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BEFORE THE HEARING EXAMINER
CITY OF SEATTLE

In Re the Matter of the Appeal of:

DAVID M. MOEHRING, neighbor to 3447
22nd Ave. West,

From a Short Subdivision Decision Issued by
the Director, Department of Construction and
Inspections.

Hearing Examiner File No. MUP-17-____

SDCI Project No. 3026716
Construction Project No. 6484714

3447 22nd Ave. West

LAND USE DECISION APPEAL

COMES NOW the Appellant, David M. Moehring, through his counsel, Gregory L. Ursich of Inslee, Best, Doezie & Ryder, P.S., and hereby files this land use decision appeal of the conditional grant of a short subdivision for four unit lots at 3447 22nd Ave. West, Seattle, Washington.

On April 6, 2017, the Seattle Department of Construction and Inspections (SDCI) issued a land use decision to conditionally grant a short subdivision creating four unit lots on behalf of Build Sound LLC as submitted by architect Einar Novian (Exhibit 1). The parent lot of 3447 22nd Ave. West has a total area of approximately 6,000 square feet (hereafter "Subject Property"). The application of January 12, 2017 (Exhibit 2) and subsequent Record of Survey

1 dated February 28, 2017 (Exhibit 3) proposed the subdivision of the Subject Property into four
2 Unit Lots of the following areas:

- 3 A) 3445a 22nd Ave. W at 1400.0 sq. ft.
- 4 B) 3445b 22nd Ave. W at 1400.7 sq. ft.
- 5 C) 3447b 22nd Ave. W at 1599.3 sq. ft.
- 6 D) 3447a 22nd Ave. W at 1598.9 sq. ft.

7 The basis of this appeal is that, by code, this property can only be subdivided into three
8 Unit Lots rather than the four Unit Lots proposed. The Appellant submits this appeal as a Type
9 II decision to the Hearing Examiner, who has the authority to consider the short plat subdivision
10 decision and its impacts as outlined in the Seattle Municipal Code Section 23.24.045 and other
11 related land use codes.

12 A. The Appellant, as the Immediate Neighbor to 3447 22nd Ave. West (at 3444 23rd
13 Ave. West), has the Following Interest in the SDCI decision that Improperly
14 Granted a Four Lot Unit Subdivision.

- 15 1. Assuring that the neighboring properties have been developed within the
16 Seattle Municipal Code requirements as to the density limits as
17 established by the Code at the time the application for the subdivision was
18 complete.
- 19 2. Assuring the neighborhood density is regulated and limited to the intent
20 of the Code in terms of the number of dwellings and separate living units.
- 21 3. Assuring the privacy of the neighboring properties will not be encroached
22 by the overdevelopment of an individual property.

23 B. In Error, the City Conditionally Approved a Four Lot Unit Subdivision When the
24 Code Only Allows a Three Lot Subdivision on a Small Lot of only 6,000 square
feet.

The Subject Property subject to the appeal of the proposed land use lot unit subdivision
decision is a Type II land use decision pursuant to SMC 23.76.002(G)(2). A Type II decision
made by the Director may be appealed to the hearing examiner. Therefore, this is a proper land
use appeal of the conditional grant of the short subdivision into four Unit Lots.

1 Under SMC 23.76.004(G)(2), a separate application is required for a short subdivision
2 of property in the City of Seattle. Under both the Code and state law, an application for a short
3 plat is not vested until the application is decreed complete by the City. SMC 23.76026(b); RCW
4 58.17.033. The specific land use decision being appealed is the Director's April 6, 2017
5 conditional approval of the unit lot subdivision into four lots. (Exhibit 1) including the Director's
6 Analysis and Decision statement (Exhibit 7).

7 As identified in the SDCI Notice of Application (Exhibit 2), the unit lot subdivision
8 application was deemed complete by SDCI on January 12, 2017. This is the date that the
9 applicable zoning standards should be applied to determine into how many lots the property can
10 be subdivided.

