



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 11511 MAIN ST., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Kevin Yurica

LOCATION OF PROPOSAL: 1840 Killarney Way

NAME & DESCRIPTION OF PROPOSAL: Yurica Residence

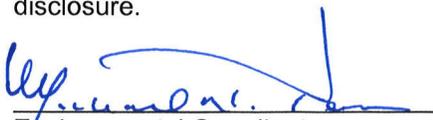
Temporary disturbance of a steep slope critical area for utility installation and restoration planting related to the remodeling and expansion of an existing residence.

FILE NUMBER: 12-104973-LS and 12-104974-LO

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 _____.
- 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 6/14/12.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

5/31/2012
 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



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

880

Proposal Name: Yurica Residence

Proposal Address: 1840 Killarney Way

Proposal Description: Application for a Variance from the Land Use Code (12-104973-LS) to allow an existing garage to maintain the current setback of 20 feet from the front property line. An associated Critical Areas Land Use Permit (12-104974-LO) is included to allow modification of a 50-foot buffer and 75-foot setback from a steep slope critical area. These requests are associated with the remodel of an existing single-family residence.

File Number: 12-104973-LS and 12-104974-LO

Applicant: Kevin Yurica, Property Owner

Decisions Included: Variance from the Land Use Code (Process II. 20.30G)
Critical Areas Land Use Permit (Process II. 20.30P)

Planner: Reilly Pittman, Land Use Planner

**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


By: _____
Carol V. Helland, Land Use Director

Application Date: January 5, 2012
Complete Application Date: February 1, 2012
Notice of Application Date: February 9, 2012
Decision Publication Date: May 31, 2012
Appeal Deadline: June 14, 2012 (14-days from date of publication)

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

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Attachments

1. Vicinity Map – Enclosed
2. Site Plan – Enclosed
3. Survey, Development Narratives, Critical Areas Report – In File
4. Geotech Report and update letter – In File
5. Arborist Report – In File
6. Mitigation Plan – In File
7. Permit forms and documents – In File

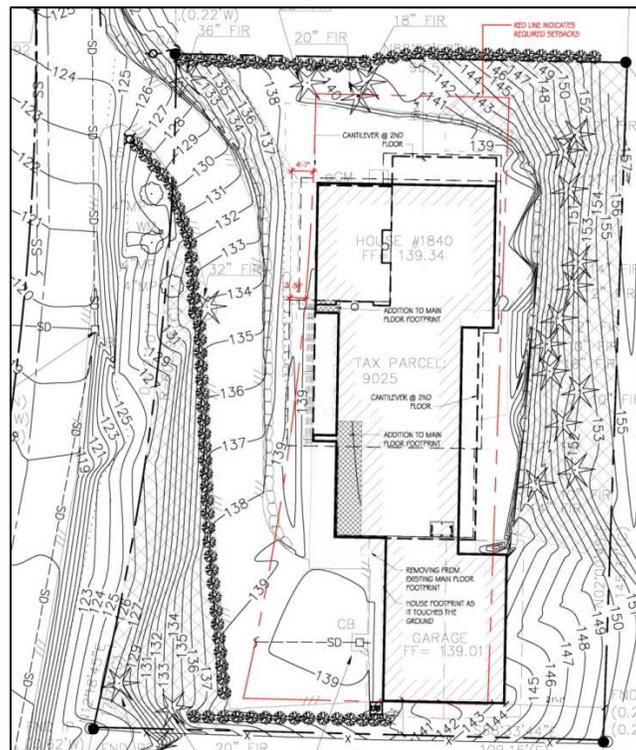
I. Proposal Description and Reason for Request

A. Proposal Description

The applicant proposes to remodel and add a second floor onto an existing single-family residence. The resulting house will have a floor area of 4,233 square feet. The majority of the house is within the existing footprint, however 160 square feet of the new footprint will be located within a 50-foot top-of-slope buffer and 24 square feet will be within a 75-foot toe-of-slope setback from steep slope critical areas. There will also be 391 square feet of 2nd floor living space and deck area cantilevered into slope buffer and setback. Total modification on the property proposed is 575 square feet. Some temporary disturbance of a steep slope critical area will also be caused for the installation of utilities. Construction of minor timber walls is proposed along the edge of the driveway at the top-of-slope. The slope buffer/setback modifications and temporary disturbance requires approval of a Critical Areas Land Use Permit.

