERIFY & CHECK ALL CONDITIONS & DIMENSIONS AT THE BUILDING. REPORT ANY INCONSISTENCIES TO THE ARCHITECT.

ALL WORK SHALL MEET LOCAL CODES AND ORDINANCES.

ALL NAILING SHALL COMPLY WITH NAILING SCHEDULE OF THE 2009 IBC W/ WASH. AMMENDMENTS

COMPLIANCE CARD TO BE POSTED VERIFYING INSULATION INSTALLED IN WALLS, CEILING AND FLOORS.

PROVIDE METAL NAIL STOPPERS TO COVER HOLES IN STUDS WHERE NAILS COULD PUNCTURE PLUMBING.

MAINTAIN 3" MINIMUM CLEARANCE BETWEEN CEILING FIXTURES AND INSULATION.

ALL WOOD COMING IN CONTACT WITH CONCRETE SHALL BE PRESURE TREATED (DECAY RESISTANT).

CONTRACTOR DESIGNED ELECTRICAL. SUBMIT FOR PERMIT AS REQUIRED.

CONTRACTOR DESIGNED HVAC. SUBMIT FOR PERMIT AS REQ.

WINDOWS TO BE TEMPERED GLASS IN ALL DOORS, WINDOWS WITHIN 1'-0" OF DOORS AND WITHIN 18" OF FLOOR

SERVICE WATER PIPES TO BE INSULATED TO MIN. R-8 IN UNHEATED SPACES.

BATT INSULATION SHALL HAVE ALL TEARS AND JOINTS SEALED WITH TAPE.

ALL OPENINGS TO BE CAULKED, SEALED OR WEATHERSTRIPPED.

SHOWERS: FLOW CONTROL LIMITED TO 3 GPM.

KITCHEN RANGE AND BATHROOM EXHAUST SHALL BE VENTED TO THE OUTSIDE UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.

DOMESTIC CLOTHES DRYERS SHALL BE EXHAUSTED TO THE OUTSIDE IF IN AN AREA THAT IS HABITABLE OR CONTAINING OTHER FUEL-BURNING APPLIANCES.

VENTILATION SYSTEM CONTROLS SHALL BE READILY ACCESSIBLE. CONTROLS SHALL BE CAPABLE OF OPERATING THE VENTILATION SYSTEM WITHOUT ENERGY CONSUMING APPLIANCES. INTERMITTENTLY OPERATED SYSTEMS SHALL HAVE CAPABILITY FOR CONTINUOUS OPERATION WITH MANUAL AND AUTOMATIC CONTROLS (TIMER). AT TIME OF INSPECTION, TIMER SHALL BE SET TO OPERATE WHOLE HOUSE FAN FOR 8 HOURS/DAY MIN. A LABEL SHALL BE AFFIXED READING 'WHOLE HOUSE VENTILATION, NEW EXHAUST FANS AND VENTILATION TO BE INSTALLED IN COMPLIANCE WITH THE UNIFORM MECHANICAL CODE - VENTILATION AND INDOOR AIR QUALITY. (SEE OPERATING INSTRUCTIONS) SYSTEM BY MECHANICAL CONTRACTOR.

ALL BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 1/20 OF THE FLOOR AREA OF SUCH ROOMS WITH A MINIMUM OF 1 SQ. FT. OR PROVIDE A MECHANICAL VENTILATION SYSTEM CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR.

HOT WATER HEATER SHALL MEET ASHRAE 90-15 REQUIREMENTS.

PROVIDE ATTIC VENTILATION AT A RATE OF 1 SF PER 300 SF OF ATTIC AREA.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". WHERE WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. SECTION 1024, IBC.

PROVIDE SMOKE DETECTOR SYSTEM POWERED BY 110V AC WITH BATTERY BACKUP. SMOKE DETECTORS TO BE INTERCONNECTED ON ALL FLOORS. SMOKE DETECTORS TO BE LOC. IN EACH BEDROOM AND IN CLOSE PROXIMITY TO BEDROOMS IN ACCORDANCE WITH SECTION 3103 OF THE BUILDING CODE.

USABLE SPACE UNDER STAIRS TO BE SURFACED WITH 1/2" TAPED AND FINISHED 5/8" GYPSUM WALLBOARD, TYPE 'X'.

FIRE BLOCK STAIRS: BETWEEN STAIR STRINGERS AT TOP AND BOTTOM AND ALONG RUN BETWEEN STUDS.

IF ANY ERRORS, OMISSIONS OR INCONSISTENCIES APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER OR ARCHITECT IN WRITING OF SUCH OMISSIONS, ERRORS OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK, OR ACCEPT FULL RESPONSIBILITY FOR COSTS TO RECTIFY SAME.

ALL EXTERIOR DOORS TO HAVE DEADBOLTS INCLUDING DOOR FROM HOUSE TO THE GARAGE

WATERPROOF BACKING REQUIRED IN ALL SHOWER AREAS TO 10" ABOVE DRAIN INLET. GYPSUM PRODUCTS NOT PERMITTED AS BACKER FOR TILE OR VINYL TUB/SHOWER ENCLOSURES OVER A VAPOUR BARRIER

ALL INSULATION MATERIAL INCLUDING FACING SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450.

EXHAUST DUCTS TO HAVE SMOOTH, NONCOMBUSTIBLE, NONABSORBANT SURFACES. INSULATE DUCTS AS REQUIRED PER THE WASHINGTON STATE ENERGY CODE.

FIRE SPRINKLERS AS REQUIRED BY THE CITY OF BELLEVUE. DEFERRED SUBMITTAL AND PERMIT BY FIRE SPRINKLER CONTRACTOR.

SYMBOL SCHEDULE

	CONCRETE WALL
	CONCRETE WALL W/ 2x FURRING AND BATT INSULATION W/ V.B. AND 1/2" GUB FULL HEIGHT
	NEW LOW WALL - 2x FRAMING @ 24" OC W/ GUB EACH SIDE
	2x WALL PER PLAN FRAMING @ 24" OC W/ 1/2" GUB FULL HEIGHT EA. SIDE
	2x BEARING WALL PER PLAN FRAMING @ 16" OC PER FND. PLAN W/ 1/2" GUB FULL HEIGHT EA. SIDE.
	2 x 6 STUD WALL 16" OC W/ BATT INSUL. W/ V.B. AND CDX EXTERIOR PLYWOOD @ BLDG PAPER, FINISH PER ELEVS. 1/2" GUB INTERIOR FULL HEIGHT

- EXHAUST FAN WITH LIGHT AS CALLED OUT ON PLANS
- SMOKE DETECTOR
- HOSE BIBB WITH FROST PROTECTION
- DETAIL DRAWING NUMBER