11 Furthermore, and as additional background, and as defined in SMC 23.76.005(C)(3), an
12 application for a land use decision may not be vested during the time in which the applicant has
13 substantially revised the permit application or the applicant has changed the intended use and
14 density of the property. Since 2015, the applicant has submitted several significant revisions
15 and withdrawn a previous plan for the overall development of the subject property. The permit
16 and application history is as follows:

- 17 1. The initial Master Use Permit application was submitted "to allow one,
18 2-unit townhouse and two single family residences" (Notice of
19 Application deemed complete July 6 2015 – Exhibit 5).
- 20 2. Corresponding to that application, a three-structure shared-driveway
21 configuration plan was dated "Revised 09.14.15" and submitted for SDCI
22 review (Exhibit 5A).
- 23 3. On November 19, 2015, the SDCI reviewer, David Graves, replied with
24 the following requirement: "In order to share a driveway with 3453 22nd
Ave W and potentially 3451 22nd Ave W, you may need an access
easement agreed to by all owners on those two lots." (Exhibit 6).

1 4. In lieu of obtaining the recommended access easement with the
2 neighboring lots, the architect completely abandoned the previous plan
3 for three structures and submitted a new plan set as dated 3-21-16 (Exhibit
4 7) and then subsequently corrected that set of plans and submitted a new
5 set to state "construct (4) SFR with parking per plan" on 5-11-16.

6 5. Up to this point, May 11, 2016, significant changes were made between
7 the three structure submission of July 6, 2015 and the twice-revised SFH
8 submission of May 11, 2016. Seattle's zoning code for LR density (SMC
9 23.45.512) was adopted on August 10, 2015 which was prior to the
10 Applicant's significant submission changes.

11 The SDCI subsequently issued a SEPA Determination of Non-Significance on July 18,
12 2016. The 2016 Notice of Decision was only as to the application of SEPA and revised the
13 earlier MUP application description of July 6, 2015, to "allow four single family residences in
14 an environmentally critical area" (Exhibit 8). Unfortunately, the 2016 revision of the plans by
15 the applicant did not comply with the adopted land use code in effect. Furthermore, prior to
16 January 12, 2017, no application had been submitted to subdivide the Subject Property.

17 C. The Subject Property is Situated in the LR1 Zone and per SMC23.45.512, as
18 Amended in August 2015, only allows three single family lots.

19 The Subject Property is zoned LR1. Under SMC 23.45.512, Table A, the proposed unit
20 lot subdivision of four single family homes on the original parent lot of 6,000 square feet does
21 not comply with the land use ordinances in effect when the application was deemed complete
22 for either the permit in 2016, or for unit lot subdivision. (Figure 1 below and Exhibit 9).
23 Calculations shown on the architect's drawings indicated 3.75 dwelling units (Exhibit 7,
24 Appellant Reference "B"). Footnote (1) of Table A for SMC 23.45.512 states: "When density
calculations result in a fraction of a unit, any fraction up to and including 0.85 constitutes zero
additional units and any fraction over 0.85 constitutes one additional unit."

23.45.512 - Density Limits—LR zones

A. The minimum lot area per dwelling unit in LR zones for cottage housing developments, townhouse developments, and apartments, is shown on Table A for 23.45.512, except as provided in subsections 23.45.512.B, 23.45.512.C, 23.45.512.D, 23.45.512.E, and 23.45.512.G.

Table A for 23.45.512 Density Limits in Lowrise Zones				
Zone	Units allowed per square foot of lot area by category of residential use ⁽¹⁾			
	Cottage housing development ⁽²⁾ and single-family dwelling unit ⁽⁶⁾	Rowhouse development	Townhouse development ⁽⁴⁾	Apartment ⁽⁵⁾
LR1	1/1,600	1/1,600 or No limit ⁽³⁾	1/2,200 or 1/1,600	1/2,000 Duplexes and Triplexes only
LR2	1/1,600	No limit	1/1,600 or No limit	1/1,200 or No limit
LR3	1/1,600	No limit	1/1,600 or No limit	1/800 or No limit

Footnotes for Table A for 23.45.512

⁽¹⁾ When density calculations result in a fraction of a unit, any fraction up to and including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one additional unit.

