

APPEAL ATTACHMENT 'A'



NOTICE OF APPLICATION

Seattle Department of Construction and Inspections (SDCI) is currently reviewing the Master Use Permit application described below.

Area: Magnolia/Queen Anne
Address: 3422 23RD AVE W
Record: 3032878-LU
Zone: LR1

Contact: BROOKE FRIEDLANDER - (206) 383-7095
Planner: David Landry - (206) 684-5318

Date of Application: 10/18/18
Date Application Deemed Complete: 11/9/18

Land Use Application to allow a 3-story, 3-unit rowhouse building. Parking for 3 vehicles proposed. Existing building to be demolished. Review includes future unit lot subdivision. To be considered with project #3032941-LU for shared access.

Comments may be submitted through: 12/10/2018

The following approvals are required:

SEPA Environmental Determination (This project is subject to the Optional DNS Process (WAC 197-11-355) and Early DNS Process (SMC 25.05.355). This comment period may be the only opportunity to comment on the environmental impacts of this proposal.

Other permits that may be needed which are not included in this application:

Building Permit
Demolition Permit

Your written comments are encouraged and should be submitted to:

PRC@seattle.gov
Seattle Department of Construction and Inspections
ATTN: Public Resource Center
PO Box 34019
Seattle, Washington 98124-4019
FAX (206) 233-7901

Commenters providing an email address or return US mail address will be sent notice of any public meetings or hearings and notice of the SDCI decision with information on the right to appeal. All correspondence will be posted to our electronic library.

Applications requiring shoreline approvals are subject to an initial 30-day comment period. All other land use approvals listed below are subject to an initial 14-day comment period. A 14 day comment period may be extended an additional 14 days provided a written request to extend the comment period is received by this Department within the initial 14-day comment period as published in this bulletin. Any comments filed after the end of the official comment period may be considered if pertinent to the review being conducted.

The project file, including application plans, environmental documentation and other additional information related to the project, is available in our electronic library at [Seattle Services Portal](#). Public computers, to view these files, are available at the SDCI Public Resource Center, 700 Fifth Avenue, Suite 2000. The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday, Friday and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday.

Questions about the projects listed in this bulletin can also be directed to the Public Resource Center at the email and US mail address listed above. To the extent known by the Department, other necessary government approvals or permits not included in the application will also be listed. When a building permit is listed as being necessary, this may include associated electrical, plumbing, mechanical, elevator, and other similar permits.

SDCI is now using the Early Review Determination of Non-significance (DNS) process for all applications requiring a threshold determination when SDCI has reasonable basis to believe that significant adverse impacts are not likely, and the Director expects to issue a DNS for the proposal. The DNS is not final until it is published following consideration of all comments received during the comment period.

The comment period for a project subject to an Early Review DNS may be the only opportunity to submit comment on the environmental impacts of the proposal. Mitigation measures may be imposed on projects subject to the Early Review DNS process. After the close of the comment period, SDCI will review any comments and will either issue a DNS followed by an opportunity to appeal, or, if significant environmental impacts are identified, a DS/Scoping notice. Copies of the



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NOTICE OF APPLICATION

Seattle Department of Construction and Inspections (SDCI) is currently reviewing the Master Use Permit application described below.

Area: Magnolia/Queen Anne
Address: 3420 23RD AVE W
Record: 3032941-LU
Zone: LR1

Contact: JULIAN WEBER - (206) 953-1305
Planner: David Landry - (206) 684-5318

Date of Application: 10/19/18
Date Application Deemed Complete: 11/9/18

Land Use Application to allow a 3-story townhouse building (2 units total).
Parking for 2 vehicles is proposed. Existing building to be demolished. Review includes future unit lot subdivision. To be considered with project #3032878-LU for shared access.

Comments may be submitted through: 12/10/2018

The following approvals are required:

SEPA Environmental Determination (This project is subject to the Optional DNS Process (WAC 197-11-355) and Early DNS Process (SMC 25.05.355). This comment period may be the only opportunity to comment on the environmental impacts of this proposal.

Other permits that may be needed which are not included in this application:

Building Permit
Demolition Permit

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PRC@seattle.gov
Seattle Department of Construction and Inspections
ATTN: Public Resource Center
PO Box 34019
Seattle, Washington 98124-4019
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SDCI is now using the Early Review Determination of Non-significance (DNS) process for all applications requiring a threshold determination when SDCI has reasonable basis to believe that significant adverse impacts are not likely, and the Director expects to issue a DNS for the proposal. The DNS is not final until it is published following consideration of all comments received during the comment period.