PROJECT DATA

OWNER	FLOYD AND SANDY DARROW
PROJECT ADDRESS	6242 HAZELWOOD LANE SE BELLEVUE, WASHINGTON 98006
GOVERNING CODE	2009 IBC W/ WA. STATE AMEND.
PARCEL NO.	334330-2130
BUILDING TYPE	V-B
OCCUPANCY	R-3 RESIDENTIAL U-1 PRIVATE GARAGE
ZONING	R-5, SHORELINE
SITE	EXISTING SITE AREA: 450 sq. ft. (0.035 acres) PROPOSED BUILDING FOOTPRINT: 1728 sq. ft. (41.6%) 40% MAX. LOT COVERAGE PER LUC 2020005
SETBACKS	ALLOWED VARIANCES PER D. PYLE LETTER DATED OCT. 25, 2011
FRONT -	2' (FROM 20')
SIDE -	5' (10' COMBINED FROM 15')
REAR -	20'
25' SHORELINE SETBACK	
MIN. 5' SIDE YARD SETBACK	PROPOSED W/ A REQUESTED VARIANCE TO ELIMINATE THE ADDITIONAL 5' SETBACK ON THE TOP STORY
BUILDING AREAS	
FIRST FLOOR	PROPOSED RESIDENTIAL GROSS AREA: 1516 sq. ft. TOTAL GROSS AREA: 1516 sq. ft.
SECOND FLOOR	PROPOSED RESIDENTIAL GROSS AREA: 962 sq. ft. PROPOSED GARAGE GROSS AREA: 591 sq. ft. TOTAL GROSS AREA: 1553 sq. ft.
THIRD FLOOR	PROPOSED RESIDENTIAL GROSS AREA: 1604 sq. ft. TOTAL GROSS AREA: 1604 sq. ft.
TOTAL RESIDENCE	TOTAL RESIDENTIAL GROSS AREA: 4082 sq. ft. TOTAL GARAGE GROSS AREA: 591 sq. ft. TOTAL COMBINED GROSS AREA: 4673 sq. ft.
IMPERVIOUS SURFACE AREA	55% MAX
BUILDING FOOTPRINT	1728sf
CONCRETE DRIVEWAY	53sf
PAVERS	496sf
TOTAL	2271sf = 54.8%
FAIR	5 MAX
UPPER FLOOR	1604sf
MAIN FLOOR	1599sf
LOWER FLOOR (LESS BASEMENT AREA)	764sf
TOTAL	3927 / 4150 = 95

ENERGY CODE DATA

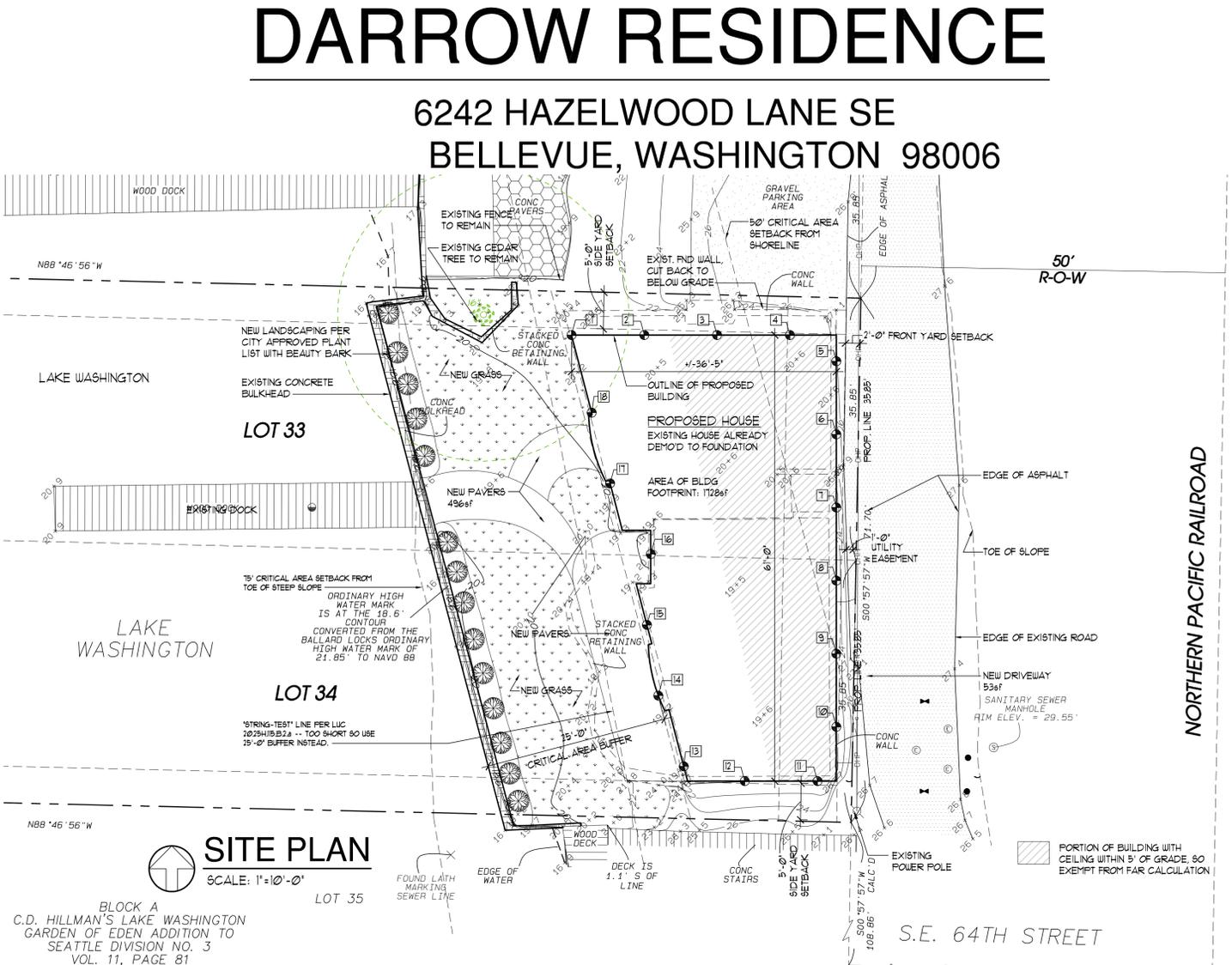
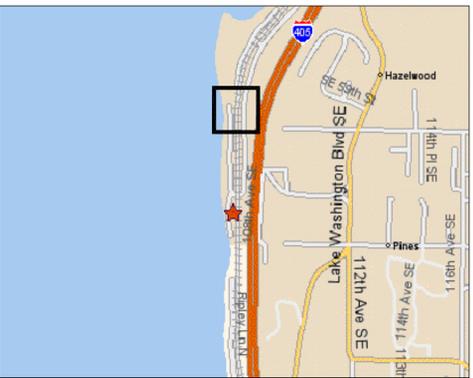
ENERGY COMPLIANCE BY PRESCRIPTIVE METHOD III 2009 WASHINGTON STATE ENERGY CODE

CLIMATE ZONE I	HEATING BY OTHER FUELS	R VALUES FOR BUILDING:	MIN. U VALUES FOR GLAZING:
		ROOF/CEILING: R-38 ADV	VERTICAL DOORS: R-21
		EXTERIOR WALLS: R-10	WINDOWS: R-21 W/ THERMAL BREAK
		WALL BELOW GRADE (EXT): R-10	FLOORS: R-30 / U = 0.29
		FLOORS: R-30 / U = 0.29	SLAB ON GRADE: R-10

PRESCRIPTIVE METHOD I 13% GLAZING ALLOWED = 4082sf x .13 = 531sf
PROPOSED NEW CONSTRUCTION GLAZING AREA = 469sf

ALL GLAZING TO BE INSULATED UNLESS OTHERWISE NOTED.