⁽²⁾ See Section 23.45.531 for specific regulations about cottage housing developments.

⁽³⁾ The density limit for rowhouse development in LR1 zones applies only on lots less than 3,000 square feet in size.

⁽⁴⁾ For townhouse developments that meet the standards of subsection 23.45.510.C, the higher density shown is permitted in LR1 zones, and there is no density limit in LR2 and LR3 zones.

⁽⁵⁾ For apartments that meet the standards of subsection 23.45.510.C, there is no density limit in LR2 and LR3 zones.

⁽⁶⁾ One single-family residence meeting the standards of subsection 23.45.510.C and Section 23.45.526 may be built on a lot that is existing as of April 19, 2011, and has an area of less than 1,600 square feet.

Figure 1 - SMC 23.45.512 DENSITY LIMITS IN LR ZONES as adopted on August 10, 2015.

It is clear from Table A that a site of 6,000 square feet, which describes the Subject Property, may only be subdivided into three single family lots, rather than the four single family lots proposed by the applicant. The math performed under the LR1 zoning table for the Subject Property is 6,000 square feet divided by 1,600 equals 3.75 units. Under the LR1 zoning code this is rounded down to three units under the authority of SMC23.45.512(1). Attached for illustrative purposes is the Lowrise Multi-Family Zones Sketch from SMC Title 23 (Exhibit D).

In summary, the Director's land use decision to conditionally divide the subject property into four lots does not meet all of the required criteria under the LR1 zone to grant a short plat into four lots pursuant to SMC23.24.040. If fact, all 4 proposed Lots are below the minimum 1,600 square foot Lot size. On the contrary, the most lots that would be allowed under this

1 zoning would be three lots. Thus, the hearing examiner should rule that the Applicant is only
2 entitled to a three lot subdivision of their property, not the four lots conditionally approved by
3 the director.

4 D. The Applicant was Notified of Its Completed Application for Unit Lot Short
5 Subdivision on January 12, 2017, and Therefore any Vesting Decision Regarding
6 The Number of Lots Allowed Under the Code is Determined on the Date of The
7 Complete Application.

8 Under SMC23.76.026(B), an application for approval of a short subdivision of land
9 “shall be considered under the land use code and other land use control rules in effect when a
10 fully completed application for such approval that satisfies the requirements of section
11 23.22.020(subdivision) or sections 23.24.020 and 23.24.030(short subdivision) is submitted to
12 the Director.” Here, the application was deemed complete on January 12, 2017, which is the
13 date on which the applicable Code should be applied to determine the number of lots allowed
14 on the subject property. Under the LR1 zoning matrix in effect on January 12, 2017, only three
15 lots are allowed for a 6,000 parent lot, not the four lots applied for by the applicant.

16 Furthermore, RCW 58.17.030 is relevant here. RCW 58.17.03(1) states in relevant part:

17 A proposed division of land, as defined in RCW 58.17.020, shall
18 be considered under the subdivision or short subdivision
19 ordinance, and zoning or other land use control ordinances, in
20 effect on the land at the time a fully completed application for
21 preliminary plat approval of the subdivision, or short plat approval
22 of the short subdivision, has been submitted to the appropriate
23 county, city, or town official.

24 Here, the City of Seattle deemed the application for the Unit Lot Short Subdivision
complete for the Applicant’s property on January 12, 2017. As of that date, the Seattle
Municipal Code for LR1 zoning only allowed the 6,000 foot lot to be subdivided into a

1 maximum of three lots. This is because the rounding calculation now requires any number
2 below 3.85 be rounded down to a maximum of three lots on a 6,000 square foot lot.