The entire house is being rebuilt and slightly expanded. The proposed valuation of improvements will exceed the existing house value. The garage on the existing house is non-conforming to the 25-foot rear setback; the existing setback is only 20 feet. Due to the valuation of the house improvements the rear setback is required to be increased to meet the 25-foot minimum rear setback, unless a Variance from the Land Use Code is granted. The proposed variance application would allow the garage to maintain the existing rear setback of 20 feet. See figure 1 for the proposed site plan below.

Figure 1



of-slope of the slope on the eastern portion of the property. See Figure 4 for existing site condition.

Figure 3



B. Zoning

The property is zoned R-1.8, single-family residential and the proposed house and improvements are allowed in this zone.

C. Land Use Context

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

D. Critical Areas On-Site and Regulations

i. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial,

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

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue’s remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to 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 proposal is in conformance with the general dimensional requirements of the R-1.8 zone as outlined below or as modified by the proposed variance. All dimensional standards may be required to be verified by survey through the building permit inspection process.

i. Zoning Dimensional Requirements

BASIC INFORMATION		
Zoning District	R-1.8	
Site Area	15,120 square feet	
ITEM	REQ'D/ALLOWED	PROPOSED
Building Setbacks		
Front Yard/Easement	30 feet	30 feet
Rear Yard	25 feet	25 feet except garage
Min. Side Yard	5 feet	5 feet
2 Side Yard	15 feet	15 feet
Maximum in Building Height	35 feet from AEG	35 feet or less
Maximum Façade Height	40 feet	40 feet or less
Maximum Lot Coverage by Structure	40 Percent <u>.40 x 3,889</u> 1,555.6 SF	1,278 SF or 32.8%
Maximum Impervious Surface Coverage	57.7% existing coverage	57.7% maximum or 6,730 square feet as conditioned
Maximum Floor Area Ratio	.5 or 50 Percent <u>15,120 x .5</u>	4,233 square feet (28%) proposed

	7,560 SF	
Tree Retention	30% of diameter inches	Greater than 30% retained

ii. LUC 20.20.025 Intrusions Into Building Setbacks

The house proposes a 2nd floor deck as a minor building elements in the front setback which is allowed per LUC 20.20.025.F. The deck meets the standards of this section for percentage of façade length and distance into the setback.

B. Critical Areas Overlay District LUC 20.25H

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development within the 75-foot toe-of-slope setback. The performance standards in LUC 20.25H.125 apply to the project as discussed below:

i. Consistency with LUC 20.25H.125

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

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

The improvement of the existing house is mostly taking place within the established house footprint. 575 square feet of slope buffer and setback will be modified by house footprint expansion, cantilevered elements, and a patio. No portion of the house will be located in a steep slope critical area. Construction of some minor timber landscaping walls of one to two feet in height will be placed at the edge of the driveway to terrace the soil in this vicinity next to the driveway. Temporary disturbance will result for the construction of utility lines which must cross through the slope. The areas of temporary disturbance will be restored as part of the slope replanting.

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

The proposed improvements are largely placed within the existing disturbed house footprint. Vegetation is preserved on the site with the exception of the removal of 5 hazard trees per an arborist report which is attachment 5. The areas of steep slope on the property will have mitigation planting installed on them in place of exiting invasive species.

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

A geotechnical engineer examined the site and proposed project and found that the risk is “low” to “moderate” for the slopes on the site which will not be worsened by the project (Geotech Report, Pg. 4-5). The applicant will be required to record a hold harmless agreement which releases the City from liability for any damage arising from the location of improvements within a critical area buffer in accordance with LUC 20.30P.170. **See Conditions of Approval in Section X of this report.**

4. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;

No retaining walls are proposed. Some minor timer walls are proposed at the edge of the driveway to support the soils on the edge of the driveway to enable planting.

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

The percentage of the site covered by impervious surface is 57.7 percent. The site is allowed to maintain this coverage but the coverage cannot exceed this percentage. The new vegetation will provide improved coverage by vegetation on the slope, improving erosion protection, slope stability, and storm water functions. . **See Conditions of Approval in Section X of this report.**

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;

The proposed timer walls are terraced or tiered as required.

