



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

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Proposal Name: Harbison Residence Garage expansion

Proposal Address: 1820 W. Lake Sammamish Pkwy NE

Proposal Description: Applicant requests approval of a Critical Areas Land Use permit to locate an accessory structure within a steep slope critical area. A variance is also requested to increase the height of the existing legally- nonconforming structure from the required 15 feet to 33 feet.

File Numbers: 11-130013 LO and 12-103998 LS

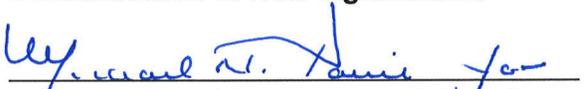
Applicant: Robert Sorenson, MacPherson Construction & Design

Decisions Included: Administrative Variance and Critical Areas Land Use Permit (Process II)

Planner: Heidi M. Bedwell

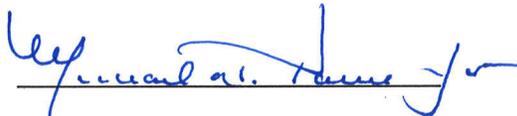
**State Environmental Policy Act  
Threshold Determination:**

**Determination of Non-Significance**

  
\_\_\_\_\_  
Carol V. Helland, Environmental Coordinator  
Development Services Department

**Director's Decision:**

**Approval with conditions**  
Michael A. Brennan, Director  
Development Services Department

  
\_\_\_\_\_  
Carol V. Helland, Land Use Director,

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Application Date: November 3, 2011 and January 11, 2012  
Notice of Application Date: January 19, 2012  
Notice of Decision Date: May 3, 2012  
Appeal Deadline: May 17, 2012

For information on how to appeal a proposal, visit the Development Services at City Hall or call 455-6800 (TTY (206) 462-4636). 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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DEVELOPMENT SERVICES DEPARTMENT  
 ENVIRONMENTAL COORDINATOR  
 450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
 BELLEVUE, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** Bob Sorenson, MacPherson Construction

**LOCATION OF PROPOSAL:** 1820 West Lake Sammamish Parkway NE

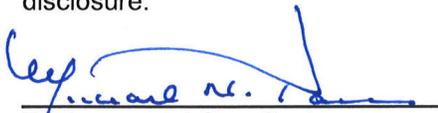
**NAME & DESCRIPTION OF PROPOSAL:** Critical Areas Land Use permit to locate an accessory structure within a steep slope critical area. A variance is also requested to increase the height of the existing legally- nonconforming structure from the required 15 feet to 33 feet.

**FILE NUMBER:** 11-130013 LO and 12-103998 LS

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on March 16, 2006.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on May 17, 2011
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

  
 Environmental Coordinator

5/3/2012  
 Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife
- State Department of Ecology,
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe

**I. Project Description**

The applicant is requesting to locate an accessory structure within a steep slope critical area with the request for a Critical Areas Land Use permit. A variance approval to increase the height of an existing nonconforming detached structure from the allowed height of 15 feet to a proposed building height of 33 feet is also requested. The proposal will retain the existing footprint of the first level garage development and includes the expansion of a second story to construct new studio area space. The existing foundation system will be upgraded to support the added loads but no new permanent disturbance on the slope is proposed. The site is located in the R-2.5 zoning districts and the Northeast Bellevue subarea. Access to the property is via a private access easement off Lake Sammamish Parkway NE.

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

**A. Site Description**

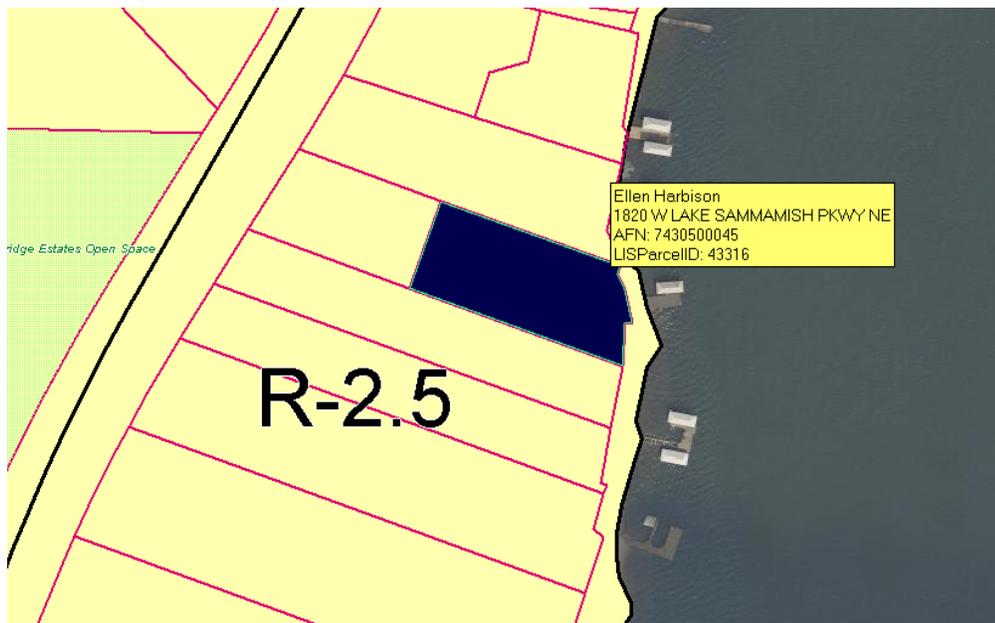
The rectangular shaped property is situated between Lake Sammamish Parkway NE to the west and Lake Sammamish to the east. Access to the site is via a private access easement off of Lake Sammamish Parkway NE in an area referred to as Mallard Lane. The site is developed with a single family residence and detached garage structure.



The site is steeply sloping from west to east and contains several significant trees directly on the slope area and a mix of invasive, non-native vegetation and native groundcover. No vegetation existing under the existing garage area due to shading and prior disturbance. A stair walkway connects the existing detached garage structure to the primary residence at the bottom of the slope. The existing structure predates the adoption of the city's critical areas ordinance. Lot size is approximately 15,252 square feet. Critical areas on the site include a 40% steep slope and 100-year floodplain associated with Lake Sammamish.

## B. Zoning and Land Use Context

The property is zoned R-2.5 and located in the Critical Area and Shoreline overlay districts. The proposed use is permitted outright. The subject site is developed and surrounded by single family residential development along the shore of Lake Sammamish.



## C. Critical Areas Functions and Values

### 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 provides 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 site is located in the R-2.5 zoning district. Land use code section 20.20.125 allows accessory structures to exceed the 15 foot height limit if written mutual agreement from the adjacent property owners is recorded with King County. The applicant has acquired the necessary permissions and completed the recording as required. (see Attachment 4).

The code limits the height of accessory structures that are allowed to encroach into setback to a maximum of 15 feet. The existing structure is nonconforming because it is located within the setback from the access easement and front yard setback. A variance is the mechanism by which the City may grant relief from these Land Use Code provisions. See discussion in Section VI.

#### **B. Consistency with Critical Areas Requirements**

##### **i. Performance standards for allowed uses in landslide hazard and steep slope critical areas (LUC 20.25H.055)**

The existing detached accessory structure located on the property and the proposal to add a second story studio is not allowed pursuant to LUC 20.25H.055. The applicant has chosen to utilize the Critical Areas Report process to modify the steep slope critical area to allow for proposed development.

##### **ii. Performance standards for uses and development within critical area structure setbacks not allowed pursuant to LUC 20.25.055 (LUC 20.25H.065)**

The existing detached accessory structure is a non-primary structure and is non-conforming for two reasons: first it is located with a steep slope critical area; and second it is sited within an easement and front yard setback.

Because the proposed development exceeds the limits of what is permitted as minor, non-structural repairs, the structure must be brought into compliance. The Critical Areas Report process may not be used to modify this subsection.

The applicant has chosen to utilize the Critical Areas Report process to modify the steep slope critical area to allow for the proposed development. The burden is on the applicant to demonstrate compliance with the decision criteria for the Critical Areas Report and the Critical Areas Land Use Permit. Compliance with the decision criteria is discussed in Section VI of this report.

**iii. 20.25H.125 Performance standards for landslide hazards and steep slopes**

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 garage is located on a pile supported structure to avoid the steep slope area and to limit the amount of slope disturbance.

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

Development is consolidated near the existing access easement thereby minimizing the impacts to the most critical portion of the site. The only other alternative is to move closer to the primary structure; however this option would result in more significant disturbance of the critical area. No vegetation is proposed for removal as part of the subject project.

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

According to the geotechnical report (Report) submitted in support of this application (see Attachment 2), the structure will be constructed on “dense outwash silty sands and gravels (that) will provide excellent support” (see report Pg. 2). The Report also recommends that “the existing footings be structurally tied into grade beams that extend under the concrete pad in a north-south direction. Pipe piles should be driven into the outwash soils to carry the increased loads...of the new structure” (Pg. 2). 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 geologically hazardous area in accordance with LUC 20.30P.170. The geotechnical engineer expresses no concerns about the proposed construction. **See Conditions of Approval in Section IX 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 or additional grading of the slope is proposed.

- 5. Development shall be designed to minimize impervious surfaces within the**

**critical area and critical area buffer;**

The footprint of the proposed structure is minimized and the development is designed on pile footings which minimize the amount of impervious surface.

- 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 grade change outside the building footprint 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;**

No freestanding retaining walls are proposed.

- 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;**

The proposed structure is to be constructed on a pile support. No fill-based construction is proposed.

- 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**

The proposed structure is to be constructed on a pile support. No fill-based construction is proposed.

- 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.**

In order to mitigate for the permanent disturbance associated with the garage structure within a steep slope critical area, an area of at least 1000 square feet shall be enhanced with native plants as specified in the City's Critical Area handbook. **See Conditions of Approval in Section IX of this report.**

**IV. Community Input on the Proposal:**

Application Date:	November 3, 2011 and January 11, 2012
Public Notice (500 feet):	January 19, 2012
Minimum Comment Period:	February 2, 2012

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on January 19, 2012. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

**IV. Technical Review:**

**Transportation:** On January 14, 2012 Transportation Review indicated there were no concerns with the application and imposed no conditions.

**V. State Environmental Policy Act (SEPA)**

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

**A. Earth, Air, and Water**

No dredging, withdrawals, diversions, or discharges are anticipated from the proposed improvements in the steep slope. Erosion and sedimentation control requirements and BMPs will be reviewed by the Clearing and Grading Department as part of the required building permit.

**B. Animals**

Lake Sammamish contains coho (Species of Concern), chinook (Threatened), steelhead (Threatened), and potentially contains bull trout (Threatened). No structures are proposed in the lake or buffer. Vegetation will be planted as mitigation for the proposed slope impacts.

**C. Plants**

No vegetation will be impacted by the proposed construction. The resulting mitigation planting will establish native vegetation on the slope.