The comment period for a project subject to an Early Review DNS may be the only opportunity to submit comment on the environmental impacts of the proposal. Mitigation measures may be imposed on projects subject to the Early Review DNS process. After the close of the comment period, SDCI will review any comments and will either issue a DNS followed by an



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APPEAL ATTACHMENT 'B'



SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS

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Nathan Torgelson, Director

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Document	Size	Date	Record #	Record Type
Correction Letter-Drainage-Cycle2	229 KB	05/23/19	6688712-CN	Construction Permit
Correction Letter-ECA GeoTech-Cycle2	303 KB	05/16/19	6688712-CN	Construction Permit
Correction Letter-Zoning-Cycle2	278 KB	05/15/19	6688712-CN	Construction Permit
Public Comment: Niven 5/13/19	337 KB	05/15/19	3032941-LU	Master Use Permit
Public Comment: Moehring 5/2/2019	81 KB	05/07/19	3032941-LU	Master Use Permit
Correction Letter-Energy-Cycle2	256 KB	05/06/19	6688712-CN	Construction Permit
Public Comment: D. Moehring 04-29-2019 Comment Letter	9 MB	04/29/19	3032941-LU	Master Use Permit
Correction Letter-Land Use-Cycle2	298 KB	04/26/19	6688712-CN	Construction Permit
Correction Letter-Zoning-Cycle2	278 KB	04/21/19	3032941-LU	Master Use Permit
Correction Letter-Land Use-Cycle2	337 KB	04/19/19	3032941-LU	Master Use Permit
Correction Letter	326 KB	03/18/19	3032941-LU	Master Use Permit

Document	Size	Date	Record #	Record Type
Correction Letter-Zoning-Cycle1	287 KB	02/17/19	3032941-LU	Master Use Permit
Correction Letter-Zoning-Cycle1	278 KB	01/30/19	6688712-CN	Construction Permit
Correction Letter-ECA GeoTech-Cycle1	308 KB	01/07/19	6688712-CN	Construction Permit
Correction Letter-Geo Soils-Cycle1	201 KB	12/16/18	3032941-LU	Master Use Permit
Correction Letter-Addressing-Cycle1	213 KB	12/05/18	6688712-CN	Construction Permit
Optional Applicant Upload	2 MB	12/05/18	6694814-EX	Exception/Exemption Request
Results Letter-ECA GeoTech	102 KB	12/05/18	6694814-EX	Exception/Exemption Request
Public Comment: Moehring 12/2/18	6 MB	12/03/18	3032941-LU	Master Use Permit
Public Comment: Moehring 11/26/18	536 KB	11/27/18	3032941-LU	Master Use Permit
Correction Letter-Drainage-Cycle1	200 KB	11/26/18	6688712-CN	Construction Permit
Notice of Application	133 KB	11/21/18	001888-18PN	Public Notice
Correction Letter-Energy-Cycle1	343 KB	11/20/18	6688712-CN	Construction Permit
Record Snapshot	213 KB	11/20/18	6688712-CN	Construction Permit
Correction Letter-Ordinance-Cycle1	209 KB	11/16/18	6688712-CN	Construction Permit
Large Sign	119 KB	11/16/18	3032941-LU	Master Use Permit
Record Snapshot	214 KB	11/15/18	3032941-LU	Master Use Permit
Water Availability Certificate	33 KB	11/12/18	012893-18PA	Building & Land Use Pre-Application
Record Snapshot	213 KB	11/08/18	6688712-CN	Construction Permit
Record Snapshot	203 KB	11/08/18	6697994-DM	Demolition Permit
Public Comment: Monahan 10/18/18	26 KB	11/07/18	3032941-LU	Master Use Permit

Document	Size	Date	Record #	Record Type
Public Comment: Moehring 10-19-2018	683 KB	10/22/18	3032941-LU	Master Use Permit
Record Snapshot	204 KB	10/22/18	6694814-EX	Exception/Exemption Request
Optional Applicant Upload	19 MB	10/19/18	6694814-EX	Exception/Exemption Request
Optional Applicant Upload	3 MB	10/19/18	6694814-EX	Exception/Exemption Request
Optional Applicant Upload	251 KB	10/19/18	6694814-EX	Exception/Exemption Request
Large Sign	4 MB	10/18/18	3032941-LU	Master Use Permit
Notice Map	834 KB	10/18/18	3032941-LU	Master Use Permit
Correspondence	135 KB	10/05/18	3032941-LU	Master Use Permit
Preliminary Assessment Report	99 KB	09/20/18	012893-18PA	Building & Land Use Pre-Application
Site Photos	69 MB	09/14/18	012893-18PA	Building & Land Use Pre-Application
Site Plan	107 KB	07/20/18	012893-18PA	Building & Land Use Pre-Application