3 E. In Summary, The Appellant Requests that the Hearing Examiner Deny the Unit
4 Lot Subdivision into Four Lots and Require Applicant to Resubmit for a Three
Lot Subdivision under the Current LR1 Zoning Code.

5 Based on the above arguments and submissions and exhibits, the appellant seeks the
6 following relief from the hearing examiner.

- 7 1. Reverse the conditional decision to approve the Unit Lot Subdivision into
8 Four Lots given its noncompliance with the zoning code for allowable
dwelling units.
- 9 2. Reduce the number of new Unit Lots to three (3) at most in compliance
10 with the LR1 Land Use zones given the one dwelling per 1,600 of lot size
calculation valid at the time the submittal was deemed complete, January
12, 2017, as dated by the Director of the SDCI.

11 DATED this 20 day of April, 2017.

12 INSLEE, BEST, DOEZIE & RYDER, P.S.

13 By Gregory L. Ursich
14 Gregory L. Ursich, W.S.B.A. #18614
15 Attorneys for Appellant David Moehring
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DECLARATION OF SERVICE

I, Jerilyn K. Kovalenko, under penalty of perjury under the laws of the State of Washington, hereby declare that on April 20, 2017, I caused to be served a true and correct copy of the *Land Use Decision Appeal* on the following individuals/parties in the manner indicated below:

Applicant:

Rob McVicars, Manager
BuildSound, LLC
1941 – 35th Ave. W
Seattle, WA 98199

- Messenger
- U.S. Mail
- Certified Mail
- Overnight Mail
- Fax #
- E-mail:

Einar Novion
3316 NE 120th Street
Seattle, WA 98125

- Messenger
- U.S. Mail
- Certified Mail
- Overnight Mail
- Fax #
- E-mail:

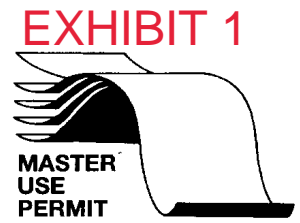
DATED this ___ day of April, 2017, at Bellevue, Washington.

Jerilyn K. Kovalenko, Legal Assistant

Seattle Department of Construction and Inspections

Nathan Torgelson, Director

April 6, 2017



Notice of Decision

The Director of the Seattle Department of Construction and Inspections has reviewed the Master Use Permit application(s) below and issued the following decisions. Interested parties may appeal these decisions.

Hearing Examiner Appeals

To appeal to the City's Hearing Examiner, the appeal MUST be in writing. Appeals may be filed online at www.seattle.gov/examiner/efile.htm, delivered in person to the Hearing Examiner's office on the 40th floor of Seattle Municipal Tower at 700 Fifth Ave. or mailed to the City of Seattle Hearing Examiner, P.O. Box 94729, Seattle, WA 98124-4729. (Delivery of appeals filed by any form of USPS mail service may be delayed by several days. Allow extra time if mailing an appeal.) An appeal form is available at www.seattle.gov/examiner/LANDUSEAPLFORM.pdf.

Appeals must be received prior to 5:00 P.M. of the appeal deadline indicated below and be accompanied by an \$85.00 filing fee. The fee may be paid by check payable to the City of Seattle or a credit/debit card (Visa and MasterCard only) payment made in person or by telephone at 206-684-0521. (The Hearing Examiner may waive the appeal fee if the person filing the appeal demonstrates that payment would cause financial hardship).

The appeal must identify all the specific Master Use Permit component(s) being appealed, specify exceptions or objections to the decision, and the relief sought. Appeals to the Hearing Examiner must conform in content and form to the Hearing Examiner's rules governing appeals. The Hearing Examiner Rules and "Public Guide to Appeals and Hearings Before the Hearing Examiner" are available at www.seattle.gov/examiner/guide-toc.htm. To be assured of a right to have your views heard, you must be party to an appeal. Do not assume that you will have an opportunity to be heard if someone else has filed an appeal from the decision. For information regarding appeals, visit the Hearing Examiner's website at www.seattle.gov/examiner or call them at (206) 684-0521.