**D. Noise**

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are

likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. **See Conditions of Approval in Section IX of this report.**

## VI. Decision Criteria

### **LUC 20.25H.255-Critical Areas Report Decision Criteria- General Criteria**

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

**1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;**

**Finding:** Because the proposed development exceeds the limits of minor, non-structural repairs, the structure must comply with the critical area standards. The proposal meets the performance standards for steep slope critical areas and the proposed modification of the steep slope critical area results in no additional impact to functions and values on the site. Furthermore, the requirement for a restoration and mitigation plan further enhances the natural characteristics of the steep slope critical area.

**2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;**

**Finding:** The applicant will be required to provide a performance assurance device for the required restoration and mitigation measures associated with the proposed steep slope critical areas construction of a garage and studio.

**3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

**Finding:** The functions and values of the critical areas and critical area buffers on adjacent properties will be unaffected by the actions in the proposal. As discussed in Section III of this report, the applicable performance standards of LUC Section 20.25H are being met.

**4. The resulting development is compatible with other uses and development in the same land use district.**

**Finding:** The resulting development of a garage with second story guest cottage is compatible with the residential uses located along West Lake Sammamish Parkway, where it is customary to have either a garage attached to the primary structure or a garage as an accessory structure on the same property. Land use code section 20.20.125 allows accessory structures to exceed the 15 foot height limit if written mutual agreement from the

adjacent property owners is recorded with King County. The applicant has acquired these documents and completed the necessary recording (see Attachment 4). The variance discussed above in this report is the mechanism to permit the height in excess of 15 feet in the setback.

#### **20.30P.140- Critical Area Land Use Permit 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.**

**Finding:** The proposal will be required to obtain a single-family addition building permit for the addition to the existing structure. See Conditions of Approval in Section IX 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.**

**Finding:** The proposal incorporates design techniques of pile footings and no additional site grade and disturbance of the steep slope to meet this criterion. The slope itself will be retained and stability will not be compromised by the construction techniques proposed.

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

**Finding:** 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.**

**Finding:** The property is currently served by adequate public facilities. The proposal will not change the need for public facilities on the property.

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

**Finding:** The mitigation planting is conditioned 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 and a planting plan which shows the plant species, quantity, and size to be installed and the 1000 square-foot location where the plants are installed on the property. Part of the 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.**

**Finding:** 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.

**20.30G.140 Decision Criteria for a Variance** A variance is a mechanism by which the City may grant relief from the provisions of the Land Use Code where practical difficulty renders compliance with the provisions of that Code an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property, and where the purposes of that code and of the comprehensive plan can be fulfilled.

The Director may approve or approve with modifications an application for a Variance if all of the following criteria are met:

**A. The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and land use district of the subject property.**

**Finding:** The land use code allows accessory structures to be placed within the required side yard setback if written mutual agreement from the adjacent property owners is recorded with King County. The applicant has acquired these documents and completed the recording. The code limits the height of accessory structures that are allowed to encroach into setbacks to 15 feet. The existing structure is nonconforming because it is located within the easement and front setback.

Approval of a variance to the allowed building height in a setback will not constitute a grant of special privilege to the applicant. The city approved a similar variance for a property within 300 feet of the subject property to exceed the height of an accessory structure located in a setback and to add a second story studio.

**B. The variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property to provide it with the use rights and privileges permitted to other properties in the vicinity and in the land use district of the subject property.**

**Finding:** The topography and size of the subject property create a unique circumstance where a variance to land use code regulations is necessary. The site is approximately 74 feet in width. The district minimum is 80 feet. Because of the site topography and existing development pattern, the applicant is unable to realize the use rights and privileges permitted other properties.

The land slopes steeply down from the front property line toward the lake and contains slopes greater than 40 percent. The applicant has received a recorded approval from their neighbors to exceed the 15 foot height limit for an accessory structure. Other options to comply with the height limit would be to move the

structure further down the slope; however, this option is not feasible because it would cause greater site disturbance and the construction of a driveway would be impracticable on a slope of this degree.

The applicant is proposing building techniques that comply with the performance design standards for geologic hazards. Modification of topography will be minimized and no additional vegetation will be removed to accomplish the remodel.

**C. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and land use district in which the subject property is located.**

**Finding:** The granting of the height variance will not be materially detrimental to the public welfare or injurious to land uses within the vicinity. The proposed height is consistent with the existing structures within the neighborhood. In order to ensure that the structure is constructed appropriately, a geotechnical engineer must be on site during the earthwork phase of the construction. Conditions of approval will require that the recommendations found within the geotechnical report prepared by Yonemitsu Geological Services prepared on September 15, 2010, be complied with and that a geotechnical engineer is on site during the pile driving phase of the project. **See Conditions of Approval in Section IX of this report.**

**D. The variance is not inconsistent with the Comprehensive Plan.**

**Finding:** This site is located within the Northeast Bellevue subarea in the City of Bellevue Comprehensive Plan. The Comprehensive Plan designates the site as single-family medium density. The zoning density of R-2.5 along with this designation makes this proposal consistent with the subarea policies. The following policies apply to this proposal:

**Policy LU-21:** Develop land use strategies to encourage the maintenance and updating of the city's older housing stock, so that neighborhoods are well-maintained and existing housing is preserved, updated, or modified to meet the evolving needs of residents.

**Northeast Bellevue Subarea Plan**

**Goal:** To protect and enhance the residential quality of the area and the supporting community facilities and services.

**Policy S-NE-1.** Enhance and improve the existing residential character through landscaping, building orientation and building design for all new development and improvements.

The proposal is consistent with the Comprehensive Plan because it involves the improvement of an existing structure. The remodel of the building will result in an enhancement of the residential quality of the area and the subject site and will result in strengthening the vitality of the existing neighborhood. In addition, adjacent property owners support the design and proposed height of the structure and have signed a recorded agreement found Attachment 4.

**VIII. Conclusion and Decision:**

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, and City Code and Standard compliance reviews, the Director of Development Services does hereby **APPROVE** the variance subject to the following conditions.

**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 apply for necessary development permits within one year of the effective date of the approval.

**IX. Conditions of Approval:**

1. **Height Limit:** The height is limited to a maximum height of 33-feet measure from average existing grade as shown on drawing sheets A3.0 and A5.0 dated January 09, 2012.

Authority: Land Use Code 20.20.025.C  
Reviewer: Heidi Bedwell, Development Services Department

2. **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: Heidi Bedwell, Development Services Department

3. **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 in accordance with LUC 20.30P.170. The hold harmless agreement is required to be recorded with King County prior

to final building permit. Staff will provide the applicant with the hold harmless form.

Authority: Land Use Code 20.30P.170  
Reviewer: Heidi Bedwell, Development Services Department

- 4. Geotechnical Engineer** The geotechnical engineer of record shall be on site during the earthwork phase of construction to ensure that the proposed structure is constructed in accordance with the recommendations contain in the Geotechnical Report submitted in support of this application and as modified appropriately based on site conditions found during construction.

Authority: Land Use Code 20.25H.210  
Reviewer: Heidi Bedwell, Development Services Department

- 5. Mitigation Plan** A mitigation plan for the steep slope critical area that includes the removal of non-native invasive species and the installation of native shrubs and ground covers is required to be submitted for review and approval by the City of Bellevue prior to issuance of the Building Permit. The plan shall be for an area of at least 1000 square feet and shall include planting densities and native plants as specified in the City's Critical Area handbook.

Authority: Land Use Code 20.25H.210  
Reviewer: Heidi Bedwell, Development Services Department

- 6. Performance Assurance Device** In order to ensure adequate resources are available to implement the required landscape on the slope, a performance assurance device in an amount equal to 100% of the cost of labor and materials for the landscape installation shall be held until of successful installation is verified by the City of Bellevue at which time the performance assurance device will be released to the applicant.

Authority: Land Use Code 20.25H.210  
Reviewer: Heidi Bedwell, Development Services Department

- 7. Maintenance Assurance Device** In order to ensure the required landscape restoration successfully establishes on the slope, a maintenance assurance device in an amount equal to 25% of the cost of labor and materials for the landscape installation shall be held for a period of three years from the date of successful installation. The maintenance assurance device will be released to the applicant upon receipt of documentation of reporting successful establishment in compliance with the performance standards stated in condition of approval #2 above.

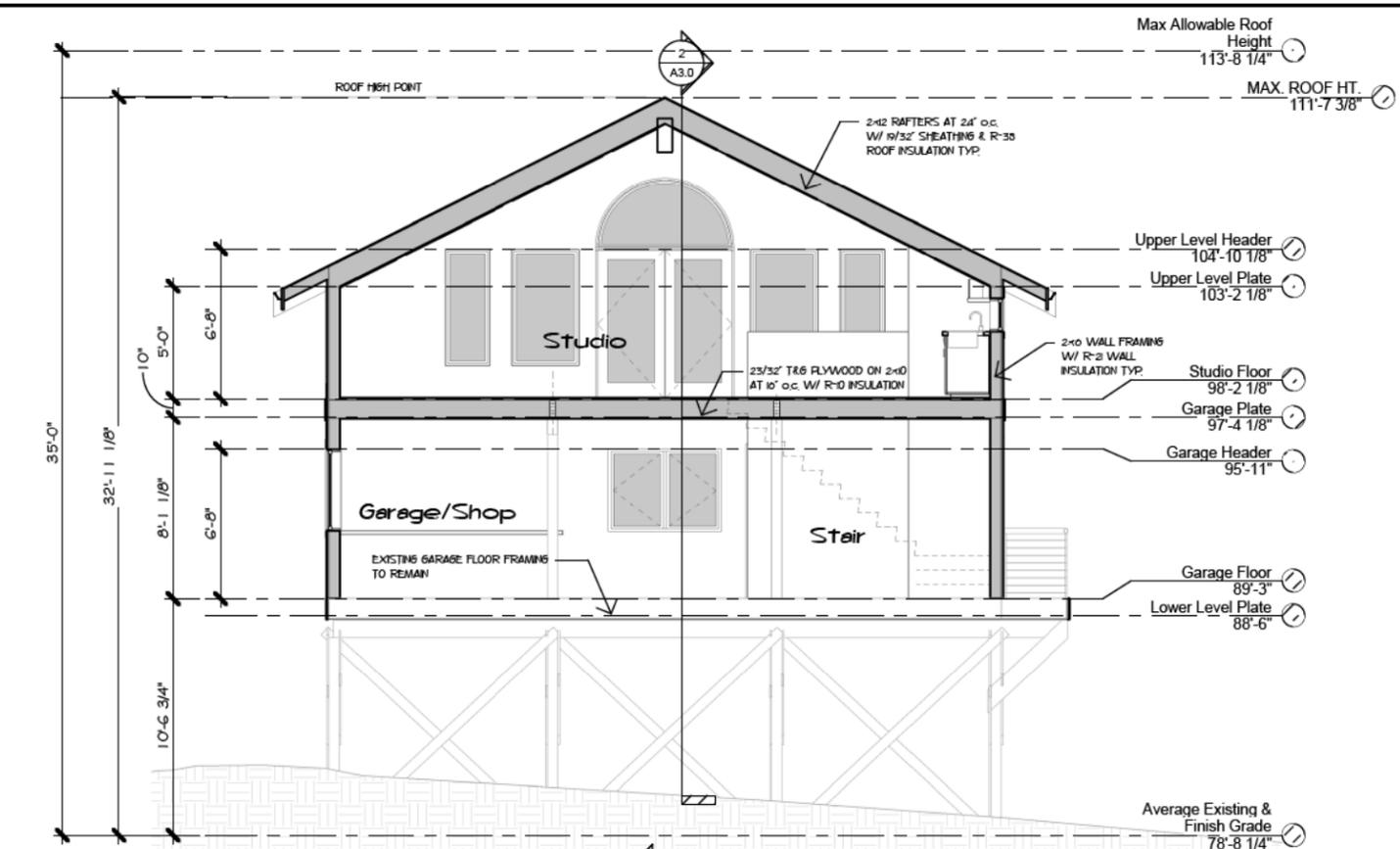
Authority: Land Use Code 20.25H.210  
Reviewer: Heidi Bedwell, Development Services Department

8. **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.