42 documents found



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Document	Size	Date	Record #	Record Type
Correction Letter-Land Use-Cycle2	298 KB	05/25/19	6689292-CN	Construction Permit
Correction Letter-Land Use-Cycle2	331 KB	05/25/19	3032878-LU	Master Use Permit
Correction Letter-Ordinance-Cycle2	462 KB	05/25/19	6689292-CN	Construction Permit
Correction Letter-Structural Engineer-Cycle2	462 KB	05/25/19	6689292-CN	Construction Permit
Notice of Director's Decision	147 KB	05/24/19	001015-19PN	Public Notice
Public Comment: Moehring 5/20/19	445 KB	05/24/19	3032857-LU	Master Use Permit
PUBLISHED Decision/Recommendation	229 KB	05/24/19	001015-19PN	Public Notice
Optional Applicant Upload	168 KB	05/20/19	3032878-LU	Master Use Permit
PUBLISHED Decision/Recommendation	236 KB	05/20/19	3032857-LU	Master Use Permit
Notice of Director's Decision	147 KB	05/17/19	000951-19PN	Public Notice
PUBLISHED Decision/Recommendation	236 KB	05/17/19	000951-19PN	Public Notice

Document	Size	Date	Record #	Record Type
Correction Letter-ECA GeoTech-Cycle2	307 KB	05/16/19	6689292-CN	Construction Permit
Public Comment: Niven 5/13/19	337 KB	05/15/19	3032878-LU	Master Use Permit
Public Comment: D. Moehring 04-29-2019 Comment Letter	9 MB	04/29/19	3032878-LU	Master Use Permit
Optional Applicant Upload	72 KB	03/13/19	3032857-LU	Master Use Permit
Correction Letter-Land Use- Cycle1	321 KB	02/26/19	3032878-LU	Master Use Permit
Correction Letter-Zoning- Cycle1	227 KB	02/17/19	6689292-CN	Construction Permit
Departments-Other	218 KB	02/17/19	3032878-LU	Master Use Permit
Correction Letter	60 KB	02/01/19	6689292-CN	Construction Permit
Correction Letter-Drainage- Cycle1	229 KB	01/16/19	6689292-CN	Construction Permit
Correction Letter-Addressing- Cycle1	193 KB	01/15/19	3032878-LU	Master Use Permit
Correction Letter-ECA GeoTech-Cycle1	308 KB	01/07/19	6689292-CN	Construction Permit
Correction Letter-Ordinance- Cycle1	317 KB	01/03/19	6689292-CN	Construction Permit
Correction Letter-Structural Engineer-Cycle1	317 KB	01/03/19	6689292-CN	Construction Permit
Correction Letter-Geo Soils- Cycle1	201 KB	12/16/18	3032878-LU	Master Use Permit
Correction Letter-Energy- Cycle1	258 KB	12/13/18	6689292-CN	Construction Permit
Correction Letter-Addressing- Cycle1	193 KB	12/10/18	6689292-CN	Construction Permit
Public Comment: Moehring 12/2/18	6 MB	12/03/18	3032878-LU	Master Use Permit
Public Comment: Moehring 11/26/18	536 KB	11/27/18	3032878-LU	Master Use Permit