VICINITY MAP



AVERAGE GRADE CALC.

1	20.5'	9	27.2'	17	19.9'
2	22.0'	10	26.9'	18	20.5'
3	25.6'	11	26.7'		
4	27.0'	12	21.0'		
5	27.0'	13	19.6'		
6	26.3'	14	19.6'		
7	26.3'	15	19.5'	TOTAL	424.3
8	27.0'	16	20.5'	AVE. GRADE ELEV.	23'-6 3/8"

BUILDING HEIGHT (PER LUC 2020010) = 2 x C x H
C = 1679sf / 4150sf = .41 H = 30' TOP OF PARAPET

ALLOWED BUILDING HEIGHT = 2 x .41 x 30' = 24.6'
PROPOSED BUILDING HEIGHT = 28'-10 1/2" -- REQUESTED VARIANCE

LEGAL DESCRIPTION

LOTS 33 AND 34, BLOCK A, C, D, HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO THE CITY OF BELLEVUE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 81, RECORDS OF KING COUNTY, WASHINGTON, TOGETHER WITH THE SECOND CLASS SHORELINES ADJOINING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

ABBREVIATIONS

AFF.	ABOVE FINISHED FLOOR	G.W.B.	GYPSUM WALL BOARD
COL.	COLUMN	HDWR.	HARDWARE
DTL.	DETAIL	INSUL.	INSULATE (INSULATION)
DIM.	DIMENSION	MFR.	MANUFACTURER
DR.	DOOR	MIN.	MINIMUM
DWG.	DRAWING	MTL.	METAL
ELEV.	ELEVATION	N.I.C.	NOT IN CONTRACT
EQ.	EQUAL	O.C.	ON CENTER
EQUIP.	EQUIPMENT	P+P	PATCH AND PAINT
EXIST.	EXISTING	FL	PLATE
EXT.	EXTERIOR	PLYWD.	PLYWOOD
FND.	FOUNDATION	PTN.	PARTITION
FIN.	FINISH	REFR.	REFRIGERATOR
FLR.	FLOOR	R1.	ROOM
FTG.	FOOTING	STRUCT.	STRUCTURAL
G.L.B.	GLU-LAMINATED BEAM	TYP.	TYPICAL

DARROW RESIDENCE

6242 HAZELWOOD LANE SE
BELLEVUE, WASHINGTON 98006

PROJECT TEAM

OWNER:
FLOYD AND SANDY DARROW
6242 HAZELWOOD LANE SE
BELLEVUE, WASHINGTON 98006

ARCHITECT:
PKJ.B ARCHITECTURAL GROUP
119 S MAIN ST, SUITE 410
SEATTLE, WASHINGTON 98104
(206) 624-3210 ph
(206) 624-3243 fax