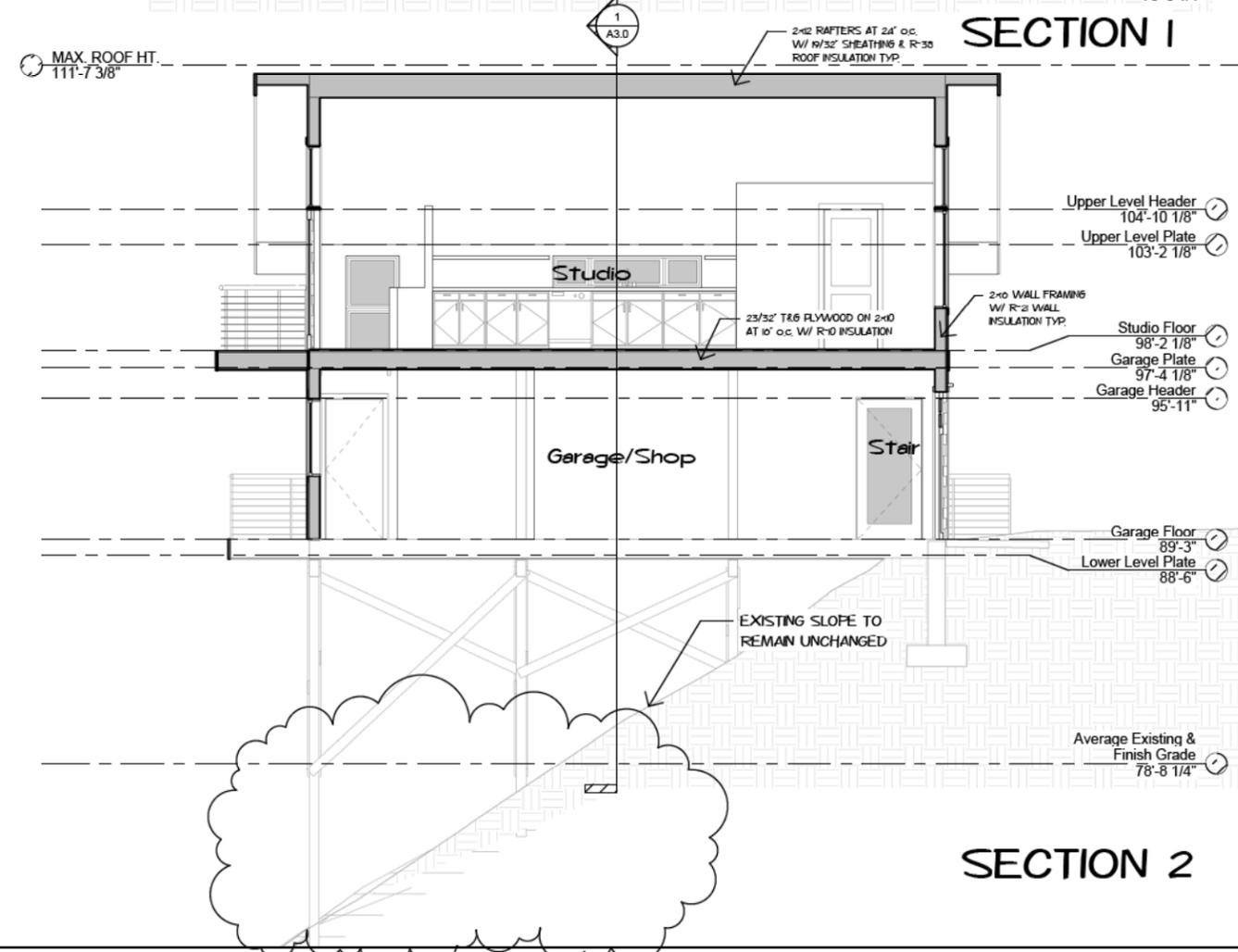
Authority: Land Use Code 20.30P.140  
Reviewer: Heidi Bedwell, Development Services Department

**X. List of Attachments:**

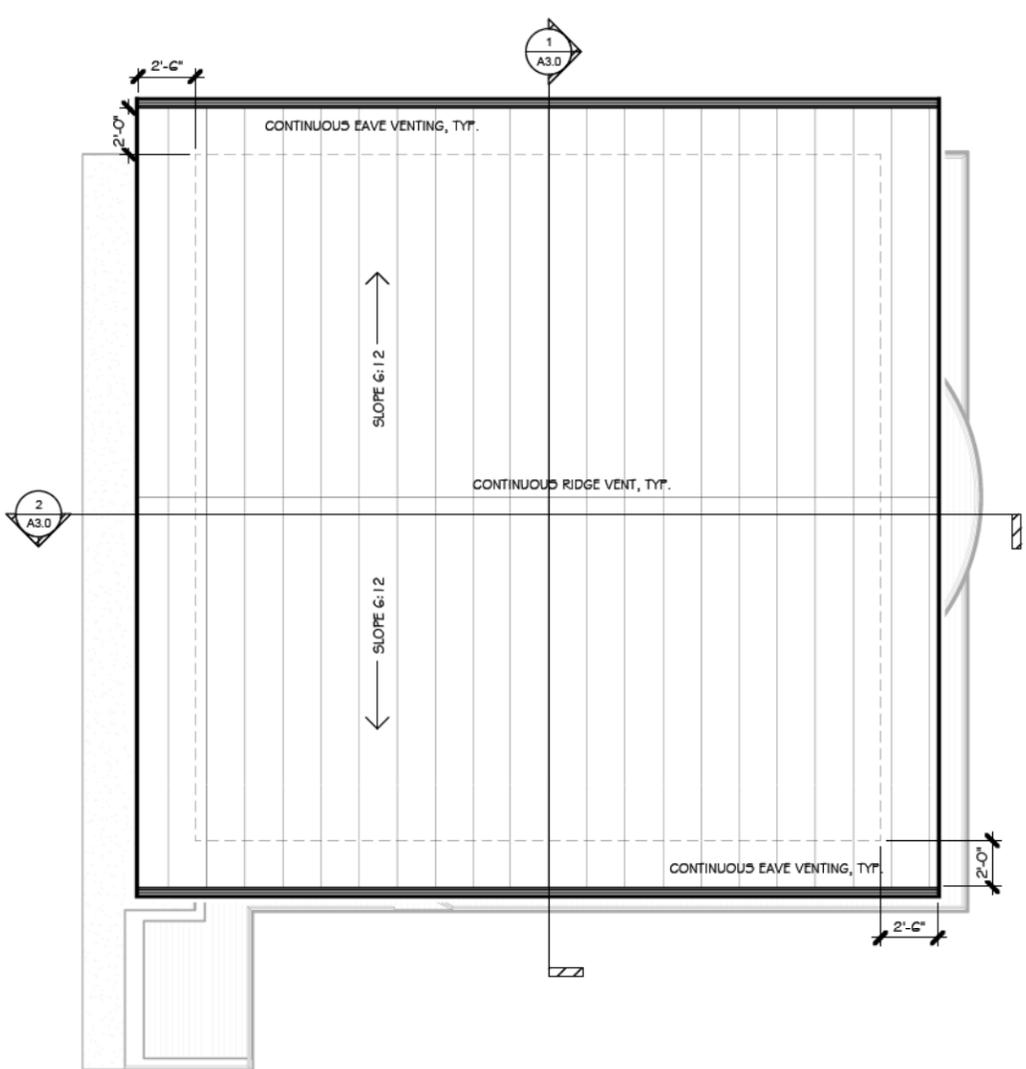
1. Plans and Drawings
2. Geotech Report
3. SEPA checklist
4. Recorded Agreement to Exceed Height



**SECTION 1**



**SECTION 2**



**STUDIO ROOF VENTING:**

**ROOF VENT CALCULATION:**

CALCS BASED ON I.R.C. SECTION R806

TOTAL STUDIO ATTIC AREA 900 SF /300 (SEE BELOW)  
 = 3.00 SF OF VENT AREA REQD.  
 MIN 20-50 % AT EAVE = .60 SF - 1.50 SF  
 MIN 50-80 % AT 36" (MIN) ABOVE EAVE = 1.50 SF - 2.40 SF

**ATTIC VENTILATION:**

EAVE PERIMETER: 60 L.F.  
 NET OPENING: .03 SF/L.F.  
 TOTAL @ EAVE: 60 X .03 = 1.80 SF.  
 CONT. RIDGE VENT: 30 L.F.  
 NET OPENING: .075 SF/L.F.  
 TOTAL @ RIDGE: 30 X .075 = 2.25 SF.

\* INSTALL A VAPOR BARRIER ON THE WARM SIDE OF THE CEILING HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM TO ALLOW FOR A REDUCTION OF VENTILATION AREA TO 1/300, PER IRC R806.2  
 \* EFFECTIVE VENT AREA BASED ON 30% REDUCTION FOR 1/4" MESH

**ROOF NOTES:**

1. TYPICAL ROOF SLOPE: AS NOTED ON THIS DRAWING.
2. TYPICAL EAVE OVERHANG: 2'-0"
3. TYPICAL GABLE OVERHANG: 1'-6"
4. TYPICAL GUTTER: 4" K-LINE, PRE-FINISHED W/ MATCHING LEADERS. TIGHT-LINE TO STORM SEWER.
5. RIDGE VENTILATION SHALL BE CONTINUOUS. PROVIDE A CONTINUOUS 2" WIDE SPACE IN ROOF SHEATHING AT EACH RIDGE. ROOFER TO INSTALL AN APPROVED RIDGE VENT PRODUCT, PER ROOFING MANUFACTURER'S RECOMMENDATION.
6. EAVE VENTILATION SHALL BE VENTED BIRD BLOCKS WITH 3 - 2" HOLES PER BLOCK, WITH 1/4" MESH SCREENING, TYP.
7. SEE DETAIL 7/D 1 FOR ADDITIONAL INFORMATION AND CLOSED SOFFITS.

