



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

Proposal Name: Andreini Residence

Proposal Address: 3434 122nd Place NE

Proposal Description: Application for an Amendment to a Final Short Plat to combine two existing lots into one lot, and modify the setbacks shown on the face of the plat. Applicant requests the amendment in order to remove a boundary line and associated conditions of approval resulting from the original short plat approval (King Co. Rec. #9104159013)

File Number: 13-117407-LF

Applicant: GeoDimensions, Inc.
Andy McAndrews

Decisions Included: Administrative Decision for a Modification to an approved Final Short Plat (Process II), Land Use Code 20.45B.240

Planner: Laurie Tyler, Associate Planner

State Environmental Policy Act Threshold Determination: Exempt

Department Decision: Approval with Conditions

Laurie Tyler, Associate Planner
Development Services Department

Application Date: August 29, 2013
Notice of Application: September 19, 2013
Minimum Comment Period: October 3, 2013(14 days)
Decision Publication Date: January 9, 2014
Appeal Deadline: January 23, 2014(14 days)

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

I. DESCRIPTION OF PROPOSAL

Application for a Final Short Plat Amendment to combine two existing lots into one lot and to modify the setbacks shown on the face of the original approved short plat (King Co. Rec #9104159013). The Applicant requests the amendment in order to remove a boundary line and associated conditions of approval. One specific condition of approval placed on the original short plat required a 10 foot setback from septic drainfield areas as required by the Seattle-King County Department of Public Health. In order to officially remove this condition of approval, the Applicant applied directly to the Seattle-King County Environmental Health Division for a Final Subdivision permit.

Lot A has never been developed with either a single-family dwelling or any other structure containing facilities that would warrant the need for a septic drainfield. In addition, once the lots are combined, a single-family dwelling would not be permitted to be constructed due to the presence of an existing single-family dwelling located on Lot B. This existing single-family dwelling currently has its own septic drainfields. Seeing no need for the additional septic drainfields located on Lot A, the County Health Division approved the Final Subdivision permit on December 6, 2013 to combine the lots, and remove the condition of approval requiring a 10 foot setback from septic areas and removal of the extra septic drainfields located on Lot A.