CONTRACTOR:
SOCKEYE CONSTRUCTION
12639 SE 307TH ST
AUBURN, WA 98093
(253) 731-4456

SHEET INDEX

PROJECT INFORMATION:
A11 COVER 4 ARCHITECTURAL SITE PLAN SURVEY

ARCHITECTURAL:
A31 ELEVATIONS
A32 ELEVATIONS

7-12-20	CRITICAL AREAS LAND USE PERMIT APPLICATION
REVISION	

pkjib
architecture + engineering

112 COLUMBIAN AVENUE, SUITE 110
SEATTLE, WASHINGTON 98104
(206) 624-3210 FAX (206) 624-3243

DARROW RESIDENCE

6242 HAZELWOOD LANE SE
BELLEVUE, WASHINGTON

4879 REGISTERED ARCHITECT

Bryce Brack

GRACE A. PERCICH
STATE OF WASHINGTON

DRAWN: AMS
CHECKED: DATE 7/12/2012
SCALE: AS NOTED
JOB NUMBER: 10027

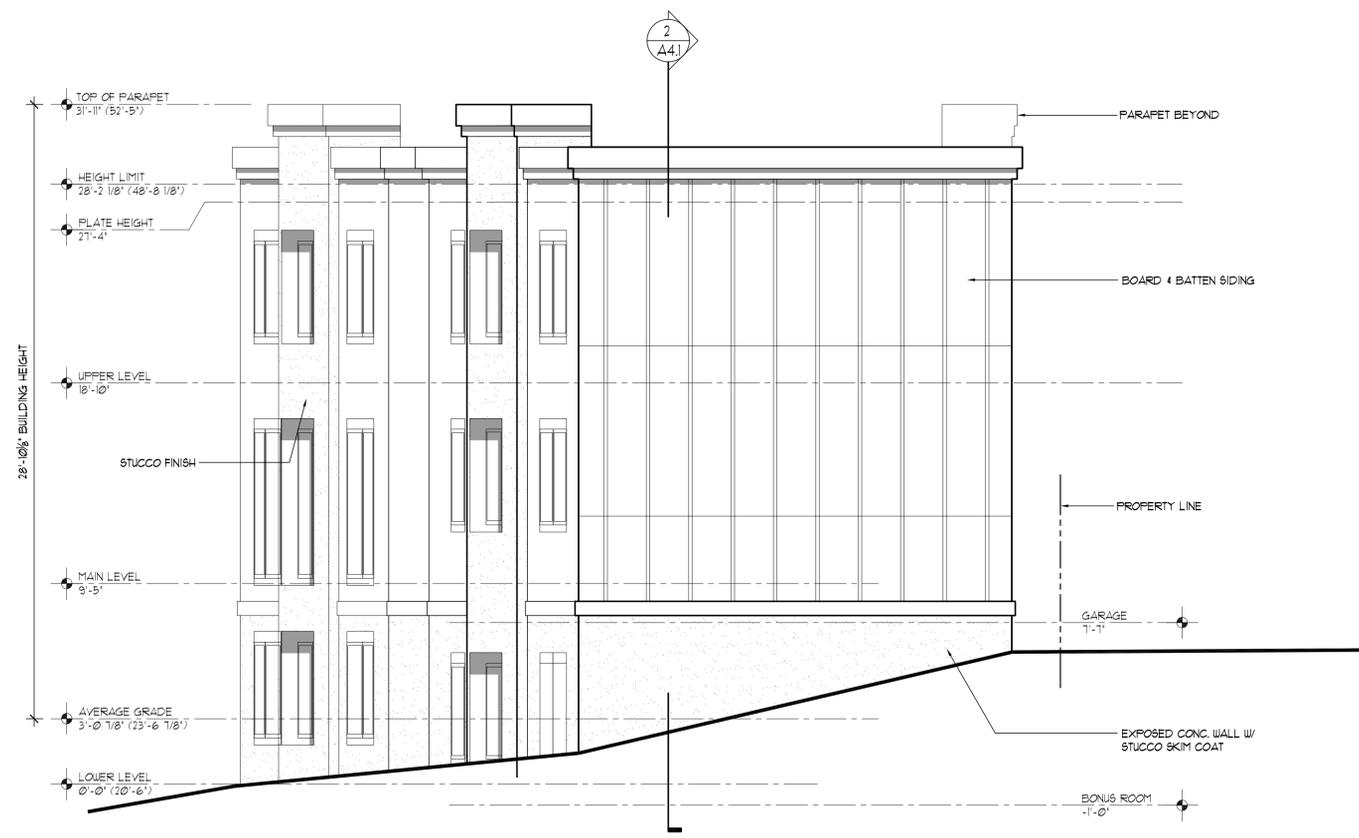
A1.1

NOTE:
 BUILDING HEIGHT CALCULATION BASED ON L.U.C. 2020010 AMENDMENTS:
 BUILDING HEIGHT = 2 x C x H
 C = 1679sf / 4150sf = .41
 H = 30' TOP OF FLAT ROOF OR 35' TOP OF PITCHED ROOF RIDGE
 ALLOWED BUILDING HEIGHT LIMIT = 2 x .41 x 30' = 24.6'
 SETBACKS PER L.U.C. 2020040 TO:
 FRONT - 10' (FROM 20')
 SIDE - 5'
 SIDE (COMBINED) - 10' (FROM 15')
 REAR - 20'



WEST ELEVATION

SCALE: 1/4"=1'-0"



SOUTH ELEVATION

SCALE: 1/4"=1'-0"

7-12-2012	CRITICAL AREAS LAND USE PERMIT APPLICATION
---	REVISION

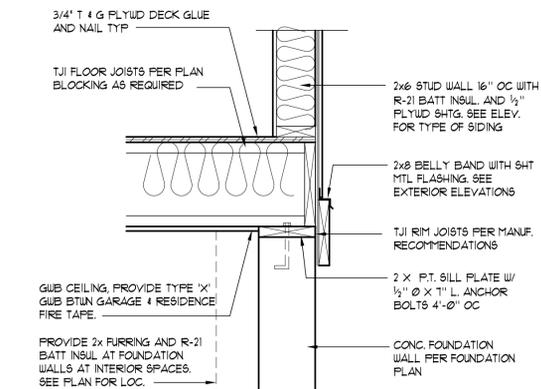
pk|j|b
 architecture + engineering
 115 0105 SEYDLER BLVD. SUITE B
 SEATTLE, WA 98148
 (206) 824-3210 FAX (206) 824-3243

DARROW RESIDENCE
 6242 HAZELWOOD LANE SE
 BELLEVUE, WASHINGTON

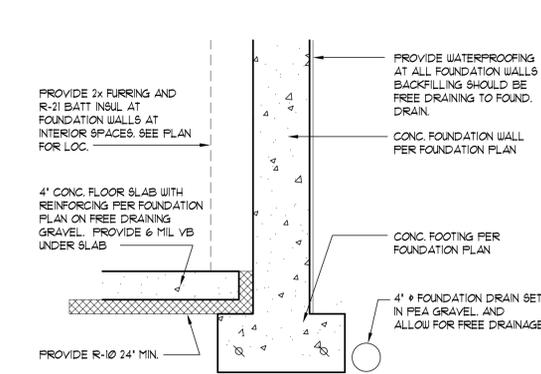
4879 REGISTERED ARCHITECT
Greg A. Perich
 GREG A. PERICH
 STATE OF WASHINGTON

DRAWN	AMS
CHECKED	GAP
DATE	7/12/2012
SCALE	AS NOTED
JOB NUMBER	10027

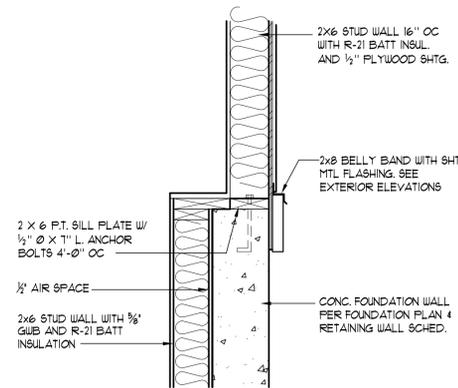
A3.1



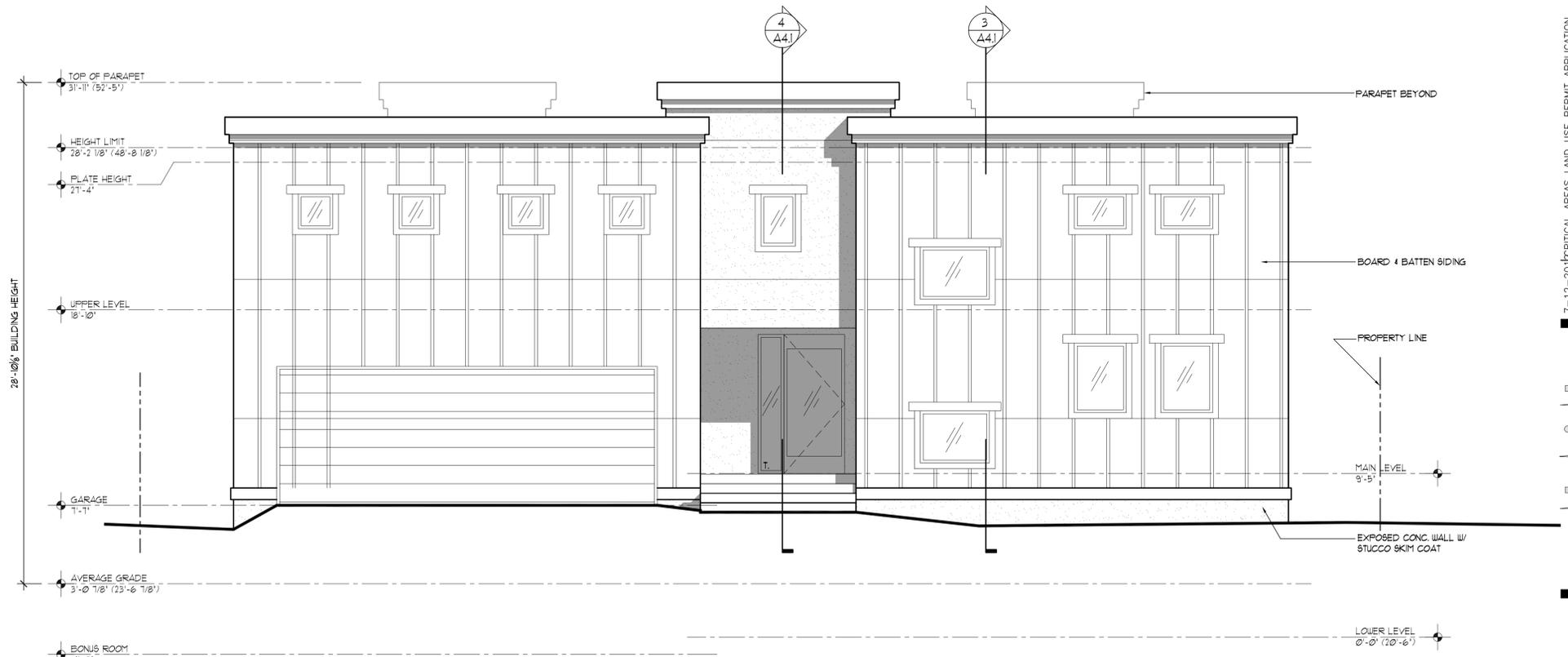
2 FOUNDATION DETAIL
 SCALE: 1" = 1' - 0"