**NOTE:**  
 FOR ADDITIONAL INFORMATION, SEE GENERAL NOTES DRAWING A00 AND STRUCTURAL DRAWINGS.

**ROOF PLAN**

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

DATE	BY	DESCRIPTION
11/18/11	BOB	PERMIT SUBMITTAL
10/8/12	BOB	EXPANDED SECTION 2 VIEW TO SHOW FULL FACADE HEIGHT

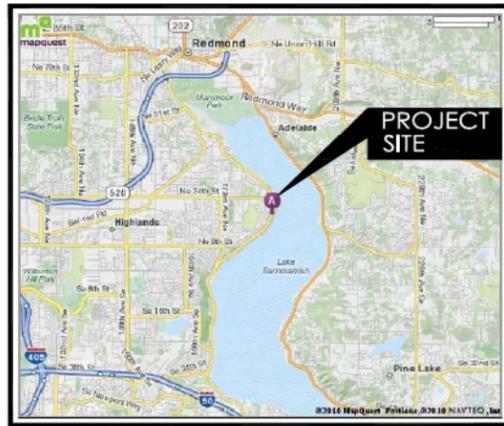
**Harbison Garage/Studio**  
 1820 West Lake Sammamish Parkway N.E.  
 Bellevue, Washington 98008  
 Parcel #: 7430500045



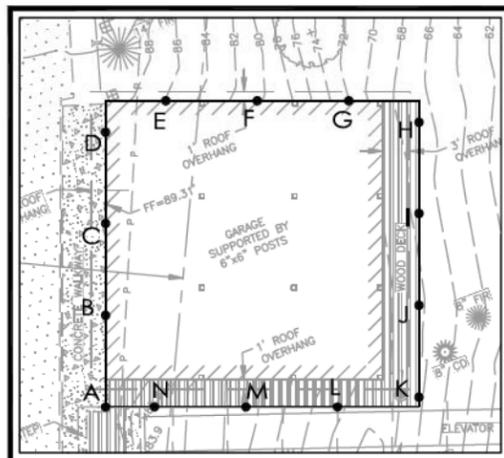
**ACHPERSON CONSTRUCTION & DESIGN**  
 21626 SE 26th ST. SAMMAMISH, WA 98075-7125  
 PH. 425.391.3333 FAX 425.657.2841

DRAWING NUMBER:  
**A3.0**  
 1 OF DRAWINGS

VICINITY MAP



KEY PLAN



BLDG. HEIGHT TABULATION

POINT	EXIST. GRADE	COUNT
A	89.30	1
B	89.30	1
C	89.30	1
D	89.30	1
E	86.00	1
F	80.50	1
G	72.00	1
H	67.00	1
I	67.50	1
J	68.20	1
K	68.20	1
L	72.20	1
M	79.00	1
N	83.80	1
<b>AVG. EXIST. GRADE</b>	<b>1101.60 / 14 = 78.69</b>	

LEGEND:

- STEEP SLOPES >40%  
4,888 SF
- EXISTING IMPERVIOUS SURFACES, UNCHANGED  
5,665 SF
- EXISTING LOT COVERAGE, UNCHANGED  
2,616 SF

THIS PROPOSAL REPRESENTS NO NET INCREASE IN IMPERVIOUS AREA. TOTAL IMPERVIOUS AREA REMAINS AT 5,665 SF. OR 37.1%.



SITE PLAN

Scale: 1" = 40'-0"

DEMOLITION NOTES:

- DISCONNECT AND CAP EXISTING ELECTRICAL SERVICE AS REQUIRED BY THE SERVING UTILITY AND CITY.
- DISCONNECT EXISTING ROOF DRAIN LEADERS FROM DRAIN LINES AND PROTECT DRAIN LINES DURING CONSTRUCTION FOR RE-USE.
- SELECTIVELY DEMOLISH PORTIONS OF THE EXISTING GARAGE STRUCTURE AS SHOWN AND/OR DIRECTED.
- REMOVE ALL DEBRIS FROM THE SITE AND DISPOSE OFF-SITE IN A LEGAL MANNER.
- SEE DRAWINGS A0.0, A0.1 & A0.2 FOR ADDITIONAL INFORMATION REGARDING DRAINAGE AND SWPPP MEASURES.

SITE DRAINAGE:

- CONNECT ALL NEW ROOF DRAINS TO EXISTING ROOF DRAINAGE TIGHT LINE SYSTEM.

GENERAL NOTES:

- ALL EXCAVATED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND HAULED TO AN APPROVED DUMP SITE.
- SEE DRAWINGS A0.0 & A0.1 FOR ADDITIONAL INFORMATION REGARDING DRAINAGE AND TESC MEASURES.
- ALL ROCK RETAINING WALLS OVER 4 FEET IN HEIGHT SHALL BE ENGINEERED BY THE INSTALLER IN ACCORDANCE WITH LOCAL CODES.
- ALL SITE AND FOUNDATION WORK SHALL BE REVIEWED AND MONITORED BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE WITH THE DESIGN CRITERIA.

TREE NOTES:

- PROTECT THE SIGNIFICANT TREES SHOWN TO REMAIN AND MAINTAIN PROTECTION THROUGHOUT CONSTRUCTION.

BUILDING HEIGHT:

- AVERAGE EXISTING GRADE = 1101.60/14 = 78.69'
  - GARAGE FLOOR ELEVATION = 89.25'
  - RIDGE ELEVATION: 89.25' + 22.38' = 111.63'
  - ALLOWABLE BUILDING HEIGHT FROM AVERAGE EXISTING GRADE: 78.69' + 35.00' = 113.69'
  - 113.69' IS GREATER THAN 111.63' OK
- (SEE DRAWING A5.0 FOR COMPLIANCE DIAGRAM)

LEGAL DESCRIPTION:

THAT PORTION OF LOT 10 AND THE SOUTH HALF OF LOT 9, ROSEMONT BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED I VOLUME 34 OF PLATS, PAGE 28, IN KING COUNTY, WASHINGTON;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10, THENCE SOUTH 70°54'35" EACH 138.08 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, THENCE NORTH 19°05'25" EAST 74.77 FEET, THENCE NORTH 70°54'35" WEST 102.19 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 9 TO THE EASTERLY RIGHT OF WAY MARGIN OF WEST LAKE SAMMAMISH BOULEVARD NORTH, THENCE SOUTH 31°05'25" EAST 76.43 FEET ALONG SAID MARGIN TO THE POINT OF BEGINNING.

BUILDING CODE DATA:

- BUILDING CODE:** 2006 International Residential Code (IRC) including mechanical requirements
- PLUMBING CODE:** 2006 Uniform Plumbing Code (UPC)
- ENVIRONMENTAL CODES:** 2006 Washington State Energy Code (WSEC) 2006 Washington State Ventilation & Indoor Air Quality Code (VIAQ)
- SEISMIC DESIGN CATEGORY:** D2
- BASIC WIND SPEED:** 85 MPH
- MINIMUM SNOW LOAD:** 25 LB./S.F.
- MAX. ASSUMED SOIL BEARING CAPACITY:** 2,500 PSF PER GEOTECHNICAL INVESTIGATION

JURISDICTIONAL DATA:

**LEAD AGENCY:**  
City of Bellevue  
Department of Planning & Community Development  
480 110th Avenue N.E. Bellevue, Washington  
P.O. Box 90012 Bellevue, Washington 98009-9012  
Ph: (425) 452-6864 Fax: (425) 452-5225

LOT COVERAGE:

TOTAL LOT AREA: 15,252 SF  
LESS CRITICAL AREAS:  
100 YEAR FLOOD PLAIN (2,753 SF)  
STEEP SLOPES (4,888 SF)

**NET LOT AREA: 7,611 SF**  
ALLOWABLE LOT COVERAGE @ 35% OF NET AREA 2,664 SF  
ALLOWABLE IMPERVIOUS @ 50% OF GROSS AREA 7,626 SF

**EXISTING IMPROVEMENTS**  
FOOTPRINT OF EXISTING RESIDENCE: 1,696 SF  
EXIST. GARAGE/SHOP: 920 SF  
EXISTING LOT COVERAGE: 2,616 SF (34.4% NET)

EXISTING IMPERVIOUS SURFACES: 5,665 SF (37.1% GROSS)  
(INCLUDES BUILDING ROOFLINE, DRIVEWAY, WALKWAYS & DECKS)

PROPOSED IMPROVEMENTS

FOOTPRINT OF EXISTING RESIDENCE TO REMAIN: 1,696 SF  
EXIST. CARPORT/SHED TO BE EXPANDED/UPHOLD: 920 SF  
PROPOSED LOT COVERAGE: 2,616 SF (34.4% NET) (NO CHANGE TO EXISTING)  
PROPOSED IMPERVIOUS SURFACES:  
EXISTING IMPERVIOUS SURFACES: 5,665 SF  
IMPERVIOUS SURFACES REMOVED: (00 SF)  
PROPOSED NEW IMPERVIOUS SURFACES: (00 SF)  
TOTAL PROPOSED IMPERVIOUS SURFACES: 5,665 SF (37.1% GROSS) (NO CHANGE TO EXISTING)

PROJECT DATA:

**PARCEL #:** 743050-0045  
**SITE ADDRESS:** 1820 West Lake Sammamish Parkway NE Bellevue, WA 98033  
**PROPERTY OWNER:** Ellen Harbison  
**ARCHITECT & CONTRACTOR:** MACPHERSON CONSTRUCTION & DESIGN Attn: Robert H. Sonensan AIA 21626 SE 28th Street Sammamish WA 98075-7125 Ph: (425) 391-3333 Fax: (425) 557-2841  
**ENGINEER:** QUANTUM CONSULTING ENGINEERS Jack Wiggins, P.E., S.E. 1511 Third Avenue, Suite 323 Seattle, WA 98101 Ph: (206) 957-9900 Fax: (206) 457-9901

BUILDING DATA:

**TWO STORY GARAGE/STUDIO:**  
STUDIO FLOOR AREA: 831 SF  
GARAGE LEVEL HEATED AREA: 48 SF  
TOTAL HEATED AREA: 879 SF  
GARAGE FLOOR AREA: 882 SF  
TOTAL ENCLOSED BUILDING AREA: 1,731 SF  
PORCHES & DECKS: 268 SF

LOT ZONING:

**LOT ZONING:** R 2.5  
**LOT SIZE:** 15,252 S.F. (.35 Acre)  
**LOT SLOPE:** 30.05% OVERALL  
**ALLOWED LOT COVERAGE:** 35% NET LOT AREA, MAX.  
**ALLOWED IMPERVIOUS AREA:** 50% GROSS LOT AREA, MAX.  
**BASE BUILDING HEIGHT:** 35 FEET FROM AVERAGE EXISTING GRADE, 30 FEET FROM AVERAGE FINISH GRADE TO MID-POINT OF SLOPE. (LUC 20.50.012 B)  
**SETBACK - FRONT YARD:** 20 FEET  
**SETBACK - REAR YARD:** (SHORELINE SETBACK) 25 FEET FROM OHWM (LUC 20.25E.060.G)  
**SETBACK - SIDE YARDS:** 5 FEET MIN., TOTAL BOTH SIDES OF 15 FEET MIN. (LUC 20.20.010) EXCEPT FOR MINOR BUILDING ELEMENTS, EAVES, ETC. UP TO 18' (LUC 20.20.025.C).