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 foundation is proposed in a steep slope. The existing house already provides some slope stability and support by having its foundation walls used to support the slope soils. The existing garage has some walls which provide support to the slopes behind the house to the east. The variance will allow the garage to remain in its current location and limit disturbance to the slope above which the

garage provides some support to.

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

No construction is proposed on slopes of 40 percent or greater.

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

No construction is proposed in slopes of 40 percent or greater.

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.**

Total modification on the site is 575 square feet. The applicant has proposed a mitigation planting plan to install new vegetation and remove invasive species located on the slope below the driveway that is at least 1,300 square feet. The mitigation planting also will address temporary disturbance caused by the installation of utility lines and the removal of hazardous trees. The mitigation provided is required greater than a 1:1 ratio with the impacts proposed. The planting proposed is sufficient for the 1,300 square feet proposed. **See Conditions of Approval in Section X of this report.**

ii. Consistency With LUC 20.25H.145

Modification of a slope buffer and setbacks requires a critical areas report as part of the application for a Critical Area Land Use Permit. The applicant has obtained the services of a qualified geotechnical engineering company to study the site and document the observed conditions. Staff has reviewed a Geotechnical Report by Geo Group Northwest dated April 12, 2011 and an addendum letter dated April 24, 2012 that are found as attachment 4. This geotechnical analysis reviews the proposal and finds that the modifications will “not increase the threat of geological hazard to adjacent properties” over conditions that would exist if no modification were proposed (Geotech Letter). The geotech found that the “hazard to the project site is eliminated” by the proposed design and that the project “will be safe as designed” under the anticipated conditions (Geotech letter). Per LUC 20.30P.170, approval of projects to locate or modify buffers, setbacks, or the steep slopes critical areas require the proponent to complete a Hold Harmless Agreement with the City. The agreement is required to be completed prior to clearing and grading permit issuance on a form provided by the City. **See Conditions of Approval in Section X of this report.**

IV. Public Notice and Comment

Application Date:	January 5, 2012
Public Notice (500 feet):	February 9, 2012
Minimum Comment Period:	February 23, 2012

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on February 9, 2012. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards and approved the application.

VI. 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 large-scale earthmoving activity is proposed. Erosion and sedimentation control requirements and BMPs will be reviewed by the Clearing and Grading Department as part of a clearing and grading permit.

B. Plants and Animals

Five trees determined to be hazardous by an arborist report are proposed for removal. The site is located in a developed area with minimal connected areas of significant vegetation. The slope below the driveway is proposed to be planted with 1,300 square feet of mitigation planting for the proposed modifications and temporary impacts. See Attachment 6 for the proposed planting plan.

C. Noise

Any noise generated is regulated by Chapter 9.18 BCC. **See Section X for a related condition of approval.**

VII. Changes to Proposal Due to Staff Review

Staff requested revisions to the geotech report to address requirements in the Land Use Code. In addition, the plans were revised to determine the amount of slope buffer and setback being modified by the structure and to ensure zoning requirements were met.

VIII. Decision Criteria

D. 20.25H.255.B Critical Areas Report Decision Criteria

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

- 1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;**

Existing development and lack of vegetation have degraded the site. The slope below the driveway will be replanted with native vegetation per the submitted plan. The planting area of 1,300 square feet is greater than the combined 575 square feet of total buffer and setback modification. The site will have a net improvement in vegetation cover on the slope that will maintain slope stability by preventing erosion and provide variation in species of vegetation. Five existing trees are being removed as they pose a hazard to the property and existing home. The proposed planting plan will include trees, shrubs, and ground covers to cover the slope below the driveway. **See Section X for a related condition of approval.**

- 2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;**

The proposed vegetation will provide variety and slope protection from erosion which are the most important functions on this site that has limited connection to surrounding vegetation and is in a developed urban environment. The house construction is primarily taking place within the existing footprint and is not placing structure in the steep slope critical areas.