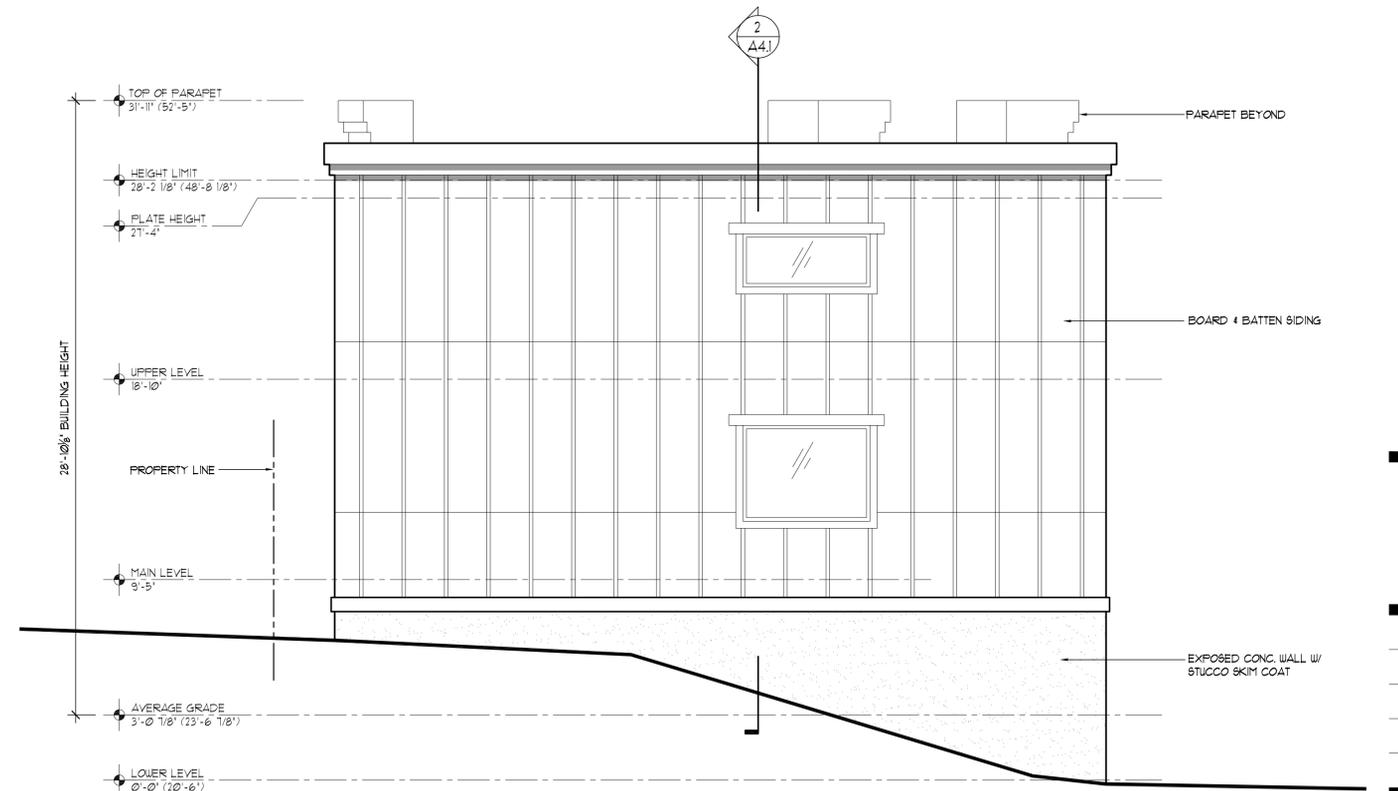
3 FOUNDATION DETAIL
 SCALE: 1" = 1' - 0"



4 FOUNDATION DETAIL
 SCALE: 1" = 1' - 0"



EAST ELEVATION
 SCALE: 1/4" = 1' - 0"



NORTH ELEVATION
 SCALE: 1/4" = 1' - 0"

7-12-2012	CRITICAL AREAS LAND USE PERMIT APPLICATION
---	REVISION

p|k|j|b
 architecture + engineering
 115 0105 SEVINGTON SUITE B
 SEATTLE, WA 98148
 (206) 824-3210 FAX (206) 824-3243