Document	Size	Date	Record #	Record Type
Correction Letter-Addressing-Cycle1	196 KB	11/26/18	3032857-LU	Master Use Permit
Notice of Application	134 KB	11/21/18	001885-18PN	Public Notice
Public Comment: Moehring 11/12/18	2 MB	11/19/18	3032857-LU	Master Use Permit
Large Sign	119 KB	11/16/18	3032878-LU	Master Use Permit
Record Snapshot	214 KB	11/15/18	3032878-LU	Master Use Permit
Water Availability Certificate	59 KB	11/12/18	013011-18PA	Building & Land Use Pre-Application
Record Snapshot	212 KB	11/08/18	6689292-CN	Construction Permit
Public Comment: Monahan 10/18/18	26 KB	11/07/18	3032878-LU	Master Use Permit
Public Comment: Monahan 10/18/18	26 KB	11/07/18	3032857-LU	Master Use Permit
Public Comment: Anderson - 10/29/2018	54 KB	10/29/18	3032857-LU	Master Use Permit
Public Comment: Moehring 10/23/18	1377 KB	10/24/18	3032857-LU	Master Use Permit
Posting Map	798 KB	10/23/18	3032857-LU	Master Use Permit
Notice of Application	135 KB	10/19/18	001729-18PN	Public Notice
Large Sign	4 MB	10/18/18	3032878-LU	Master Use Permit
Notice Map	4 MB	10/18/18	3032878-LU	Master Use Permit
Public Comment: Moehring 10/14/18	4 MB	10/16/18	3032857-LU	Master Use Permit
Notice Map	795 KB	10/15/18	3032857-LU	Master Use Permit
Public Comment: Public Comment 10/11/18	40 KB	10/15/18	3032857-LU	Master Use Permit
Record Snapshot	215 KB	10/15/18	3032857-LU	Master Use Permit
Correspondence	135 KB	10/05/18	3032857-LU	Master Use Permit
Site Plan	14 KB	07/25/18	013011-18PA	Building & Land Use Pre-Application

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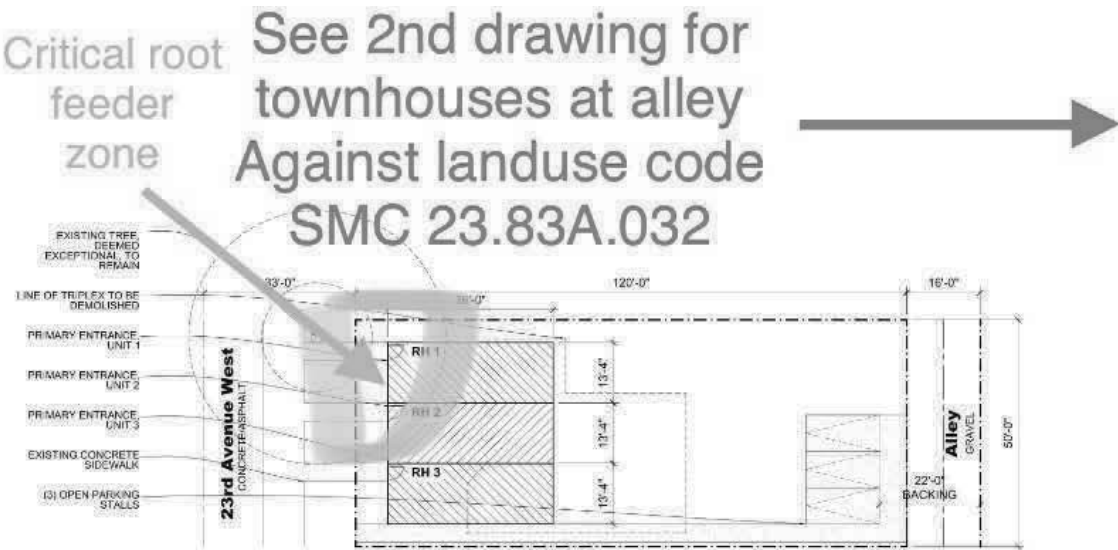
Street address within Seattle:

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Document	Size	Date	Record #	Record Type
Public Comment: D. Moehring 04/28/2019 Comment Letter	636 KB	04/29/19	6694812-EX	Exception/Exemption Request
Public Comment: D. Moehring 04-29-2019 Comment Letter	9 MB	04/29/19	6694812-EX	Exception/Exemption Request
Public Comment: S. Pawling 04-29-2019 Comment Letter	209 KB	04/29/19	6694812-EX	Exception/Exemption Request
ECA Exemption Decision	145 KB	03/13/19	6694812-EX	Exception/Exemption Request
Record Snapshot	77 KB	12/20/18	6698052-DM	Demolition Permit
Results Letter-ECA GeoTech	202 KB	12/06/18	6694812-EX	Exception/Exemption Request
Correction Letter-ECA GeoTech-Cycle1	202 KB	11/14/18	6694812-EX	Exception/Exemption Request
Record Snapshot	204 KB	10/22/18	6694812-EX	Exception/Exemption Request
Optional Applicant Upload	19 MB	10/19/18	6694812-EX	Exception/Exemption Request
Optional Applicant Upload	3 MB	10/19/18	6694812-EX	Exception/Exemption Request
Optional Applicant Upload	194 KB	10/19/18	6694812-EX	Exception/Exemption Request
Site Plan	18 KB	09/06/18	012598-18PA	Building & Land Use Pre-Application
Site Plan	19 KB	07/12/18	012598-18PA	Building & Land Use Pre-Application