- 3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;**

The project is limited to the existing impervious surface coverage of 57.7% and shall not exceed this coverage limit. The only trees being removed are hazardous and will be replaced along with the planting of the steep slope. Additional vegetation on a site lacking vegetation coverage is usually an improvement to storm water functions. A rain garden is also proposed on the site which will collect water from the roof of the house

4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

The mitigation planting is required by LUC 20.25H.220 to be maintained and monitored for a period of at least five years. The maintenance and monitoring standards found in the conditions of approval apply. Monitoring reports are required to be submitted annually, that include photos of the planting and document plant growth. A maintenance surety in an amount based on 100 percent of the cost of plants will be required based on the submitted cost estimate. The surety will be released after five years assuming the mitigation has been successful. The surety will be required prior to building permit issuance. **See Conditions of Approval in Section X of this report.**

5. 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

The modifications and performance measures in this proposal are not detrimental to the functions and values of the shoreline or steep slope critical area.

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

The project will construct a new single-family residence which is a compatible use with the surrounding uses which are also single-family homes.

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

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

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

The applicant must obtain a building permit before beginning any work. **See Conditions of Approval in Section X of this report.**

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

The majority of the home is within the existing footprint. The granting of the proposed variance will allow the existing garage to remain in the current location and will avoid further disturbance of the steep slope which the garage walls are integrated into.

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

As discussed in Section III of this report, the performance standards of LUC 20.25H

are being met.

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

The proposed activity will not affect public services or facilities any more than the existing home and will be served by adequate public facilities.

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

A mitigation planting plan has been submitted to install plants on the steep slope below the driveway. A maintenance surety will be required to ensure plant survival over the 5-year monitoring period. **See Conditions of Approval in Section X of this report.**

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

As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

C. LUC 20.30G.140.A Variance from the Land Use Code – Decision Criteria – General
The Director may approve, or approve with modifications an application for a variance from the provisions of the Land Use Code if:

1. 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.

The variance is proposed in order to allow the existing garage to remain as it currently exists. The structure is non-conforming to the rear yard setback requirement of 25 feet as the current setback is 20 feet; the proposed development is required to meet all zoning requirements per LUC 20.20.560. The variance will allow the garage to remain in the present location, 5 feet within the setback, which is integrated into the slope that is above the rear of the house. Keeping the garage in the present location will prevent further disturbance of the steep slope. The location of the steep slopes makes vehicle access an issue and moving the garage forward to meet the 25-foot setback would impact the ability of vehicles leaving the site by reducing the amount of area the vehicles have to turn around. The proposed variance to allow the garage to maintain the existing 20-foot rear setback is in keeping with the privileges enjoyed by adjacent properties. Many of the homes in the vicinity have garages and driveways on steep slopes, but have more area to building within. The variance will not constitute a grant of a special privilege.

2. 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 use rights and privileges permitted to other properties in the

vicinity and in the land use district of the subject property.

The variance is necessary because the size of the buildable area on the lot and the overlapping nature of the critical areas regulations. Most of the construction is located within the existing house footprint and all of the rest of the structure meets the required setbacks. The variance will allow the garage to remain and will avoid disturbance to the steep slope behind the house to remove the garage. Many other homes in the vicinity are much larger and have larger lot sizes which allow for setbacks to be easily achieved and slopes to be avoided. Given the smaller lot size of this lot and the location of steep slope critical areas on the property the structure is located in the buildable area and the variance will allow the garage to remain where it is already located. This variance only allows the garage to remain in the setback and does not reduce the rear setback for any other structures or additions to the house in the future. Per LUC 20.40.500 a variance must be recorded with King County Department of Records within 60 days of approval to ensure the variance runs with the land in perpetuity. The recorded document shall be a site survey showing the property, setback dimensions, and have a note or other depiction showing the reduced rear setback for the garage only. The recorded document shall be reviewed by Land Use staff prior to recording and a copy of the recorded document submitted with the building permit application. **See Conditions of Approval in Section X of this report.**

3. The granting of the variance will not be materially detrimental to property or improvements in the immediate vicinity of the subject property.

The proposal is not detrimental to the property or improvements in the vicinity of the property as the variance will maintain the existing condition.

4. The variance is not inconsistent with the Comprehensive Plan.

The variance is not inconsistent with the Comprehensive Plan:

POLICY EN-25. Provide for limited building footprint expansion options for existing single family structures in the Protection Zone only in a manner that does not degrade critical area functions.

POLICY LU-9. Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area.

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.