Figure 1 – Original Short Plat Approval

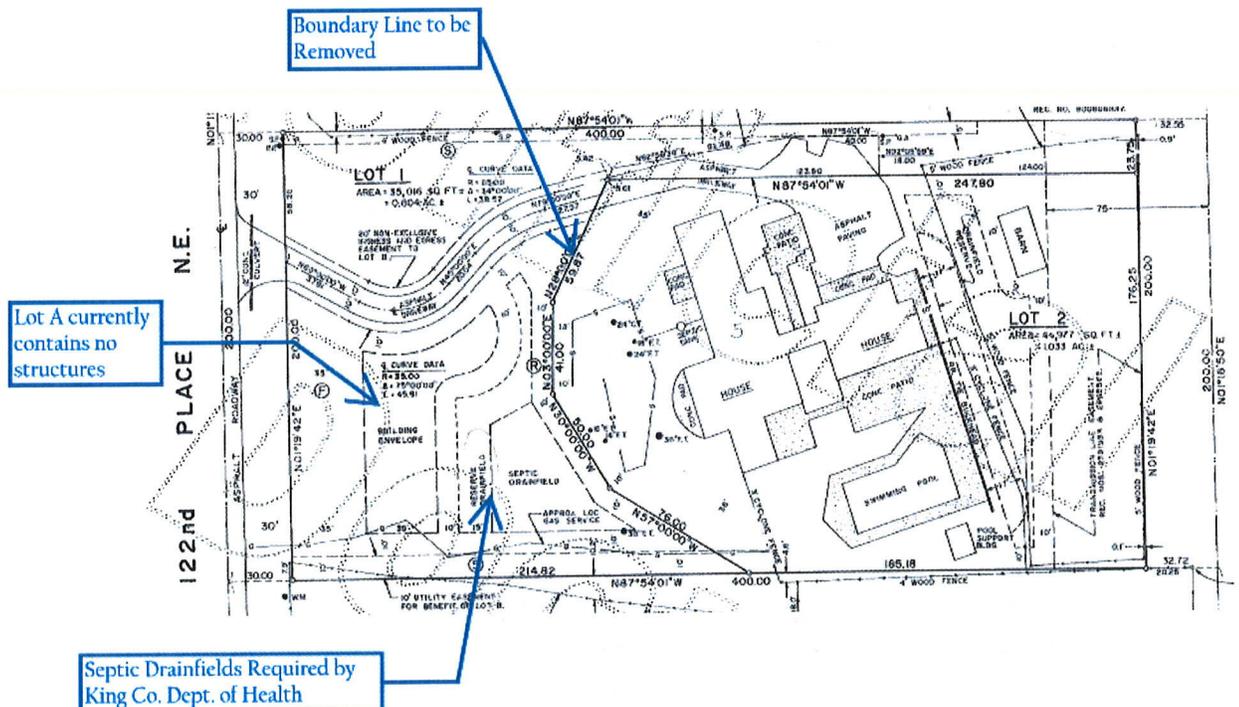
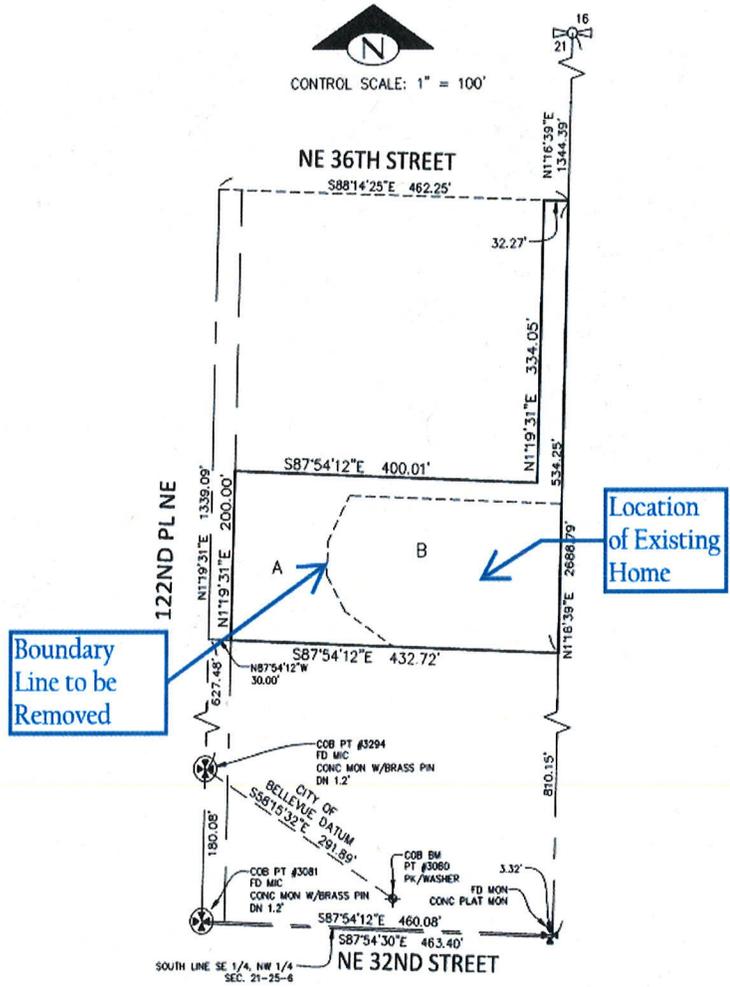


Figure 2 – Final Short Plat



II. SITE DESCRIPTION AND CONTEXT

The subject site is located within the existing Bridle Trails single-family neighborhood, and is bordered by Cherry Crest Park to the east, and single-family dwellings to the north, south and west. Both lots are accessed by a private driveway easement located off 122nd Place NE, which would be eliminated as part of this Final Short Plat Amendment. The site is located within the R-1 land use district with a Comprehensive Plan designation of Single-Family Low.

Figure 3 – Aerial Photograph



III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

The proposed amendment will not have any effect on the required Land Use Code dimensional or density requirements for the R-1 zoning district, as applied to this property. Once the two lots are combined, the existing single-family dwelling would continue to comply with required dimensional standards for the R-1 land use district.

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no critical areas on this proposal site. Short Plats not containing Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032. Thus, the project proposal is Exempt.