Interpretations

The subject matter of an appeal of a discretionary decision is limited to the code criteria for that decision, and generally may not include other arguments about how the development regulations of the Land Use Code or related codes were applied. However, in conjunction with an appeal, a Land Use Code interpretation may be requested to address the proper application of certain development regulations in the Land Use Code (Title 23) or regulations for Environmentally Critical Areas (Chapter 25.09) that could not otherwise be considered in the appeal. For standards regarding requests for interpretations in conjunction with an appeal, see Section 23.88.020.C.3.c of the Land Use Code.

Interpretations may be requested by any interested person. Requests for interpretations must be filed in writing prior to 5:00 P.M. on the appeal deadline indicated below and be accompanied by a \$3,150.00 minimum fee payable to the City of Seattle. (This fee covers the first ten hours of review. Additional hours will be billed at \$315.00.) **Requests must be submitted to the Seattle Department of Construction and Inspections, Code Interpretation and Implementation Section, 700 5th Av Ste 2000, PO Box 34019, Seattle WA 98124-4019.** A copy of the interpretation request must be submitted to the Seattle Hearing Examiner together with the related project appeal. Questions regarding how to apply for a formal interpretation may be sent to PRC@seattle.gov. (Please include "Interpretation Information" in the subject line.) You may also call the message line at (206) 684-8467.

Shoreline Decisions

An appeal from a shoreline decision is made to the State Shorelines Hearing Board. It is NOT made to the City Hearing Examiner. The appeal must be in writing and filed within 21 days of the date the SDCI decision is received by the State Department of Ecology (DOE). The SDCI decision will be sent to DOE by the close of business on the Friday of this week. If the Shoreline decision involves a shoreline variance or shoreline conditional use, the appeal must be filed within 21 days after DOE has made their decision. The information necessary for DOE to make their decision will be sent to them by the close of business on the Friday of this week. The beginning of the appeal period may also be provided to you by contacting the PRC at PRC@seattle.gov, or by calling the message line at (206) 684-8467. The minimum requirements for the content of a shoreline appeal and all the parties who must be served within the appeal period cannot be summarized here but

written instructions are available in SDCI's TIP 232 (web6.seattle.gov/dpd/cams/CamList.aspx). Copies of TIP 232 are also available at the SDCI Applicant Services Center, 700 5th Av Ste 2000, PO Box 34019, Seattle, WA 98124-4019. You may also contact the Shorelines Hearing Board at (360) 459-6327. Failure to properly file an appeal within the required time period will result in dismissal of the appeal. In cases where a shoreline and environmental decision are the only components, the appeal for both shall be filed with the State Shorelines Hearing Board. When a decision has been made on a shoreline application with environmental review and other appealable land use components, the appeal of the environmental review must be filed with both the State Shorelines Hearing Board and the City of Seattle Hearing Examiner.

Comments

When specified below written comments will be accepted. Comments should be sent to: PRC@seattle.gov or mailed to Seattle Department of Construction and Inspections, 700 5th Av Ste 2000, PO Box 34019, Seattle, WA 98124-4019. All correspondence is posted to our electronic library.

Information

The project file, including the decision, application plans, environmental documentation and other additional information related to the project, is available in our electronic library at web6.seattle.gov/dpd/edms/. 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.

To learn if a decision has been appealed check the website at web6.seattle.gov/DPD/PermitStatus/ and click on the Land Use tab in the lower half of the screen for any Hearing date and time. You may also contact the PRC at prc@seattle.gov, 700 Fifth Avenue, Suite 2000, 20th Floor or call our message line at (206) 684-8467. (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.)