13 documents found

APPEAL ATTACHMENT 'C'



Mirra 23rd

3420 23RD AVENUE WEST
SEATTLE, WA 98119

PROJECT DESCRIPTION: SEPA REVIEW, DEMO TRIPLEX, CONSTRUCT (3) ROWHOUSES WITH (3) OPEN PARKING STALLS, FUTURE UNIT LOT SUBDIVISION.

LEGAL DESCRIPTION: GILMANS ADD, PLAT BLOCK 11, PLAT LOT 8

TAX ID NUMBER: 2770601470

PROJECT TEAM:

OWNER/APPLICANT:

COLT BOEHME, MIRRA HOMES
11024 SE 5TH STREET, SUITE 210
BELLEVUE, WA 98005

ARCHITECT/PROJECT CONTACT:

JULIAN WEBER, AIA
1257 S KING ST
SEATTLE, WA 98144
p.206.353.1325

ZONE: LR1

LOT AREA: 8,000 SF

OriginalAddress1	OriginalCity
3416 23RD AVE W	
3414 23RD AVE W	
3410 23RD AVE W	
3422 23RD AVE W	
3420 23RD AVE W	
3412 23RD AVE W	

Mirra 23rd

3412 23RD AVENUE WEST
SEATTLE, WA 98119

PROJECT DESCRIPTION: SEPA REVIEW, DEMO TRIPLEX, CONSTRUCT (2) TOWNHOUSES WITH (2) OPEN PARKING STALLS, FUTURE UNIT LOT SUBDIVISION.

LEGAL DESCRIPTION: GILMANS ADD, PLAT BLOCK 11, PLAT LOT 10

TAX ID NUMBER: 2770601480

PROJECT TEAM:

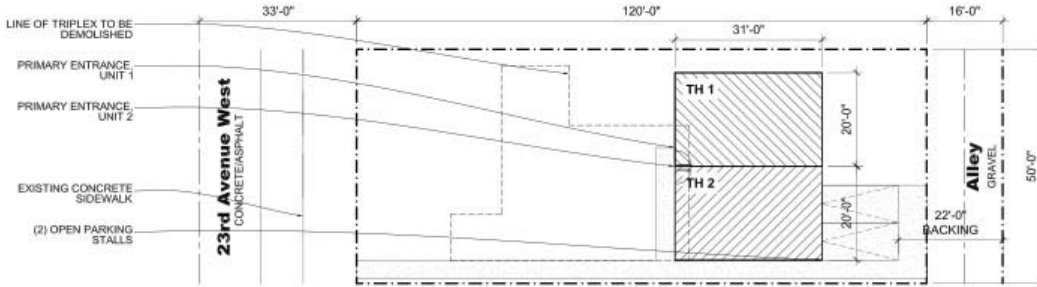
OWNER/APPLICANT:
COLT BOEHME, MIRRA HOMES

ARCHITECT/PROJECT CONTACT:

JULIAN WEBER, AIA
1257 S KING ST
SEATTLE, WA 98144
p 206.953.1305

ZONE: LR1

LOT AREA: 6,000 SF



web6.seattle.gov

PROJECT DESCRIPTION: SEPA REVIEW, DEMO TRIPLEX, CONSTRUCT (3) ROWHOUSES WITH (3) OPEN PARKING STALLS, FUTURE UNIT LOT SUBDIVISION.

LEGAL DESCRIPTION: GILMANS ADD, PLAT BLOCK 11, PLAT LOT 9

TAX ID NUMBER: 2770601475

PROJECT TEAM:

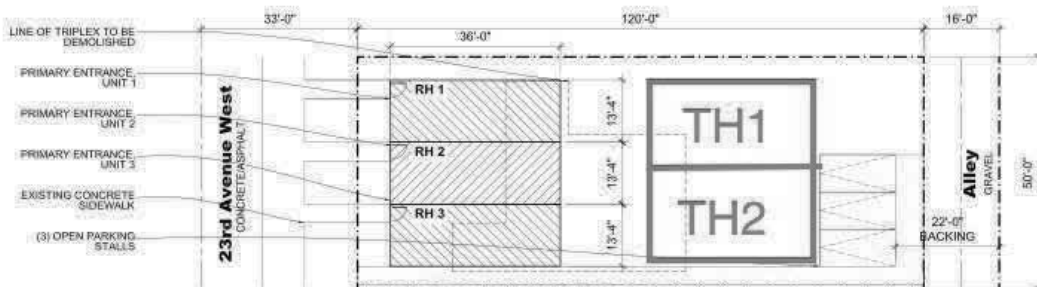
OWNER/APPLICANT:
COLT BOEHME, MIRRA HOMES

ARCHITECT/PROJECT CONTACT:

JULIAN WEBER, AIA
1257 S KING ST
SEATTLE, WA 98144
p 206.953.1305

ZONE: LR1

LOT AREA: 6,000 SF



Max number of dwellings on a lot within this LR1 zone is 1 for every 2200 sq ft of lot area without an improved alley; or 1 for every 1600 Sq ft with an improved alley

PRELIMINARY SITE PLAN

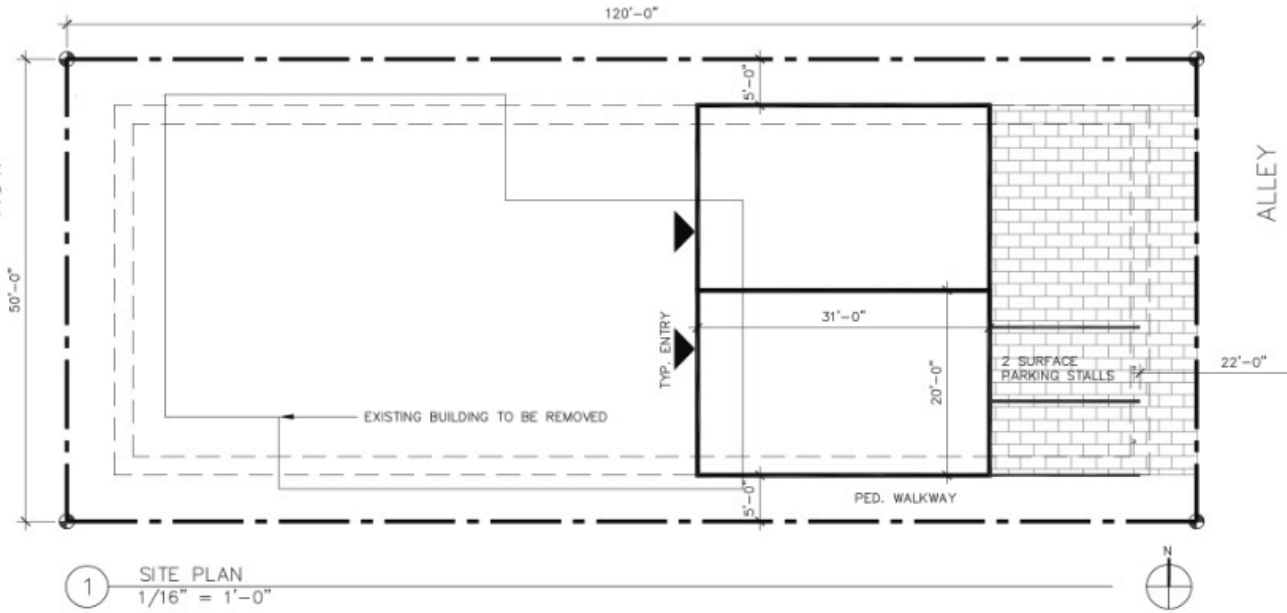
SCALE: 1" = 20'