V. SUMMARY OF TECHNICAL REVIEWS

No comments were received regarding this application by the Clear and Grade, Fire, Utilities, Transportation and Survey Departments, as there were no concerns regarding this amendment request.

VI. PUBLIC COMMENT

The City initially notified the public of this proposal on September 19, 2013 with mailed notice and publication in the Weekly Permit Bulletin. No written comments were received regarding the proposal and there are no parties of record besides the applicant.

VII. DECISION CRITERIA:

Land Use Code 20.45B.220 Final Short Plat Decision Criteria:

Subject to LUC 20.45B.240, the Development Services Director shall approve a final short

plat if it conforms to all conditions and requirements of the preliminary short plat approval. LUC 20.45B.240.B states that short subdivisions may be revised in accordance with the following requirements:

- 1. All affected ownership interests within the originally recorded short subdivision must be a party to the revision application, or must express written agreement to the proposed revision, including written agreement to accept ownership of any property, or to transfer or convey ownership of any property, which may be necessary as a result of the revision.**

Finding: Both Lots, which are proposed to be combined, are currently owned by the same property owner. Therefore, this requirement would be satisfied.

- 2. Any features contained in the original short subdivision which have been relied upon in subsequent land development or land use planning decisions and which are still applicable at the time of application shall be incorporated in the short subdivision revision, unless such features are provided by other legal means at the time of short subdivision revision.**

Finding: All features contained in the original Hobbs Short Plat approval, with the exception of the removal of the boundary line and condition of approval regarding setbacks and septic drainfield requirements, are required to be incorporated into the final short plat mylar. See Conditions of Approval in Section IX.

- 3. Procedures and requirements established by this chapter for preliminary short subdivision approval shall be applicable to revision requests. Revisions shall comply with applicable conditions and provisions of the original plat or short plat and shall not adversely affect access, easements, or any land use requirements as provided for in the laws of the City.**

Finding: The Andreini Short Plat Amendment was processed per the requirements of LUC20.45B.240. The short plat amendment complies with all applicable conditions and provisions of the original short plat. The amendment to remove the boundary line and condition of approval regarding setbacks and septic drainfields will not adversely affect land use requirements.

- 4. Approval of any revision shall be filed and recorded as a supplemental declaration of short subdivision which shall contain the adjusted legal description and shall be effective upon being recorded by the Department of Planning and Community Development with the King County Department of Records and Elections and upon receipt of proof of recording.**

Finding: The applicant is required to record a supplemental declaration of short subdivision containing the adjusted legal description as a condition of approval of this permit. See Conditions of Approval in section IX.

VIII. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including

applicable Land Use consistency, City Code, and standard compliance reviews, the Development Services Director does hereby **APPROVE** the Andreini Final Short Plat Amendment **with conditions**.

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

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

Applicable Codes, Standards and Ordinances

Fire Code – BCC 23.11
Land Use Code – BCC Title 20
Transportation Development Code – BCC 14.60
Utility Code – BCC Title 24
Clearing and Grading – BCC 23.76

Contact Person

Adrian Jones, 425-452-6030
Laurie Tyler, 425-452-2728
Chris Dreaney, 425-452-5264
Bob Lombard, 425-452-4853
Savina Uzunow, 425-452-7860

GENERAL CONDITIONS OF APPROVAL

1. Incorporation of Features in Original Hobbs Short Plat

All features contained in the original preliminary short plat approval, with the exception of the condition of approval regarding setbacks and septic drainfield requirements, shall be incorporated into the final short plat mylar.

AUTHORITY: Land Use Code 20.45B.240
REVIEWER: Laurie Tyler, Development Services Department

2. Recording of the Supplemental Declaration of Andreini Short Plat

Applicant shall record the Supplemental Declaration of Andreini Short Plat with the King County Department of Records and Elections.