DARROW RESIDENCE
 6242 HAZELWOOD LANE SE
 BELLEVUE, WASHINGTON

4879
 REGISTERED ARCHITECT
Greg A. Perich
 GREG A. PERICH
 STATE OF WASHINGTON

DRAWN	AMS
CHECKED	GAP
DATE	7/12/2012
SCALE	AS NOTED
JOB NUMBER	10027

A3.2

Sewall Wetland Consulting, Inc.
27641 Covington Way SE #2
Covington WA 98042

Phone: 253-859-0515
Fax: 253-852-4732

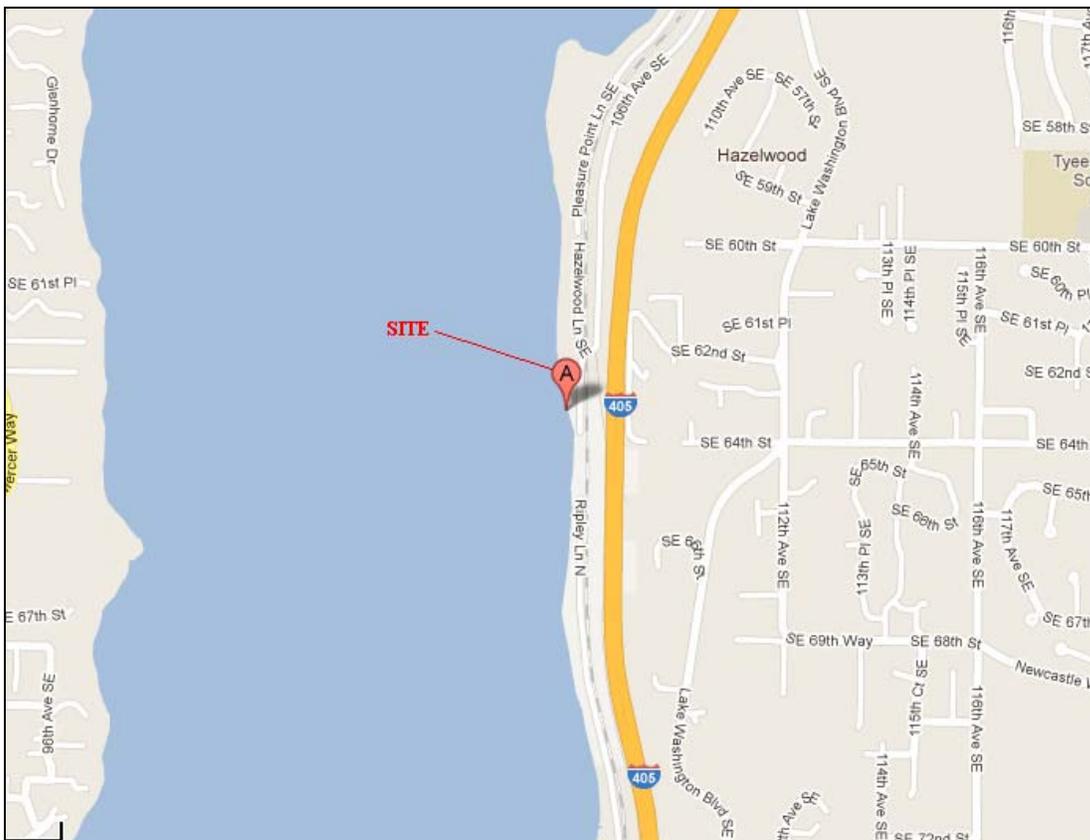
July 10, 2012

Floyd and Sandy Darrow
c/o PKJB Architecture and Engineering
119 South Main Street, Suite 410
Seattle, Washington 98104

RE: Darrow Residence – Critical Areas Report
SWC Job #12-133

Dear Floyd and Sandy,

This report describes Critical Areas on or near the Darrow residence, located at 6242 Hazelwood Lane SE, in the city of Bellevue, Washington (the “site”).



Vicinity Map of the site



Above: King County iMap depictions of the site.

1.0 METHODOLOGY

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site on June 13, 2012. The site was reviewed using methodology described in the *Washington State Wetlands Identification Manual* (WADOE, March 1997). This is the methodology currently recognized by the City of Bellevue and the State of Washington for wetland determinations and delineations. The site was also reviewed using the methodology described in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory, 1987), and the *Western Mountains, Valleys and Coast region Supplement (Version 2.0)* dated June 24, 2010, as required by the US Army Corps of Engineers. Soil colors were identified using the 1990 Edited and Revised Edition of the *Munsell Soil Color Charts* (Kollmorgen Instruments Corp. 1990).

The *Washington State Wetlands Identification and Delineation Manual* and the *Corps of Engineers Wetlands Delineation Manual* both requires the use of the three-parameter approach in identifying and delineating wetlands. A wetland should support a predominance of hydrophytic vegetation, have hydric soils and display wetland hydrology. To be considered hydrophytic vegetation, over 50% of the dominant species in an area must have an indicator status of facultative (FAC), facultative wetland (FACW), or obligate wetland (OBL), according to the National List of Plant Species That Occur in Wetlands: Northwest (Region 9) (Reed, 1988). A hydric soil is "a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part". Anaerobic conditions are indicated in the field by soils with low chromas (2 or less), as determined by using the Munsell Soil Color Charts; iron oxide mottles; hydrogen sulfide odor and other indicators. Generally, wetland hydrology is defined by inundation or saturation to the surface for a consecutive period of 12.5% or greater of the growing season. Areas that contain indicators of

wetland hydrology between 5%-12.5% of the growing season may or may not be wetlands depending upon other indicators. Field indicators include visual observation of soil inundation, saturation, oxidized rhizospheres, water marks on trees or other fixed objects, drift lines, etc. Under normal circumstances, indicators of all three parameters will be present in wetland areas.

2.0 OBSERVATIONS

2.1 Existing Site Documentation.

Prior to visiting the site, a review of several natural resource inventory maps was conducted. Resources reviewed included the King County iMap website, the National Wetland Inventory Map and the NRCS Soil Survey online mapping.

2.1.1 King County iMap website

A review of the King County iMap website was conducted with both wetland and stream layers activated. No wetlands or streams were noted on the site or near the site.

2.1.2 Soil Survey

According to data on file with the NRCS Soil Survey, the entire site is mapped as Kitsap silt loam, 2%-8% slopes (map unit KpB) are moderately well drained soils formed in glacial lake deposits. Kitsap soils are not considered wetland or hydric soils.

2.1.3 National Wetlands Inventory (NWI)

According to the NWI map for the site, the east side of the site contains a lacustrine system (Lake Washington). No other wetlands or waterbodies are noted on or near the site.

2.1.4 City of Bellevue Environmental Maps

The City of Bellevue interactive environmental maps depict the site as containing a lake on the west, and the remainder of the site being within the Shoreline jurisdiction. Steep slopes are depicted to the east of the site a short distance.

2.2 Field observations

The site consists of the foundation for a single family home with associated paved driving surface on the east, and a small landscape/lawn area along the west side of the foundation between the foundation and the concrete bulkhead along the lake edge. There is also a dock off the bulkhead. No natural undisturbed area remains on the site east of the ordinary high

water mark (OHWM) of Lake Washington, with the entire site being developed in either lawn or concrete foundation.

2.2.1 Critical Areas

There are two critical areas on or near the site, one is the Shoreline of Lake Washington along the bulkhead of the existing residence, and the second being a short steep slope just off-site to the east on the east side of Hazelwood Lane SE.

A. Lake Washington

The OHWM of Lake Washington consists of the western face of the concrete bulkhead along the lake. The OHWM is against the face of the bulkhead itself.



Above: Aerial view of the site. Note water at edge of existing bulkhead.

There only vegetated area near the lake edge is above the bulkhead and consists of a small row of landscape shrubs and an area of grass. The property is subject to a 25' buffer measured from the OHWM of Lake Washington east. This is specified in LUC 20.25H.035. Developed sites within the Shoreline Zone have a 25' buffer. This 25' buffer extends over the landscaped area and up to the edge of the existing foundation as depicted on the attached Darrow Residence drawing by PKJB. Only the existing bulkhead and lawn are within the 25' Shoreline zone buffer.



Above and below: Two views over the existing foundation towards the lake.



B. Steep Slope

There is a steep slope located on the east side of Hazelwood Place SE off-site and east of the site. The site also contains a portion of the 75' toe of steep slope critical area structure setback (LUC 20.25H.120.C.2.b).