The variance will allow the garage to remain in its current location and not require further disturbance of a steep slope. The proposal is compatible with the R-1.8

zoning standards and the existing development in the area. The variance will allow this property to have a modern home and garage.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the Variance from the Land Use Code and Critical Areas Land Use Permit to remodel the existing house and allow the existing garage to maintain a 20-foot rear setback. **Approval of this Variance and Critical Areas Land Use Permit does not constitute a permit for construction. A building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

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

X. Conditions of Approval

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

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-4350

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

- 1. Rear Setback:** The existing garage is allowed to remain and be remodeled with the existing setback of 20 feet from the rear property line. This variance does not grant a 20-foot rear setback for all structures and is solely for the garage.

Authority: Land Use Code 20.30G.115
Reviewer: Reilly Pittman, Development Services Department

- 2. Impervious Surface:** The maximum allowed impervious surface coverage is 57.7%. New development shall not exceed this existing impervious cover percentage.

Authority: Land Use Code 20.20.010
Reviewer: Reilly Pittman, Development Services Department

- 3. Recording Variance:** The approved variance shall be recorded with the King County Department of Records within 60 days from the date of variance approval. The recorded document must be a survey that shows the approved 20-foot rear setback for the garage only. The document shall be submitted for Land Use review prior to recording and a copy of the recorded variance provided with the building permit application.

Authority: Land Use Code 20.40.500
Reviewer: Reilly Pittman, Development Services Department

- 4. Building Permit Required:** Approval of this Variance and Critical Areas Land Use Permit does not constitute an approval of a building permit. Plans submitted as part of any subsequent permit application shall be consistent with the activity permitted under this approval.

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

- 5. Mitigation Planting:** 1,300 square feet of native planting is required in the steep slope per the proposed plan.

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

- 6. Maintenance Surety:** In order to ensure the restoration successfully establishes, a maintenance assurance device that is 100% of the cost of plants is required to be held for a period of five years from the date of successful installation. Five years of maintenance and monitoring is required. The maintenance assurance device will be released to the applicant upon receipt of documentation of reporting successful establishment in compliance with the performance standards described below.

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

- 7. Monitoring:** The planting area shall be maintained and monitored for 5 years as required by LUC 20.25H.220. Annual monitoring reports are to be submitted to Land Use each of the five years.. Photos from selected photo points will be included in the monitoring reports to document the planting. The following schedule and performance standards apply and are evaluated in the report for each year:

Year 1 (from date of plant installation)

- *100% survival of all installed plants and/or replanting in following dormant season to reestablish 100%*
- *0% coverage of invasive plants in planting area*

Year 2 (from date of plant installation)

- *At least 90% survival of all installed material*
- *Less than 5% coverage of planting area by invasive species or non-native/ornamental vegetation*

Year 3, 4, & 5 (from date of plant installation)

- *At least 85% survival of all installed material*
- *At least 35%(Yr3), 50%(Yr4), 70%(Yr5) coverage of the planting area by native plants in each year respectively*
- *Less than 5% coverage by invasive species or non-native/ornamental vegetation*

Annual monitoring reports are to be submitted to Land Use each of the five years. The reports, along with a copy of the planting plan, can be sent to Reilly Pittman at rpittman@bellevuewa.gov or to the address below:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Authority: Land Use Code 20.30P.140; 20.25H.220
Reviewer: Reilly Pittman, Development Services Department