AUTHORITY: Land Use Code 20.45B.240
REVIEWER: Laurie Tyler, Development Services Department

ATTACHMENTS

Project Drawings

AMENDMENT DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT LAND USE PERMIT APPLICATION NO. 13-117407 LF WAS FILED WITH THE CITY OF BELLEVUE WHEREIN THE MAJORITY OF THOSE OWNERS OF INTEREST IN THE SHORT PLAT NO. CSPA-90-1899, APPROVED BY THE CITY OF BELLEVUE ON FEBRUARY 28, 1991 AND RECORDED IN VOLUME 79 OF PLATS, PAGE 249, IN KING COUNTY, WASHINGTON, HAVE PROVIDED SIGNATURE AGREEMENT AS TO DECLARING SAID SHORT PLAT TO BE AMENDED PURSUANT TO SECTION 20.45A.270 FINAL PLAT - MODIFICATION OF THE CITY OF BELLEVUE LAND USE CODE AS FOLLOWS:

1. LOT LINES SEPARATING LOT A AND B OF THE ABOVE REFERENCED SHORT PLAT ARE TO BE REMOVED RESULTING IN ONE LEGAL LOT (LOT 1) AS A RESULT OF THIS SHORT PLAT MODIFICATION;
2. THE SHORT PLAT CONDITIONS REGARDING BUILDING ENVELOPE AND SEPTIC DRAINFIELD BUILDING RESTRICTIONS SHALL BE REMOVED AS A RESULT OF THIS SHORT PLAT MODIFICATION. BUILDING SETBACKS SHALL BE DETERMINED BY CURRENT CITY OF BELLEVUE FRONT, SIDE, AND REAR SETBACK REQUIREMENTS PER CURRENT CITY OF BELLEVUE LAND USE CODE.
3. THE ACCESS EASEMENT, RECORDED UNDER K.C. RECORDING NUMBER(S) 9104159013 & 9109249007 IS HEREBY VACATED OR OTHERWISE DISSOLVED UPON THE SHORT PLAT MODIFICATION REMOVING THE LOT LINES SEPARATING LOT A AND B OF THE ABOVE REFERENCED SHORT PLAT.
4. THE PARKING EASEMENT, RECORDED UNDER KING COUNTY RECORDING NUMBER(S) 910415903 & 9109249007 IS HEREBY VACATED OR OTHERWISE DISSOLVED UPON THE SHORT PLAT MODIFICATION REMOVING THE LOT LINES SEPARATING LOT A AND B OF THE ABOVE REFERENCED SHORT PLAT.

THIS AMENDED PLAT REPRESENTS ONLY A GRAPHIC REPRESENTATION OF THE ORIGINAL SHORT PLAT AND DOES NOT ALTER ANY ELEMENTS OTHER THAN THE LINES AND TEXT STIPULATED ABOVE. EXCEPT AS OTHERWISE PROVIDED HEREIN, THE TERMS AND CONDITIONS OF THE ORIGINAL SHORT PLAT SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

BY: _____
HEATHER M. ANDREINI JOHN PAUL ANDREINI

ACKNOWLEDGEMENT:

STATE OF WASHINGTON }
 } SS.
COUNTY OF KING }

ON THIS DAY PERSONALLY APPEARED BEFORE ME HEATHER & JOHN PAUL ANDREINI, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, YEAR _____.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES _____

METHOD OF SURVEY:

INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

BASIS OF BEARINGS:

NAD 83(2011) - WASHINGTON NORTH ZONE
PER CITY OF BELLEVUE SURVEY STATION DATA
PT #3080: PK NAIL W/COB WASHER
N: 236,018.500
E: 1,309,448.527

PT #3294: CONC MON IN CASE W/BRASS PLUG
N: 236,172.056
E: 1,309,200.297

LEGAL DESCRIPTION:

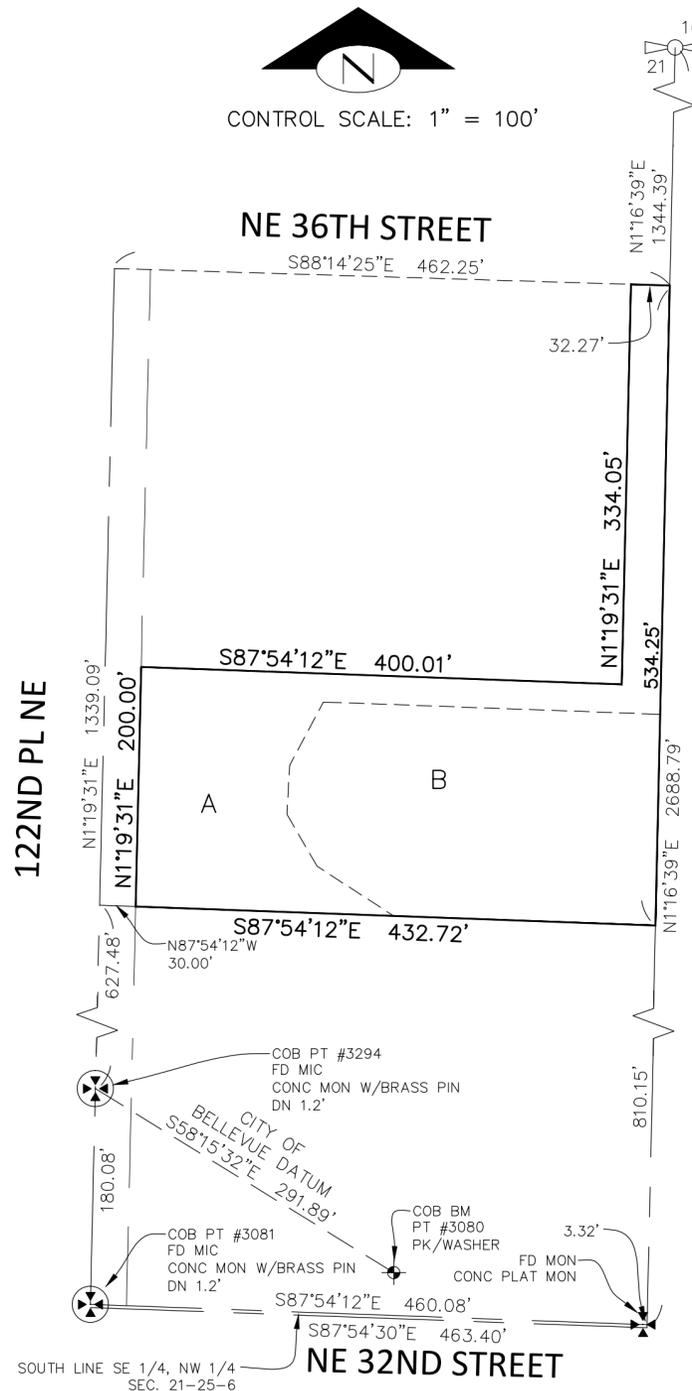
PARCELS A AND B IN CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. BLA-91-4747, ACCORDING TO THE SURVEY RECORDED UNDER NUMBER 9109249007 IN KING COUNTY, WASHINGTON.

TITLE REPORT REFERENCE:

CHICAGO TITLE INSURANCE COMPANY SHORT PLAT CERTIFICATE ORDER NO. 1361641, DATED APRIL 10, 2013.

SURVEY NOTE:

THIS SURVEY REPRESENTS CONDITIONS AS FOUND ON MAY 22, 2013.



SE 1/4, NW 1/4, SEC. 21 T.25 N., R.5 E.W.M.

TRANSPORTATION DEPARTMENT

EXAMINED AND APPROVED with respect to streets, alleys and rights of way for roads, paths and slopes.

REAL PROPERTY & SURVEY _____ DATE _____
DEVELOPMENT REVIEW _____ DATE _____

UTILITIES DEPARTMENT

EXAMINED AND APPROVED with respect to water, sewer and drainage systems.

ADMINISTRATOR _____ DATE _____

DEVELOPMENT SERVICES DEPARTMENT

EXAMINED AND APPROVED:

ADMINISTRATOR _____ DATE _____

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20 ____.

ASSESSOR _____ DEPUTY ASSESSOR _____
6789300085 & 6789300086
ACCOUNT NO. _____

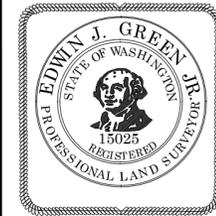
RECORDER'S CERTIFICATE

FILED IN BOOK _____ OF SURVEYS AT PAGE(S) _____
SUPT. OF RECORDS _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS THE ALTERATION OF THE ORIGINAL SUBDIVISION PLAT STATED HEREON IN CONFORMANCE WITH THE REQUIREMENTS PURSUANT TO RCW 58.17.215.

EDWIN J. GREEN JR. CERTIFICATE NO. 15025 _____ DATE _____



GeoDimensions
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www.geodimensions.net

measure success

DATE: 8/26/13 JOB #13271



City of Bellevue

SHORT PLAT AMENDMENT NO. 13-117407 LF