3.0 Proposed Project

The proposed project is the finishing construction of the home that was started years ago when the foundation was constructed. Currently the entire site is developed impervious surface with the exception of the lawn area. The existing foundation is located entirely within the toe of slope Steep slope structural setback.

The proposed project will be construction of the home on the existing foundation.

The home will be located entirely outside the 25' buffer of Lake Washington. However, to apply the standard 20' Building Setback from the buffer, a portion of the buffer would be reduced as depicted on the attached drawings.

Functions -Existing site

The existing site has no vegetated areas on the property. The entire site is impervious surface consisting of structure, concrete, and concrete pavers. The shoreline of the lake is abutted with a concrete bulkhead that extends into the water of the lake. No native vegetation, either native or non-native is located near the shoreline.

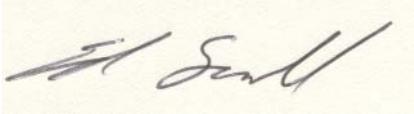
The current foundation is located across the street to the west of the toe of the steep slope and approximately 20' west of the toe of slope. The slope is off-site, and separated from the structure by a paved road (Hazelwood Place SE). At the top of the steep slope is the existing railroad bed.

Functions – Proposed Home

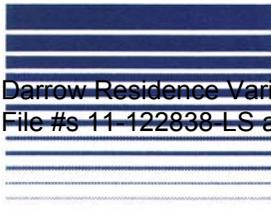
The proposed home will consist of finalizing construction of the home on top of the existing foundation. No new impacts will occur to any buffers or critical areas, only completion of the home on the existing foundation footprint.

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com.

SEWALL WETLAND CONSULTING, INC.

A handwritten signature in black ink on a light yellow background. The signature is cursive and appears to read "Ed Sewall".

Ed Sewall
Senior Wetland Ecologist PWS #212



OTTO ROSENAU & ASSOCIATES, INC.

Darrow Residence Variance and Critical Areas Land Use Permit Application

File #s 11-122838-LS and 12-121725-LO

Geotechnical Engineering, Construction Inspection & Materials Testing

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WBE W2F5913684 • WABO Registered Agency • Website: www.ottorosenau.com

June 19, 2012

Floyd Darrow
c/o PKJB Architectural Group
119 South Main Street, Suite 410
Seattle, Washington 98104

Limited Geotechnical Slope Evaluation
Darrow Residence
6242 Hazelwood Lane Southeast
Bellevue, Washington

INTRODUCTION

We understand that the existing single family residence located at 6242 Hazelwood Lane Southeast in Bellevue, Washington is to be built incorporating existing foundation elements and slabs on grade that are present as part of a new single family residence. Please see the attached Vicinity Map for an approximate location of the site.

We understand that the City of Bellevue has requested that a geotechnical evaluation of the existing offsite slopes located to the east of the site as part of the permitting process. We completed a brief visual reconnaissance of the steep slope area on June 12, 2012. Please see the attached Site Plan for the approximate location of the referenced site features.

EXISTING CONDITIONS

The site is located along the east shore of Lake Washington just north of the southern City of Bellevue city limits. The site grades rise up approximately 10 feet from the Lake Washington shoreline to the east property line located approximately 60 feet away at Hazelwood Lane. The grade then slopes steeply upward with about 15 feet of vertical relief at approximately a 60 percent grade from the east side of Hazelwood Lane to the top of the slope. An abandoned Burlington Northern Santa Fe (BNSF) railroad grade is present at the top of the slope, where the railroad ties and tracks are still present. It is our understanding that the railroad line was in active service until approximately four years ago. A rock-lined, open ditch is present on the east side of the tracks that appears to be functioning well in the area immediately upslope of the site and routing water to the south to an uncovered catch basin.

A few sparse rockery wall rocks are present along the toe of the slope along the east side of Hazelwood Lane, but we did not observe a rockery at this location as is present immediately to the north.



Photo looking east at steep slopes along east side of Hazelwood Lane immediately east of northeast corner of property.



Photo looking southeast at the steep slopes along the east side of Hazelwood Lane located immediately east of subject property. Please note existing foundation elements of 6242 Hazelwood Lane in the foreground and the abandoned BNSF railroad grade in background at the top of the slope.

SLOPE EVALUATION

The steep slopes located between Hazelwood Lane and the BNSF railroad tracks is heavily vegetated with low brush (mostly English ivy) and several deciduous trees that appear to be primarily big leaf maples. Several low laurel bushes are also present. We did not see any obvious indication of past or on-going slope instability that may be indicated by the presence of pistol-butted or severely leaning trees. We did not observe any slump blocks, scarps, or tension cracks at the ground surface that would also be indicative of past, or on-going slope instability.

CONCLUSIONS AND RECOMMENDATIONS

Based on our understanding of the proposed project on the west side of Hazelwood Lane, it is our opinion that the proposed construction should have little to no effect on the stability of the adjacent steep slope area located on the east side of Hazelwood Lane.

If you have any questions, please contact us.

Sincerely,
OTTO ROSENAU & ASSOCIATES, INC.