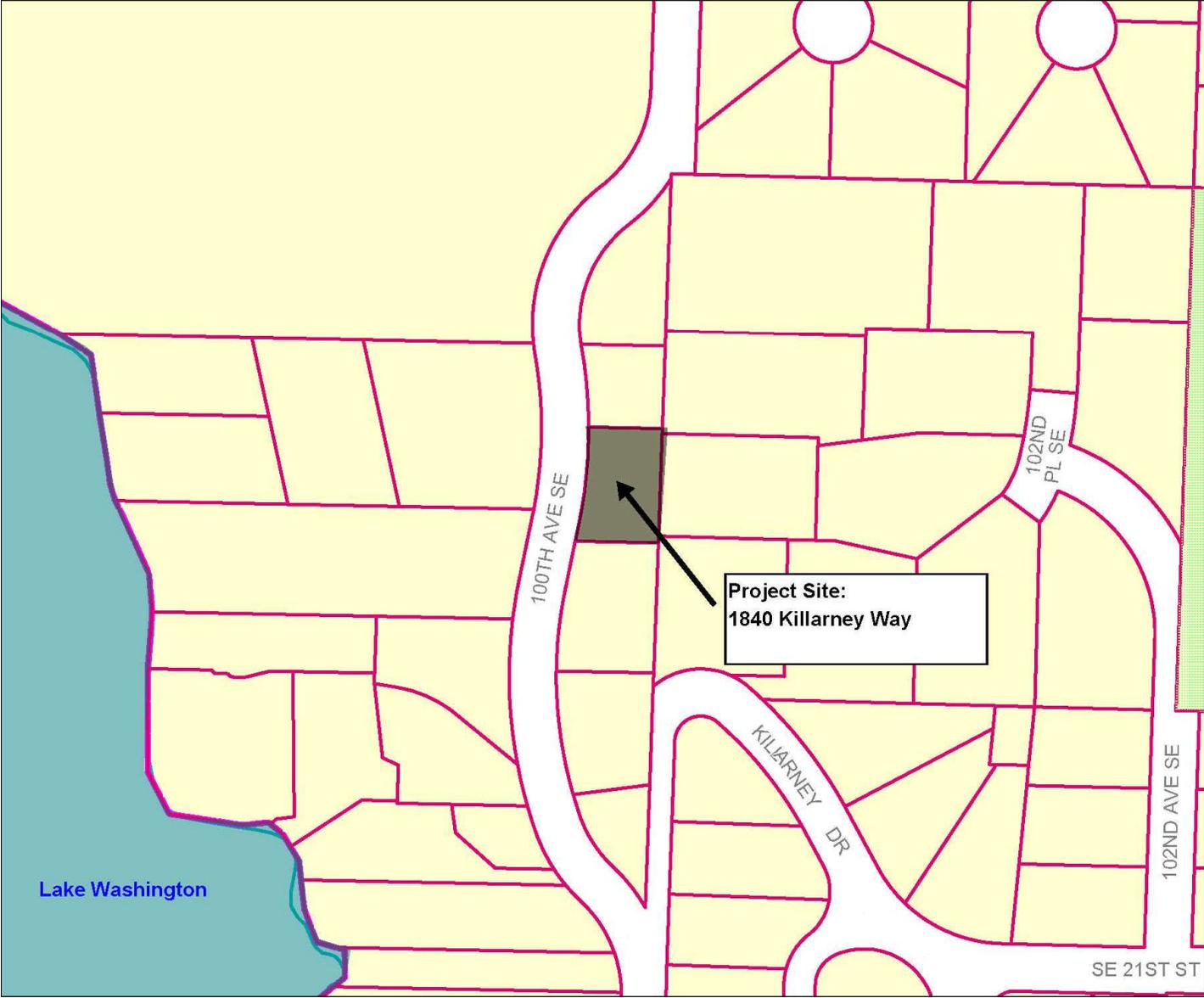
- 8. Land Use Inspection Required:** Inspection of the mitigation planting shall be completed by the Land Use Planner as part of the building permit inspection process. A Land Use inspection will be added to the building permit.

Authority: Land Use Code 20.25H.210
Reviewer: Reilly Pittman, Development Services Department

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

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

Yurica Residence
File Number: 12-104973-LS and 12-104974-LO



YURICA RESIDENCE

1840 KILLARNEY WAY, 98004

PROJECT DATA

OWNERS: KEVIN & MICHELLE YURICA
1840 KILLARNEY WAY
BELLEVUE, WA 98004

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BELLEVUE, WA 98004
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emily@medicich.com

STRUCTURAL ENGINEER:
BTL ENGINEERING
BRIAN LAMPE
17924 140th AVE NE, SUITE 220
WOODINVILLE, WA 98072
PHONE: 425-814-8448
FAX: 425-821-2120
brian.lampe@btleng.net

PROJECT DESCRIPTION:
DIG 570 SF BASEMENT, REMODEL & ADDITION
TO EXISTING MAIN FLOOR, AND ADD 2ND
FLOOR ADDITION

CONTRACTOR: TB5

ZONING & CODE INFORMATION

JURISDICTION: CITY OF BELLEVUE
ZONING: R - 1.8
PARCEL ASSESSOR'S #: 0624059025

LEGAL DESCRIPTION: THAT PORTION OF THE SOUTHEAST
QUARTER OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 5 EAST,
W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

TAX LOT 25, NORTH 40 FEET OF THE SOUTH 236.02 FEET OF
GOVERNMENT LOT 4, MEASURED ON THE EAST LINE, LYING EAST
OF 100TH AVE SE, ALSO BEGINNING 341.40 FEET NORTH OF
THE SOUTH CORNER OF GOVERNMENT LOT 4; THENCE SOUTH
105.40 FEET; THENCE WEST TO THE EASTERLY LINE OF THE
COUNTY ROAD; THENCE NORTHERLY ALONG SAID COUNTY ROAD
TO A POINT WEST OF THE BEGINNING; THENCE EAST TO THE
BEGINNING.