Proposal exceeds allowed by showing 1 dwelling for every 1200 sq ft

23RD AVE W

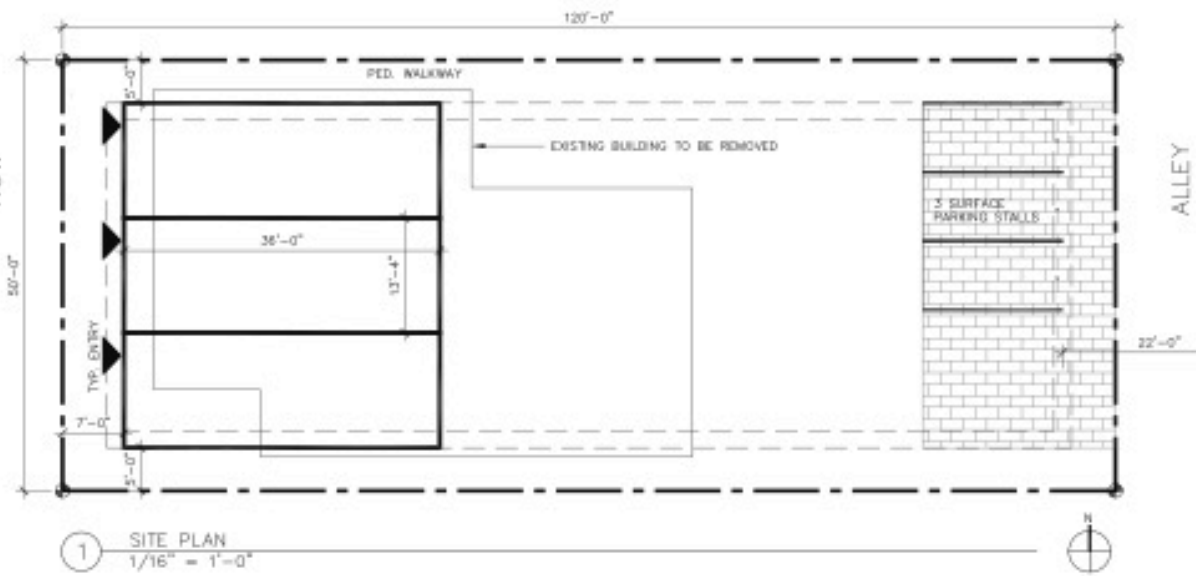
ROW



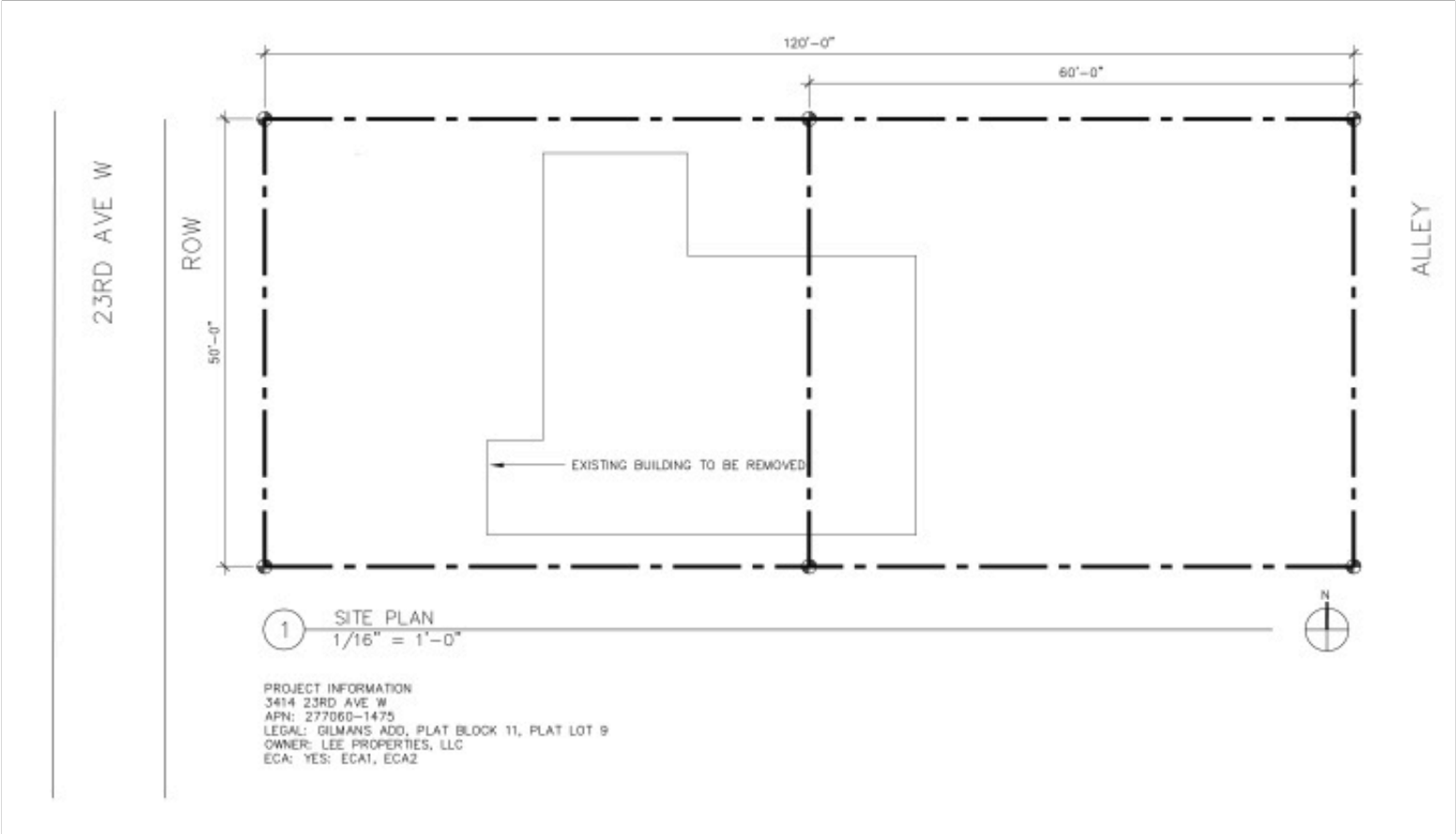
PROJECT INFORMATION
3418 23RD AVE W
APN: 277060-1475
LEGAL: GILMAN'S ADD, PLAT BLOCK 11, PLAT LOT 9
OWNER: LEE PROPERTIES, LLC
ECA: YES: ECA1, ECA2