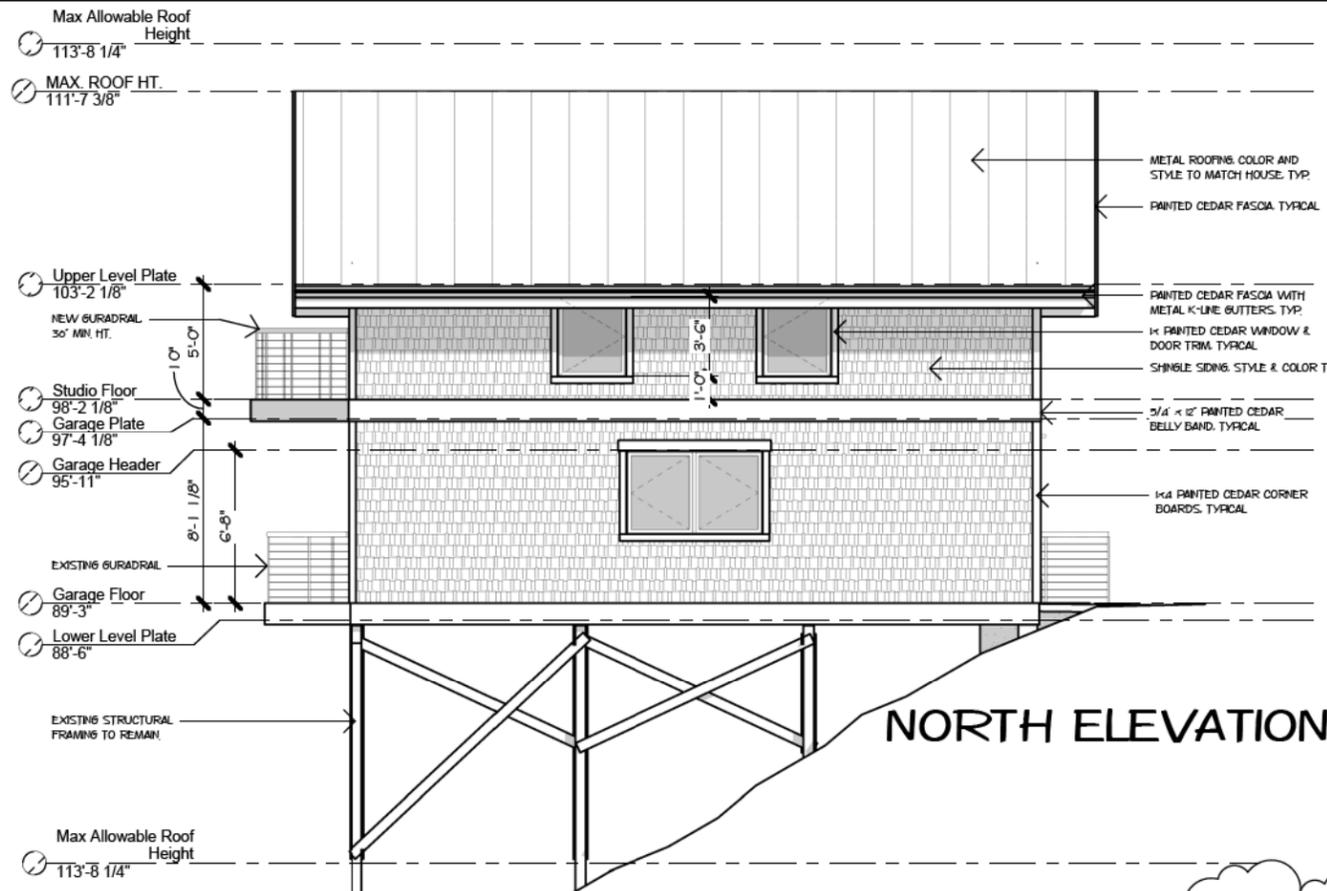
**Harbison Garage/Studio**  
1820 West Lake Sammamish Parkway N.E.  
Bellevue, Washington 98008  
Parcel #: 7430500045

**MACPHERSON CONSTRUCTION & DESIGN**  
21626 SE 28th ST. SAMMAMISH WA 98075-7125  
PH: 425.391.3333 FAX: 425.557.2841

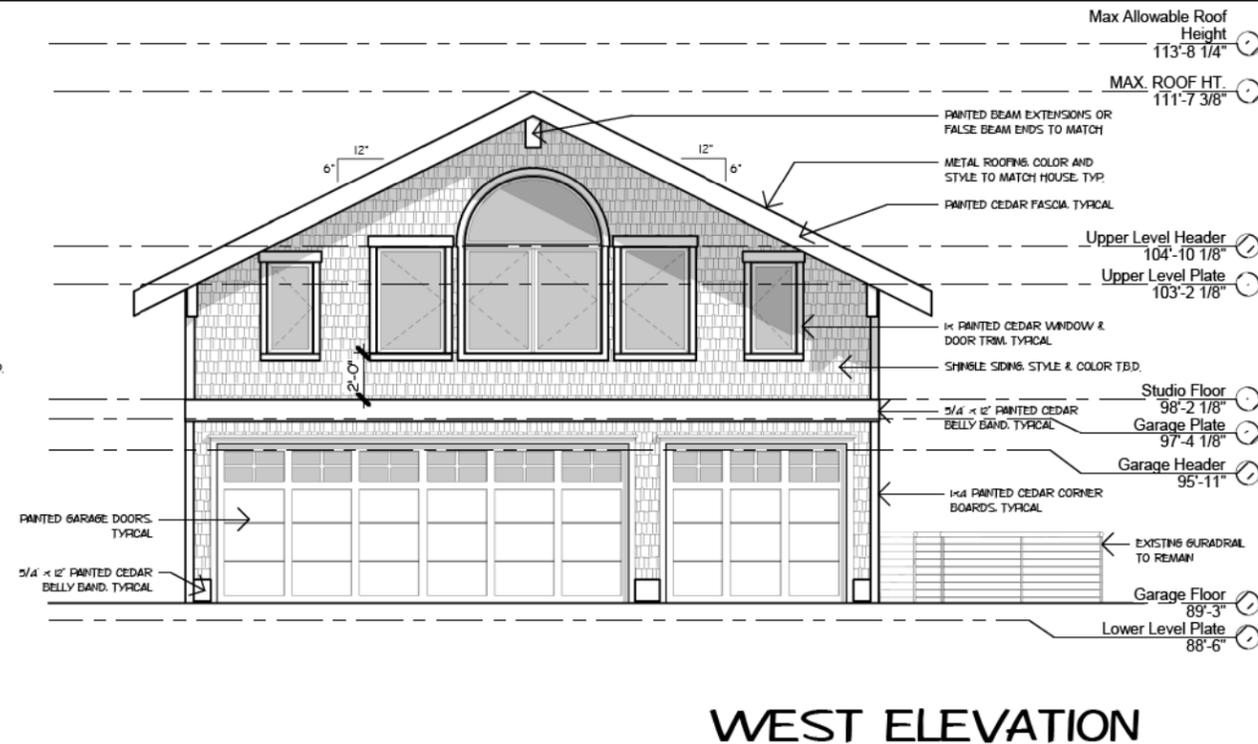
DRAWING NUMBER:  
**A1.0**  
OF DRAWINGS

DATE	BY	DESCRIPTION
7/20/10	BOB	PRELIMINARY REVIEW
11/16/11	BOB	PERMIT SUBMITTAL
1/09/12	BOB	SHOW PROGRESS/REGRESS & UTILITY EASEMENT

