

From: David Moehring
To: [PRC](#)
Subject: Subdivision to build dwellings behind rowhouses at 3411 23rd Ave W
Date: Friday, September 28, 2018 7:09:19 PM

Dear Seattle Public Resource Center:

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PRC: Please keep me informed of the proposed overdeveloped address within the city block where I live:

**ADDRESS: 3411 23RD AVE W**

OWNER: LEE PROPERTIES LLC

LEGAL: GILMANS ADD; PLAT BLOCK: 4; PLAT LOT: 15; PARCEL: 2770600515

PROJECT DESCRIPTION: CONSTRUCT 3 ROWHOUSES.

EXISTING STRUCTURE TO BE DEMOLISHED

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DENSITY IS OKAY, BUT NO MORE THAN ALLOWED

Notice: **No rowhouses are allowed in front of townhouses** within the same interdependent development!

Also, the maximum number of dwellings on a 6000 sq Ft lot is just three —compared to development seeking to build at least five dwellings per lot. Reference the Seattle Municipal Code 23.84A.032.R.20.f rowhouse development rules and deny any effort to add dwellings behind rowhouses on the proposed piecemeal submission of documents.

See also (easier read)

https://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/dpds021571.pdf

An existing affordable triplexes will be cleared in order to achieve unjustified profits for the property owner(s) from Bellevue. Lee Properties LLC is the owner. The financial responsibility of the developer requires the signature of Lee Properties.

DEADEND ALLEY

The number and size of the development units is limited if the alley remains in its present poor and deadend condition. The south end of the alley dead ends without a turnaround for emergency vehicles. The north end of this 16 ft wide right-of-way drops off steeply to Ruffner. It is not able to be used as an alley or emergency vehicle pathway.

I request that SDCI post a public meeting on this development at its onset along with the same owner's development across the street at 3410-3424 23rd Ave W to explain what will be done to correct multiple developer violations and to assure at least a streamlined design review will be conducted on the proposed interdependent and adjacent development.

The drawings show a front lot that is 60 feet wide and 60 feet deep with three rowhouses and six parking spaces. The remaining lot is approximately 3,400 sq feet bordering only an unopened alley - likely to be fit out with 2 townhouses or detached homes.

Sincerely,

David Moehring AIA NCARB

A concerned block resident

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