OCCUPANCY: SINGLE FAMILY
SET BACKS REQUIRED: FRONT YARD - 30'-0"
SIDE YARD - 5' (2 SIDES = 15')
REAR YARD 25'

SET BACKS PROVIDED: FRONT YARD - 27'-9" - NEW
TO 2ND FLOOR CANTILEVER
SIDE YARD - 7'-4 1/2" - EXISTING
SIDE YARD - 2'-4" - NEW
TO 2ND FLOOR CANTILEVER
REAR YARD - 2'-1" - EXISTING

BUILDING CLASSIFICATION

A. OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENCE
B. TYPE OF CONSTRUCTION:
1. AUTOMATIC SPRINKLERS PROVIDED YES NO
2. TYPE OF CONSTRUCTION: TYPE V-B

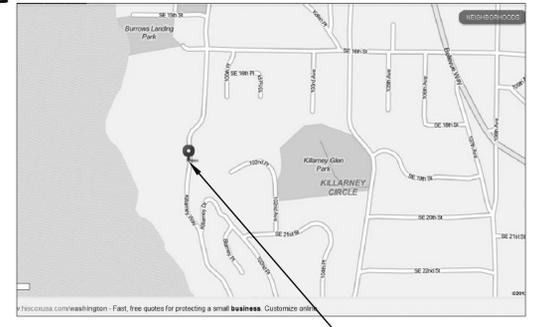
HEATING SYSTEM REVISIONS AND/OR EXTENSIONS WILL BE
PROVIDED AND SEPARATELY PERMITTED BY A DESIGN/BUILD
MECHANICAL CONTRACTOR. ELECTRICAL SYSTEM REVISIONS
AND ADDITIONS WILL BE PROVIDED AND PERMITTED
SEPARATELY BY A DESIGN/BUILD ELECTRICAL CONTRACTOR.

ENERGY CODE COMPLIANCE

CODE INFORMATION

ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL
CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE
FOLLOWING APPLICABLE CODES USED IN THIS DESIGN FOR CITY OF
BELLEVUE.

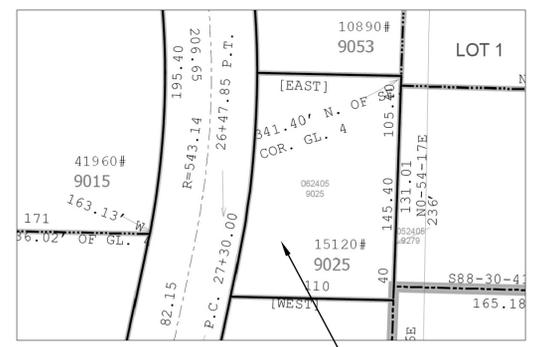
- 2009 INTERNATIONAL BUILDING CODE (IBC)
- 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2009 INTERNATIONAL MECHANICAL CODE (IMC)
- 2009 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2009 INTERNATIONAL FIRE CODE (IFC)
- WASHINGTON STATE ENERGY CODE, WAC 51-11-1 (WSEC)
- 2009 UNIFORM PLUMBING CODE (UPC)
- 2009 NATIONAL ELECTRIC CODE (NEC)
- 2009 NATIONAL FUEL GAS CODE (NFGC) NFPA 54, WAC 51-52



VICINITY MAP
NTS



PARCEL MAP
NTS



QT. SECT. MAP
NTS

ARCHITECTURAL SHEET INDEX

STRUCTURAL SHEET INDEX

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

2233 102nd Pl. SE
Bellevue, Washington 98004
Tel: (425) 453-9298
Fax: (425) 452-8448

ISSUE: _____ DATE: _____

REVISIONS: _____ DATE: _____

CLIENT / PROJECT:

YURICA - REMODEL & ADDITION

JOB ADDRESS:

1840 KILLARNEY WAY
BELLEVUE, WA 98004

ALSO KNOWN AS
1840 100TH AVE SE
BELLEVUE, WA 98004

Drawn By: M. Leszczynski

Checked By: EDB

Owner Approval: _____

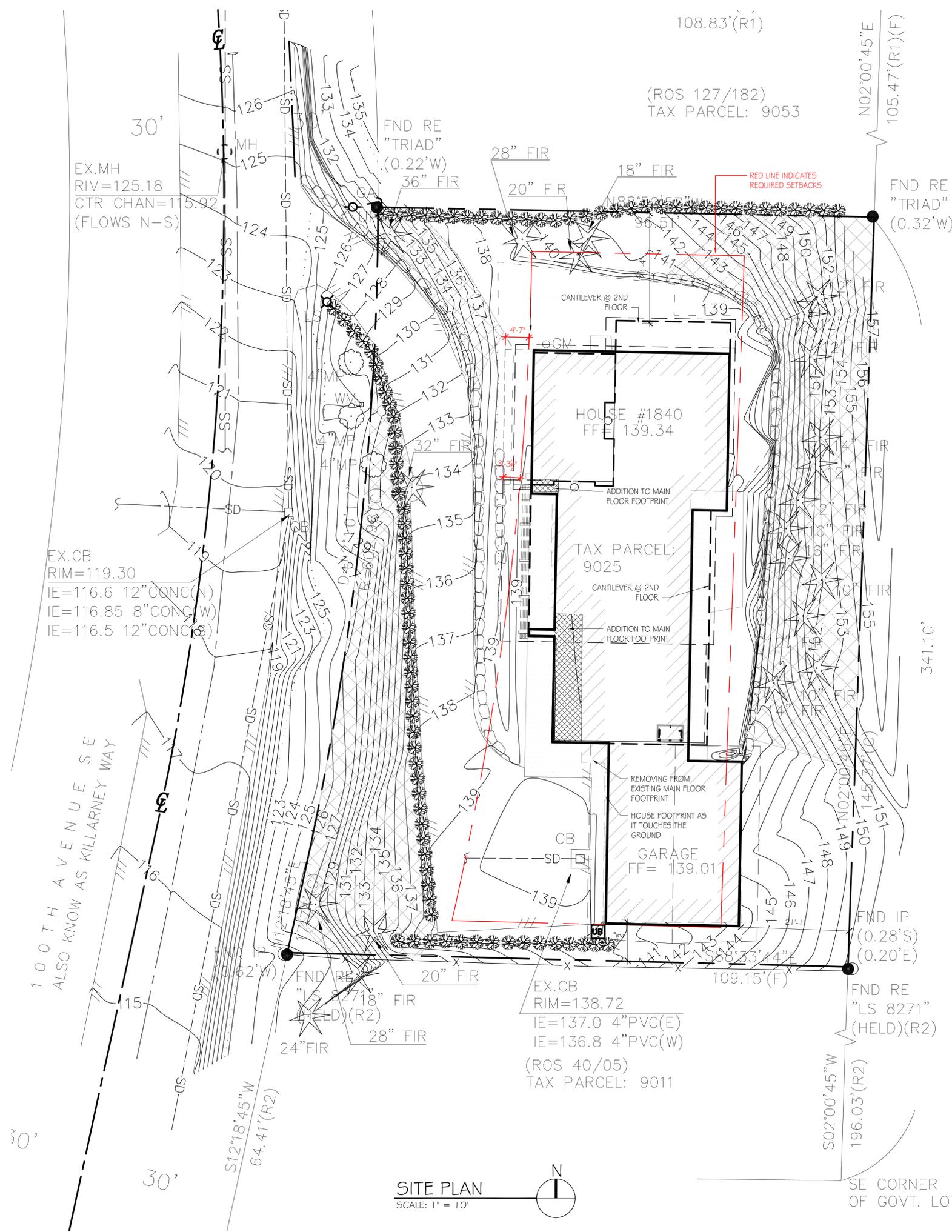
4/13/12
PRE-LIM

TITLE SHEET / SITE PLAN
VICINITY & PARCEL MAPS
PARCEL DATE & SHEET
INDEX

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Project No: _____
Date: 4/10/12



SITE PLAN
SCALE: 1" = 10'