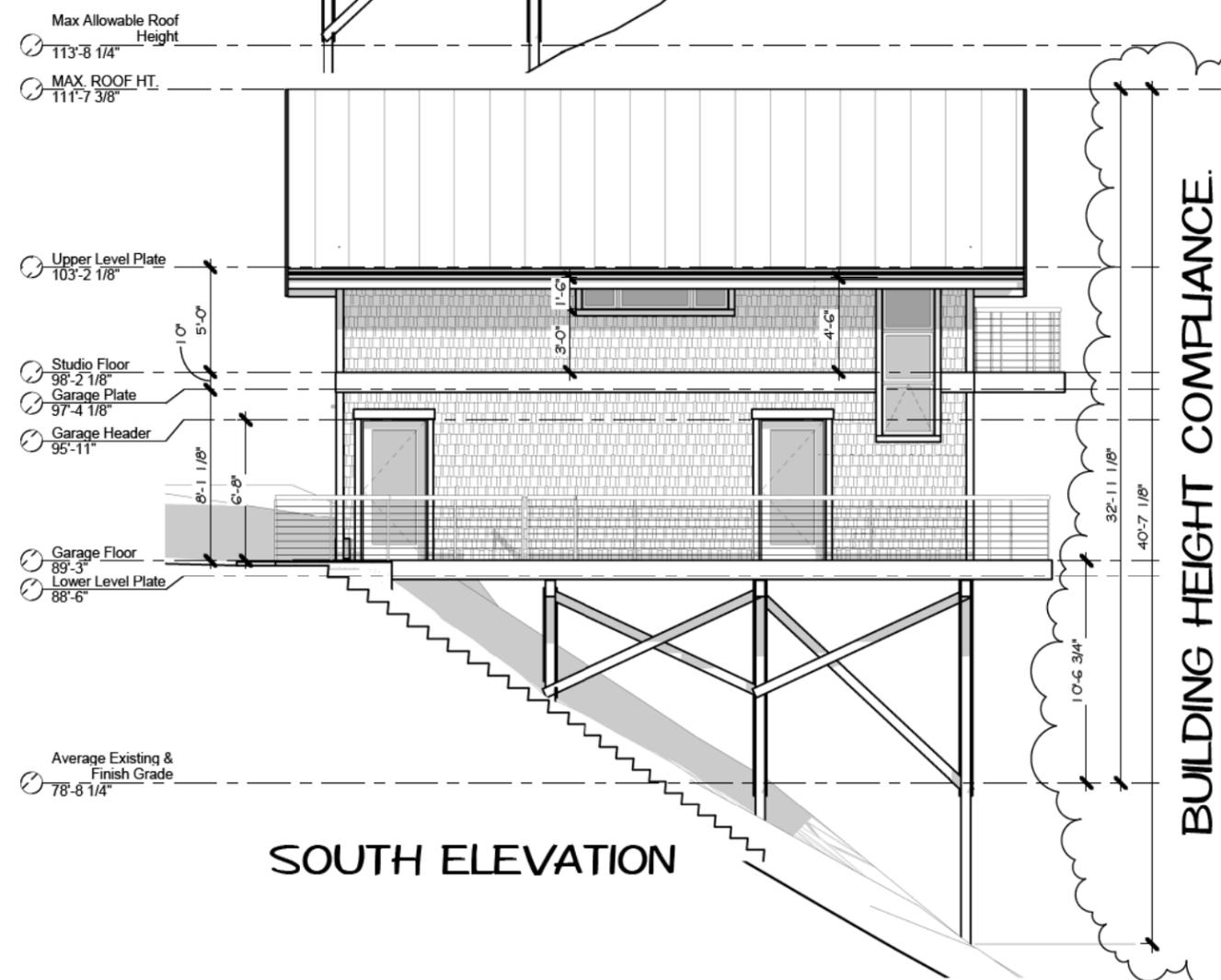
SITE / DRAINAGE PLAN



**NORTH ELEVATION**

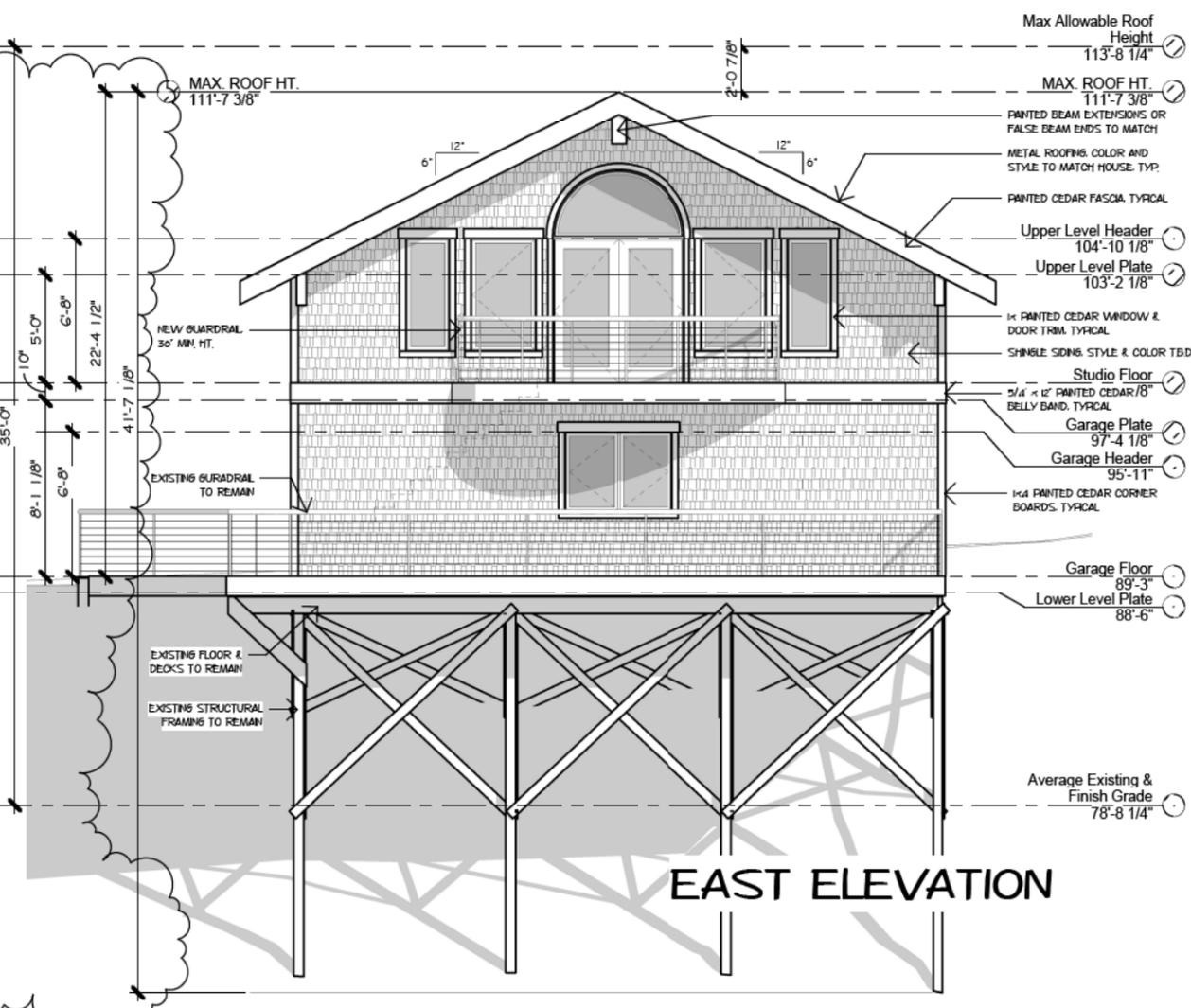


**WEST ELEVATION**



**SOUTH ELEVATION**

**BUILDING HEIGHT COMPLIANCE.**



**EAST ELEVATION**

DATE	BY	DESCRIPTION
11/18/11	BOB	PERMIT SUBMITTAL
10/8/12	BOB	REVISED HEIGHT COMPLIANCE GRAPHICS

**Harbison Garage/Studio**  
 1820 West Lake Sammamish Parkway N.E.  
 Bellevue, Washington 98008  
 Parcel #: 7430500045



**ACHPERSON CONSTRUCTION & DESIGN**  
 21626 SE 28th ST., SAMMAMISH, WA 98075-7125  
 PH. 425.391.3333 FAX 425.657.2841

DRAWING NUMBER:  
**A5.0**  
 1 OF DRAWINGS

**EXTERIOR ELEVATIONS**



Yonemitsu Geological Services  
10321 SE 192<sup>nd</sup> Street Renton, Washington 98055  
206-390-0635

September 15, 2010

Mr. Robert Sorenson  
MacPherson Design and Construction  
21626 SE 28<sup>th</sup> Street  
Sammamish, WA 98075-7125

Re: **Geotechnical Report**  
Proposed Accessory Structure  
1820 W. Lake Sammamish Pkwy NE  
Bellevue, Washington

Dear Mr. Sorenson,

This report summarizes the results of our field investigation and engineering evaluation of the property located on the east side of W Lake Sammamish Parkway NE in Bellevue. It is understood that the existing garage structure will have an upper level studio and lower storage area added to the same footprint area of the garage.

The purpose of this report is to describe the geologic and foundation conditions on this site, and to provide geotechnical recommendations for the design and construction of this new structure. A preliminary site plan was provided by your office showing the location of the existing structure on this lakeside property.

### Site Conditions

Published USGS geologic mapping for this area of King County was used to confirm subsoil conditions under this site. A majority of the property has a steep slope from the entry driveway down to the rear of the existing residence. Access to the garage is from Mallard Lane along the west side of the property that extends down to the lake. Overall steepness of this ECA slope area is about 3H:2V with moderate tree and shrub coverage over this native slope.

The property is underlain by dense Outwash deposits that are overlain by a shallow colluvial and topsoil layer over the steep slope area. About 1 to 3 feet of old fill soils exist under the floor of the garage that are deposits resulting from excavation of the west foundation wall.

Test pits were dug adjacent to seven of the footing pads that are currently providing structure support for the garage. These concrete pads are 2x2 feet in area, and they extend below the slope surface from 1 to 2 feet in depth. Front portions of these concrete pads are supported on fill and colluvial soils while the deeper back portions of the footings are resting on the dense outwash soils. Level measurements made on the garage floor area showed no evidence of excessive settlement, and the support posts extending up from the pad footings had experienced no noticeable rotation movement.

### Slope Stability Evaluation

Field studies combined with our slope stability analyses showed that this steep slope is grossly stable. The Outwash deposits consisting of dense to very dense silty sands, gravel and cobbles have shown no evidence of downslope creep or deep-seated landslide movement. Using appropriate strength values for these Outwash deposits ( $\phi = 45^\circ$  and  $c = 0$ ) a factor of safety of 1.8 was calculated for static conditions and 1.4 for seismic conditions.

Surficial topsoil and fill that underlies the garage area will remain protected from rainfall penetration and there are no paths for surface water runoff from the driveway area to reach under the structure floor. Observations of the exposed slope area on the north, south and east sides of the garage showed no signs of slope creep or erosion channels.

### Geotechnical Recommendations

Based on the results of our site investigation and geotechnical evaluation, the dense Outwash silty sands and gravels will provide excellent support for the new residence foundations. We recommend that the existing footings be structurally tied into grade beams that extend under the concrete pads in a north-south direction. Pipe piles should be driven into the Outwash soils to carry the increased loads from the upper and lower levels of this new structure.

Since the piles will need to be driven by hand labor, two inch diameter pipe piles are recommended. Load bearing capacity of these piles that are driven to refusal will be 6 kips, with refusal measured as one inch of penetration over a period of one minute. A 90# or 130# pneumatic hammer should be used to install these piles that will extend an estimated 10 to 15 feet below slope grade. Total and differential settlements should be less than 1/4 inch after construction has been completed.

Lateral loads can be resisted by driven batter piles or by Manta Ray anchors (or equivalent). Pipe piles should be driven at a batter of about  $15^\circ$  to refusal with the horizontal component used for resisting lateral forces. Drilled Manta Ray anchors may have difficulty in reaching a minimum length of 15 feet behind the face of the slope due to the dense nature of the Outwash soils. It is recommended that consideration be given to using drilled tieback anchors in the event that Manta Rays cannot reach the minimum embedment length. An allowable horizontal force of 15 kips should be used for either tieback anchor system.

### Temporary Erosion Control

A majority of the foundation work on this steep slope will be performed under the floor area of the garage. It is recommended as a precaution for surface water runoff that silt fencing be installed along the downslope side of the garage during the foundation underpinning work. No landscape improvements will be required and any disturbed areas from workmen traffic should be covered with straw or

topsoil at the completion of construction.

### Seismic Hazards

Earthquakes occur in the Puget Sound area with great regularity. The majority of these earthquakes are small and usually not noticeable. Large earthquakes do occur as evidenced by the 1949 (M7.2) Olympia event, the 1965 (M6.5) Tacoma event, and the 2001 (M6.8) Nisqually event. Normally the epicenter of these larger earthquakes is relatively deep below the ground surface.

Generally there are four types of potential geologic hazards associated with large seismic events: 1) ground rupture, 2) landslides, 3) liquefaction, and 4) ground motion. The nearest known fault system is the Seattle fault zone located about 8 miles to the south. USGS continues to study this and other fault systems in the Puget Sound region, and it has been determined that they are capable of generating large earthquakes. Return periods for large earthquakes vary from 500 to more than 1000 years. The long recurrence intervals for nearby fault systems usually results in a low potential for ground rupture over the life of the proposed residential structures.

Based on the geologic formation and the dense native soils on this site, the potential for liquefaction and ground rupture is considered low. In accordance with the 2003 IBC – Table 1615.1.1 – the subject site is defined as Class C.