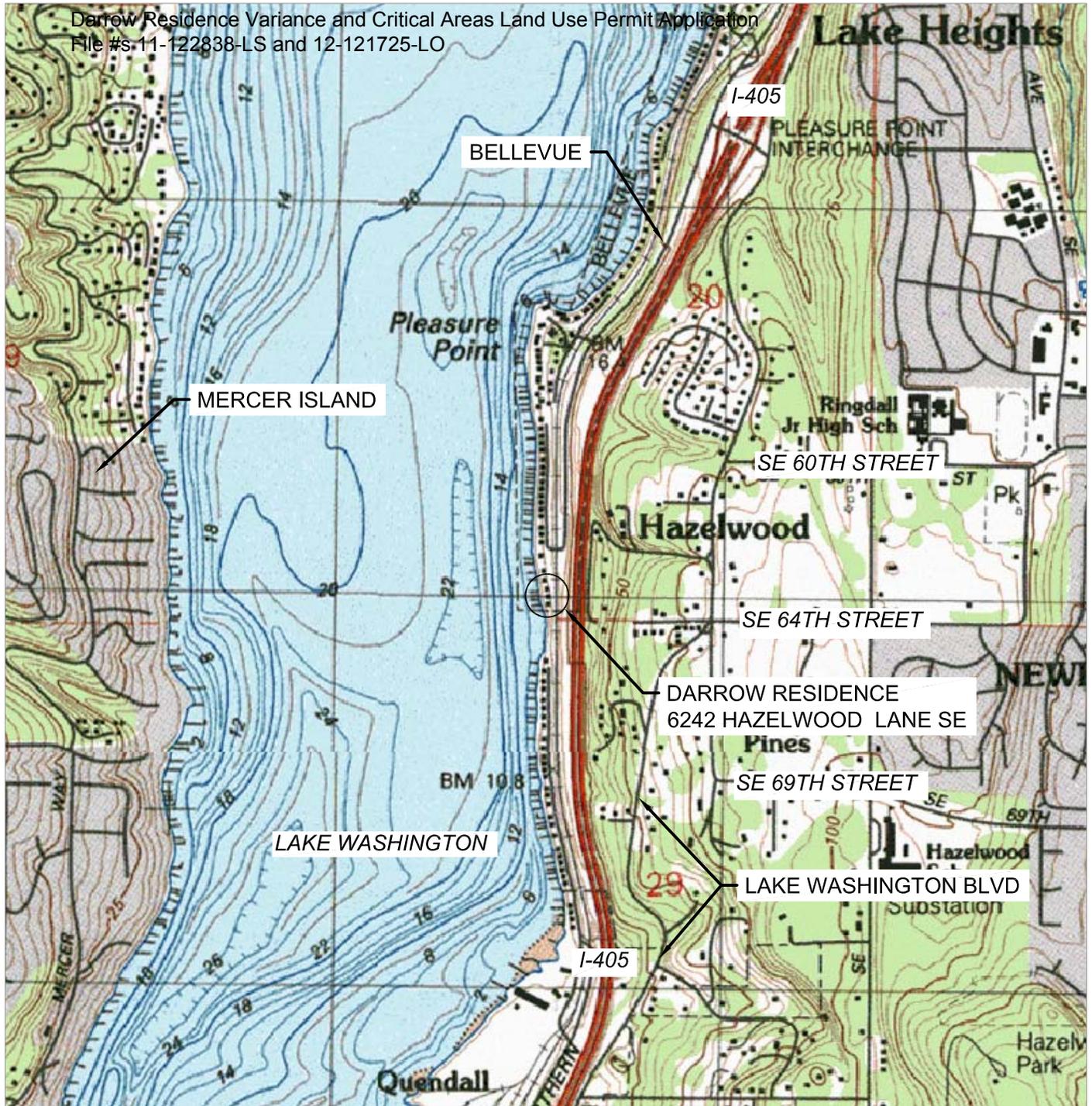
Anthony Coyne

Anthony Coyne, P.E.
Geotechnical Engineer



FIGURES: Site Plan, Vicinity Map

Darrow Residence Variance and Critical Areas Land Use Permit Application
 File #s 11-122838-LS and 12-121725-LO



Note: The location of all features shown is approximate.
 Reference: MAPTECH MAPS, USGS Bellevue South, Washington



VICINITY MAP

Project Name: Darrow Residence

Location: 6242 Hazelwood Lane,
 Bellevue, WA

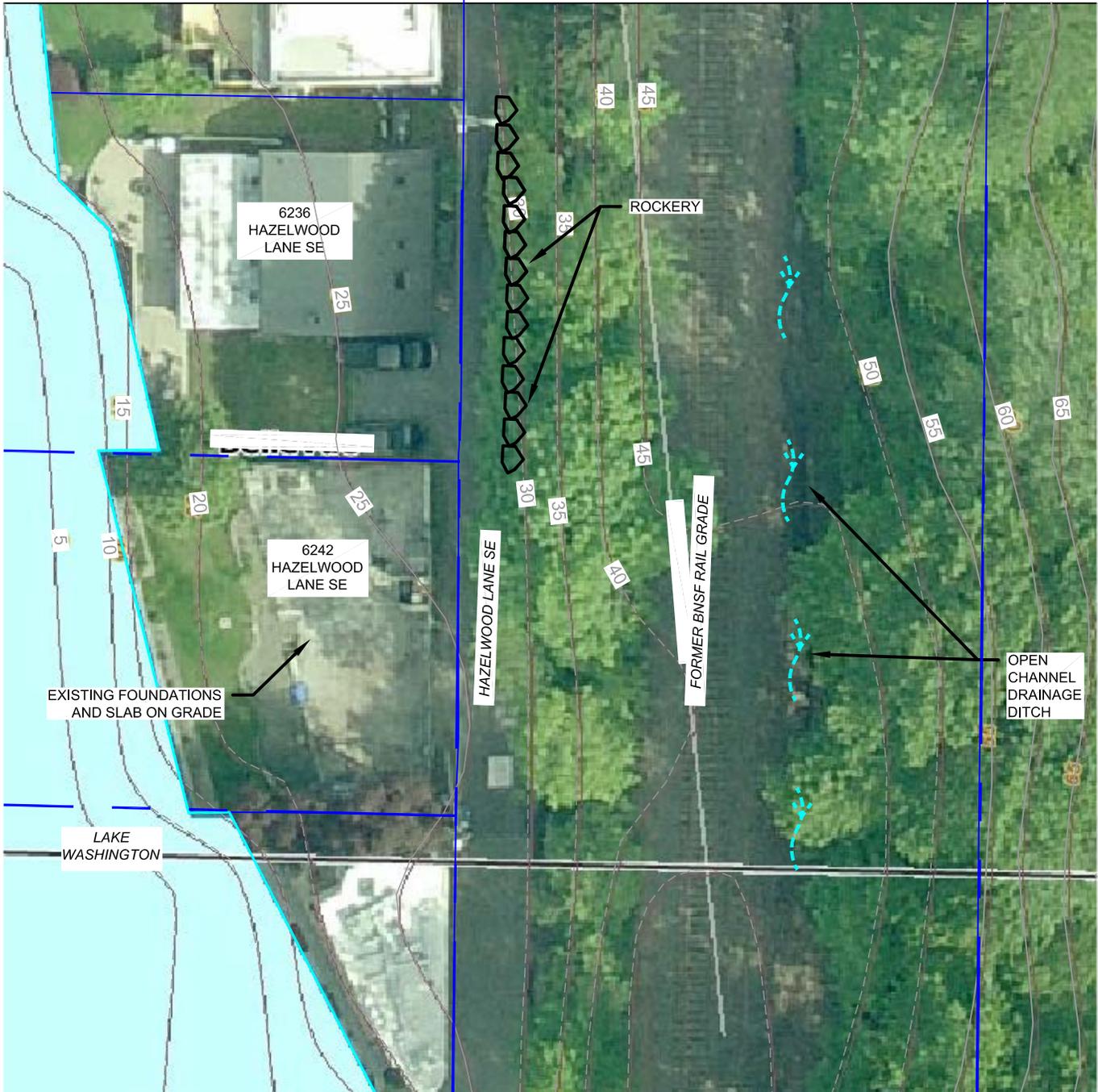
Date: June 19, 2012



**OTTO ROSENAU &
 ASSOCIATES, INC.**

For: Floyd, Darrow

ORA Project Number: 12-0277



LEGEND

Approximate Scale: 1" = 30'

Note: The location of all features shown is approximate.
 Reference: King County iMAP online GIS mapping service



SITE PLAN

Project Name: Darrow Residence

Location: 6242 Hazelwood Lane,
 Bellevue, WA

Date: June 19, 2012



**OTTO ROSENAU &
 ASSOCIATES, INC.**

For: Floyd, Darrow

ORA Project Number: 12-0277