23RD AVE W

ROW



PROJECT INFORMATION
3410 23RD AVE W
APN: 277060-1470
LEGAL: GILMAN'S ADD, PLAT BLOCK 11, PLAT LOT 10
OWNER: LEE PROPERTIES, LLC
ECA: YES: ECA1, ECA2



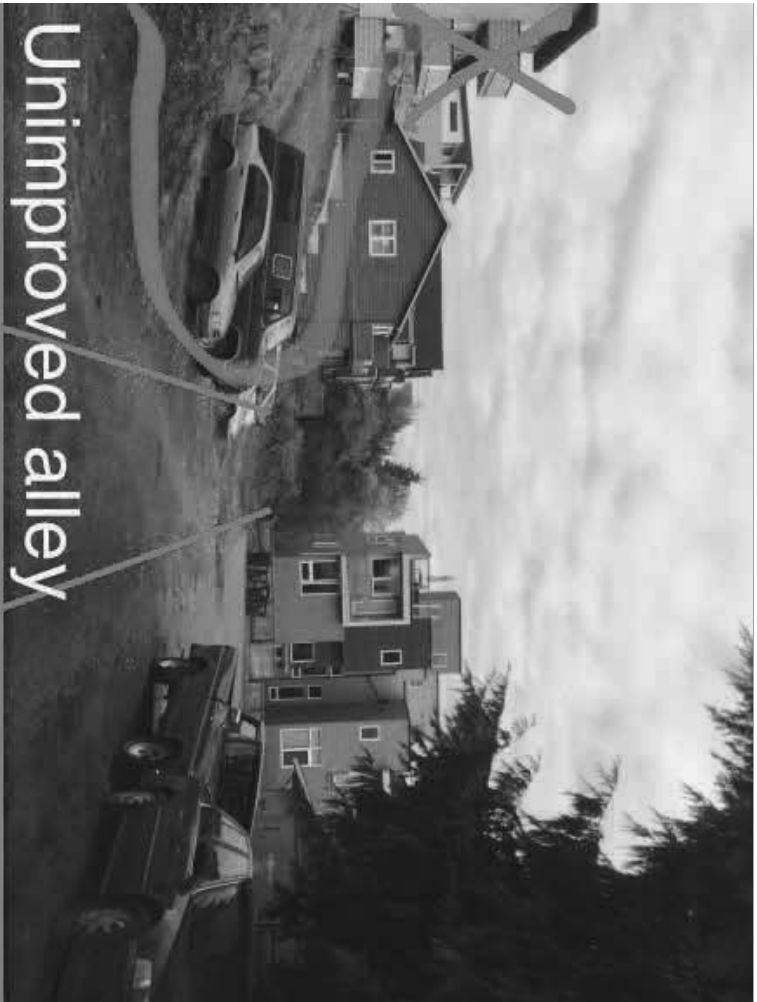


web6.seattle.gov

Exceptional street trees
to be protected to maintain
zone extent of tree drip-line







Unimproved alley