### Summary

The conclusions and recommendations presented in this report are based on 1) our interpretation and evaluation of soil conditions on this site, 2) confirmation of the actual subsurface conditions encountered during construction, and 3) the assumption that sufficient observation and testing will be performed during the appropriate phases of the work.

Our findings and recommendations in this report were prepared in accordance with generally accepted principles of geotechnical engineering as practiced in the Puget Sound area at the time our work was performed. We make no warranty, either express or implied. Please call if there are any questions.

Respectfully,

David A. Yonemitsu, CEG  
Principal Engineering Geologist



Robert M. Pride, P. E.  
Principal Geotechnical Engineer

EXPIRES 7-20-2012



**ENVIRONMENTAL CHECKLIST**

10/7/11

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

**BACKGROUND INFORMATION**

Property Owner: **Ellen Harbison**

Proponent: **MacPherson Construction & Design**

Contact Person: **Robert H. Sorensen AIA**

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **21626 S.E. 28<sup>th</sup> Street Sammamish, WA 98075**

Phone: **(425) 391-3333**

Proposal Title: **Harbison Residence Garage/Studio**

Proposal Location: **1820 West Lake Sammamish Parkway NE**

(Street address and nearest cross street or intersection) Provide a legal description if available.

**See attached**

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: **Slope Enhancement for a Single Family Residence**

2. Acreage of site: **.35A**

3. Number of dwelling units/buildings to be demolished: **N/A**

4. Number of dwelling units/buildings to be constructed: **N/A**

5. Square footage of buildings to be demolished: **900 SF**

6. Square footage of buildings to be constructed: **1,731 SF**

7. Quantity of earth movement (in cubic yards): **<10 CY**

8. Proposed land use: **Single Family Residential**

9. Design features, including building height, number of stories and proposed exterior materials:

**Two story Garage/Studio building on steep slope, ±23' high at street, wood/shingle siding with metal roof. (Match existing primary structure).**

10. Other

Estimated date of completion of the proposal or timing of phasing:

**Construction: Summer-fall 2012.**

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**No future plans**

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**Critical Areas Report & Land Use actions; SEPA checklist; Building Permit documents**

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

**None known**

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

**Critical Areas Land Use approval**

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development  
Preliminary plat map
- Clearing & Grading Permit  
Plan of existing and proposed grading  
Development plans
- Building Permit (or Design Review)  
Site plan  
Clearing & grading plan
- Shoreline Management Permit  
Site plan

## A. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site:  Flat  Rolling  Hilly  Steep slopes  Mountains  Other
- b. What is the steepest slope on the site (approximate percent slope)? **+/-40%**
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**See attached Geotechnical Review by Yonnemitsu Geological Services; Sept. 15, 2010.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**NO**

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

**Minimal excavation for new Garage structure; balanced excavation, no export or import other than drainage materials and landscape materials.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**Erosion is always a possibility with clearing and excavating in the Pacific Northwest.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**Less than 50% per COB LUC. (currently Proposed at 37.1%)**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**All normal measures will be taken to protect against erosion; TESC program will be in place and monitored.**

## 2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**Normal emissions from construction equipment during construction; emissions from completed project will be normal for Single Family Residence.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**None that we are aware of.**

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

**None other than use of low-emission equipment where applicable and available.**

## 3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**Lake Sammamish on easterly end of site, ± 120 feet from proposed work.**

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

**Proposed work will be within 150 feet of shoreline (See attached plans)**

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**None**

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**No**

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**No**

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No**

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

**No**

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**None**

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**Storm water runoff will be collected into the existing tight-line system utilizing oil-water separator catch basins where appropriate; and discharged directly into Lake Sammamish.**

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

**Oil-water separator catch basins will be used where appropriate.**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

**Storm water runoff will be collected where appropriate into the existing tight-line system and discharged directly into Lake Sammamish.**

#### 4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

**Non-native invasive plants will be removed from Critical Areas.**

c. List threatened or endangered species known to be on or near the site.

**None noted**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**Restoration of Critical Areas per the attached Slope Enhancement Plan.**

#### 5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

**None noted**

c. Is the site part of a migration route? If so, explain.

**Not known**

d. Proposed measures to preserve or enhance wildlife, if any:

**Critical Areas clean-up and restoration. See Critical Areas Report (CAR).**

## 6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

**Electricity and Natural Gas will be used to heat & light the structure.**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

**Not likely as trees are more of a deterrent than the building.**

- b. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

**Natural daylighting is provided through generous use of glazing and skylights. Energy efficient equipment and controls will be used.**

## 7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

**Unlikely, only as might occur on any construction site.**

- (1) Describe special emergency services that might be required.

**Only normal fire & rescue services in the event of an incident.**

- (2) Proposed measures to reduce or control environmental health hazards, if any.

**Construction site safety programs in place and aggressively administered.**

- b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

**None**

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

**Normal construction noises during construction. Contractors will abide by COB construction noise ordinances. No long term noise.**

- (3) Proposed measures to reduce or control noise impacts, if any:

**Normal measures to control & limit noise during construction.**

## 8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

**Single Family Residential**

b. Has the site been used for agriculture? If so, describe.

**No**

c. Describe any structures on the site.

**Existing SFR & accessory structures.**

d. Will any structures be demolished? If so, what?

**Yes, existing Garage roof structure. Walls, floor & foundation will be retained for incorporation into the new structure to the extent possible.**

e. What is the current zoning classification of the site?

**R2.5**

f. What is the current comprehensive plan designation of the site?

**Single Family, Medium Density SF-M**

g. If applicable, what is the current shoreline master program designation of the site?

**N/A**

h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.

**Yes, steep slopes. See attached reports.**

i. Approximately how many people would reside or work in the completed project?

**None in the proposed Garage/Studio. This is accessory to the existing SFR.**

j. Approximately how many people would the completed project displace?

**None**

k. Proposed measures to avoid or reduce displacement impacts, if any:

**N/A**

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**Normal Land Use Permit processes.**

## 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**One (existing) middle/high income residence.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**None**

- c. Proposed measures to reduce or control housing impacts, if any:

**None**

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**±23 feet high at street front; composite siding & metal roofing to match existing SFR.**

- b. What views in the immediate vicinity would be altered or obstructed?

**No views will be obstructed. Agreements To Increase Building Height Of An Accessory Structure To Maximum Allowed In Land Use District have been received from each neighboring property owner and have been recorded on title.**

- c. Proposed measures to reduce or control aesthetic impacts, if any:

**Tastefully designed building by a respected local Architect.**

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**Some normal outdoor lighting will be in place on the new garage and driveway; used mainly during the early evening hours. Possibly some 24 hour security lighting.**

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

**Highly unlikely.**

- c. What existing off-site sources of light or glare may affect your proposal?

**None that we are aware of.**

- d. Proposed measures to reduce or control light or glare impacts, if any:

**Use of shielded (dark-sky) fixtures where appropriate and applicable.**

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

**Lake Sammamish**

- b. Would the proposed project displace any existing recreational uses? If so, describe.

**No**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**None**

### 13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**No**

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

**None**

- c. Proposed measures to reduce or control impacts, if any:

**None necessary**

### 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

**Existing (shared) drive off West Lake Sammamish Parkway.**

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**Unknown**

- c. How many parking spaces would be completed project have? How many would the project eliminate?

**3 new spaces, replaces the existing 3 spaces.**

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

**No**

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**No**

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

**No new trips. Existing generally 2 to 5 daily trips.**

- g. Proposed measures to reduce or control transportation impacts, if any:

**None**

### 15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

**No, replacing existing structure.**

b. Proposed measures to reduce or control direct impacts on public services, if any.

**None**

**16. Utilities**

a. Circle utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer**, septic system, other.

**Cable TV**

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**Existing Utilities will be used for new Garage/Studio.**

**Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....

Date Submitted.....

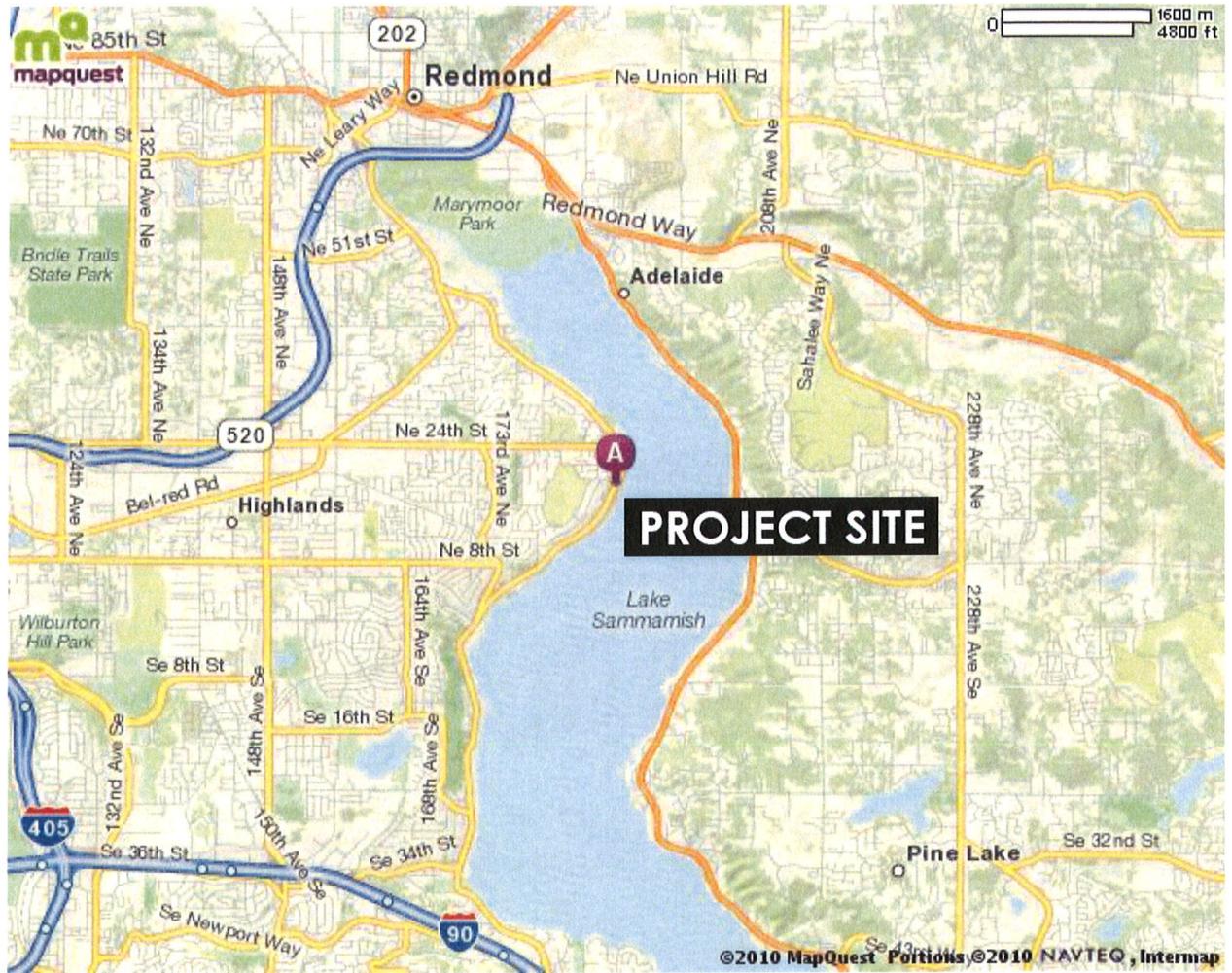
HARBISON GARAGE/STUDIO  
1820 W. Lake Sammamish Parkway N.E.  
(Mallard Lane)  
Bellevue, WA 98008  
King County Parcel # 743050-0045

## LEGAL DESCRIPTION

THAT PORTION OF LOT 10 AND THE SOUTH HALF OF LOT 9, ROSEMONT BEACH,  
ACCORDING TO THE PLAT THEREOF, RECORDED I VOLUME 34 OF PLATS, PAGE 28, IN  
KING COUNTY, WASHINGTON;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10,  
THENCE SOUTH  $70^{\circ}54'35''$  EACH 138.08 FEET ALONG THE SOUTHWESTERLY LINE OF SAID  
LOT 10,  
THENCE NORTH  $19^{\circ}05'25''$  EAST 74.77 FEET,  
THENCE NORTH  $70^{\circ}54'35''$  WEST 102.19 FEET ALONG THE NORTH LINE OF THE SOUTH HALF  
OF SAID LOT 9 TO THE EASTERLY RIGHT OF WAY MARGIN OF WEST LAKE SAMMAMISH  
BOULEVARD NORTH, THENCE SOUTH  $31^{\circ}05'25''$  EAST 76.43 FEET ALONG SAID MARGIN TO  
THE POINT OF BEGINNING.



# VICINITY MAP

WHEN RECORDED RETURN TO:

CITY OF BELLEVUE  
450 110<sup>th</sup> Ave NE  
11511 Main Street  
P.O. Box 90012  
Bellevue, WA 98009-9012



**2011128001239**

HARBISON, ELLE AG 65.00  
PAGE-001 OF 004  
11/28/2011 14:10  
KING COUNTY, WA

Attention: Reviewer, Land Use Division  
Permit No. 10-118197-DB

**AGREEMENT TO INCREASE BUILDING HEIGHT OF AN ACCESSORY  
STRUCTURE TO MAXIMUM ALLOWED IN LAND USE DISTRICT**

Grantor: MCEACHERN JOHN  
(Owner(s) of Property Abutting Property Where a Detached Accessory  
Structure is Proposed to Increase Height to maximum allowed in Land use  
District)

Grantee: HARBISON ELLEN +  
(Owner(s) of Property Containing Detached Accessory Structure)

Legal Description for Grantor's Property: **ROSEMONT BEACH ADD POR OF 10 & OF  
S 1/2 OF 9 BEG MOST WLY COR THOF TH SELY ALG SLY LN 138.08 FT TH N 19-  
05-25 E 74.77 FT TO N LN OF S 1/2 OF 9 TH NWLY ALG SD N LN 122.19 FT TO  
ELY MGN OF BLVD TH SELY ALG MGN 76.43 FT TO TPOB**

Grantor Assessor's Property Tax Parcel/Account Number: **743050-0050**

THE GRANTOR(S), MCEACHERN JOHN  
as owner(s) of the property addressed as 1818 WEST LK SAMMAMISH PKWY NE  
and located in King County, Washington, agree that, in accordance with the current City  
of Bellevue Land Use Code (Section 20.20.125), the detached accessory structure  
located at 1820 WEST LAKE SAMMAMISH PKWY NE  
may be built to the maximum allowed in the underlying land use district, outside of the  
required side yard setback area.

This agreement shall run with the land, and shall be binding on the successors,  
assigns, personal representatives, and heirs of the Grantor(s), including but not limited  
to all subsequent owners of the subject property. This agreement shall be extinguished  
only by the removal of the detached accessory structure to which it relates, or by  
amendments to the applicable provisions in the Bellevue Land Use Code which  
expressly supersede the relevant provisions of the codes or regulations in effect at the  
time that this agreement is made.

DATED this 2 day of SEPT. 2011.

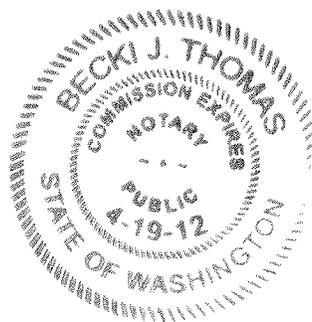
[Handwritten Signature]

Signature of Grantor(s)  
(If married, both husband and wife must sign)

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day personally appeared before me John McEachern, to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of September, 2011.



[Handwritten Signature]  
(Notary Signature)

BECKI J. THOMAS  
(Print Name)  
Notary Public, in and for the State of Washington, residing at Donnell, WA. My Commission Expires 4-19-12.

WHEN RECORDED RETURN TO:

CITY OF BELLEVUE  
450 110<sup>th</sup> Ave NE  
11511 Main Street  
P.O. Box 90012  
Bellevue, WA 98009-9012



**2011128001240**

HARBISON, ELLE AG 65.00  
PAGE-001 OF 004  
11/28/2011 14:10  
KING COUNTY, WA

Attention: Reviewer, Land Use Division  
Permit No. 10-110197-DB

**AGREEMENT TO INCREASE BUILDING HEIGHT OF AN ACCESSORY  
STRUCTURE TO MAXIMUM ALLOWED IN LAND USE DISTRICT**

Grantor: CROWE CHRISTINE E  
(Owner(s) of Property Abutting Property Where a Detached Accessory  
Structure is Proposed to Increase Height to maximum allowed in Land use  
District)

Grantee: HARBISON ELLEN +  
(Owner(s) of Property Containing Detached Accessory Structure)

Legal Description for Grantor's Property: **Lot 11, Rosemont Beach according to the  
plat thereof recorded in Volume 34 of Plats, Page 28, records of King County,  
Washington**

Grantor Assessor's Property Tax Parcel/Account Number: **743050-0060**

THE GRANTOR(S), CROWE CHRISTINE E  
as owner(s) of the property addressed as 1814 WEST LK SAMMAMISH PKWY NE  
and located in King County, Washington, agree that, in accordance with the current City  
of Bellevue Land Use Code (Section 20.20.125), the detached accessory structure  
located at 1820 WEST LAKE SAMMAMISH PKWY NE  
may be built to the maximum allowed in the underlying land use district, outside of the  
required side yard setback area.

This agreement shall run with the land, and shall be binding on the successors,  
assigns, personal representatives, and heirs of the Grantor(s), including but not limited  
to all subsequent owners of the subject property. This agreement shall be extinguished  
only by the removal of the detached accessory structure to which it relates, or by  
amendments to the applicable provisions in the Bellevue Land Use Code which  
expressly supersede the relevant provisions of the codes or regulations in effect at the  
time that this agreement is made.

DATED this 24 day of JANUARY 2011.

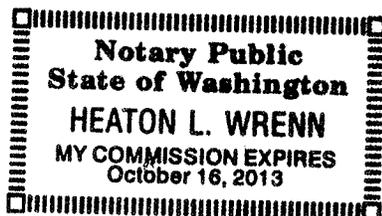
Christine Crowe

Signature of Grantor(s)  
(If married, both husband and wife must sign)

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day personally appeared before me Christine E Crowe, to me known to be the individual(s) described in and who executed the foregoing instrument, and she acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of January, 2011.



Heaton L Wrenn III  
(Notary Signature)

Heaton L Wrenn. III  
(Print Name)

Notary Public, in and for the State of Washington, residing at Sammamish, WA. My Commission Expires 10/16/13.

WHEN RECORDED RETURN TO:

CITY OF BELLEVUE  
450 110<sup>th</sup> Ave NE  
11511 Main Street  
P.O. Box 90012  
Bellevue, WA 98009-9012



Attention: Reviewer, Land Use Division  
Permit No. 10-116197-DB

**AGREEMENT TO INCREASE BUILDING HEIGHT OF AN ACCESSORY  
STRUCTURE TO MAXIMUM ALLOWED IN LAND USE DISTRICT**

Grantor: REYNOLDS NORTON B + JOHNSON, L  
(Owner(s) of Property Abutting Property Where a Detached Accessory  
Structure is Proposed to Increase Height to maximum allowed in Land use  
District)

Grantee: HARBISON ELLEN +  
(Owner(s) of Property Containing Detached Accessory Structure)

Legal Description for Grantor's Property: **Lot 8 and the north 1/2 of Lot 9 of Rosemont  
Beach Addition, as per plat recorded in Volume 34 of Plats, page 28, records of  
King County; together with second class shorelands, as conveyed by the State of  
Washington, situate in front of, adjacent to or abutting thereon; Situate in the City  
of Bellevue, County of King, State of Washington.**

Grantor Assessor's Property Tax Parcel/Account Number: **743050-0040**

THE GRANTOR(S), REYNOLDS NORTON B + JOHNSON, L  
as owner(s) of the property addressed as 1830 WEST LK SAMMAMISH PKWY NE  
and located in King County, Washington, agree that, in accordance with the current City  
of Bellevue Land Use Code (Section 20.20.125), the detached accessory structure  
located at 1820 WEST LAKE SAMMAMISH PKWY  
may be built to the maximum allowed in the underlying land use district, outside of the  
required side yard setback area.

This agreement shall run with the land, and shall be binding on the successors,  
assigns, personal representatives, and heirs of the Grantor(s), including but not limited  
to all subsequent owners of the subject property. This agreement shall be extinguished  
only by the removal of the detached accessory structure to which it relates, or by  
amendments to the applicable provisions in the Bellevue Land Use Code which  
expressly supersede the relevant provisions of the codes or regulations in effect at the  
time that this agreement is made.

DATED this 3 day of February, 2011.

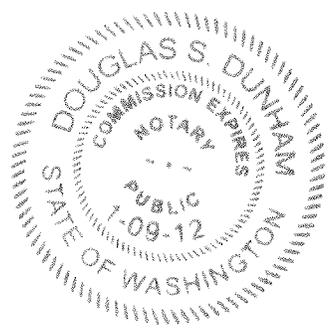
Norton B Reynolds  
Laurie B Reynolds

Signature of Grantor(s)  
(If married, both husband and wife must sign)

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day personally appeared before me Norton B Reynolds  
and Laurie B Reynolds, husband & wife, to me known to be the  
individual(s) described in and who executed the foregoing instrument, and  
acknowledged that he/she signed the same as his/her free and voluntary act and deed,  
for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd  
day of February, 2011.



Douglas S. Dunham  
(Notary Signature)

Douglas S. Dunham  
(Print Name)

Notary Public, in and for the State of  
Washington, residing at Seattle.

My  
Commission Expires 1-9-2012.