Decision

Area: Magnolia/Queen Anne **Address:** 3447 22ND AVE W
Project: 3026716 **Zone:** LOWRISE-1, POTENTIAL SLIDE AREA, ARTERIAL WITHIN 100 FT., AIRPORT HEIGHT DISTRICT

Decision Date: 04/06/2017

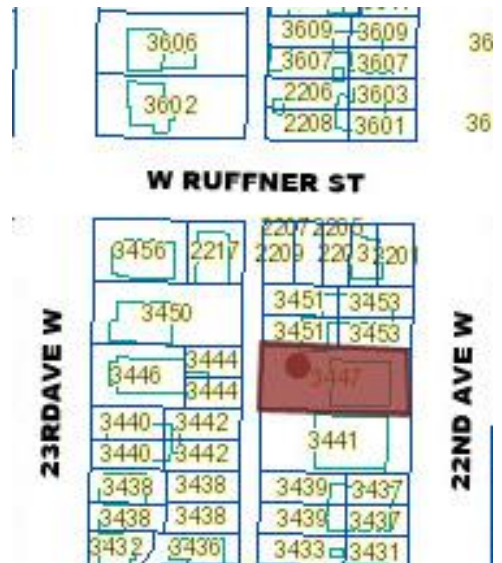
Contact: EINAR NOVION - (206)851-7922
Planner: David Graves - (206) 615-1492

Land Use Application to subdivide one development site into four unit lots. The construction of residential units is under Project #6484714. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. Environmental Review conducted under #3020730.

The following appealable decisions have been made based on submitted plans:

Grant - Unit Lot Subdivision to create four unit lots.

Appeals of this decision must be received by the Hearing Examiner no later than 4/20/2017.



The top of this image is north.
 This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in SDCI's files will control.

Seattle Department of Construction and Inspections

Nathan Torgelson, Director

January 19, 2017



NOTICE OF APPLICATION

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

Application

Area: Magnolia/Queen Anne **Address:** 3447 22ND AVE W
Project: 3026716 **Zone:** LOWRISE 1, POTENTIAL SLIDE AREA, ARTERIAL WITHIN 100 FT., AIRPORT HEIGHT DISTRICT

Notice Date: 01/19/2017

Contact: EINAR NOVION - (206)851-7922

Planner: David Graves - (206) 615-1492

Date of Application: 01/12/2017

Date Application Deemed Complete: 01/12/2017

Land Use Application to subdivide one development site into four unit lots. The construction of residential units is under Project #6484714. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. Environmental Review conducted under #3020730.

Comments may be submitted through: 02/01/2017

The following approvals are required:

Unit Lot Subdivision to create four unit lots.

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

Water Availability Certificate

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 Seattle DCI 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 web6.seattle.gov/dpd/edms/. Public computers, to view these files, are available at the Seattle DCI 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 project 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 are listed. When a building permit is listed as being necessary, this may include associated electrical, plumbing, mechanical, elevator, and other similar permits.

Seattle DCI is now using the Early Review Determination of Non-significance (DNS) process for all applications requiring a threshold determination when Seattle DCI 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, Seattle DCI 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 subsequent threshold determination for the proposal may be obtained upon request or from our electronic library at web6.seattle.gov/dpd/edms/.

Numbers used in project descriptions are approximations. The final approved plans will control.

Interpretations

A formal decision as to the meaning, application or intent of any development regulation in Title 23 (Land Use Code) or Chapter 25.09 (Regulations for Environmentally Critical Areas) is known as an "interpretation". Examples include questions of how structure height or setback is properly measured, or how a proposed use should be categorized.

Interpretations may be requested by any party during the comment period as determined above. The request must be in writing, and accompanied by a \$2,800.00 minimum fee payable to the City of Seattle. (This fee covers the first ten hours of review. Additional hours will be billed at \$280.00.) Interpretations on some issues may also be requested later, during the appeal period, if the project decision is appealed. Failure to request an interpretation can preclude raising the issue on appeal. Questions regarding the interpretation process may be sent to PRC@seattle.gov (please include "Interpretation Information" in the subject line) or by calling the message line at (206) 684-8467. Requests for interpretation may be submitted to the **Seattle Department of Construction and Inspections, Code Interpretation and Implementation Group, 700 5th Av Ste 2000, P.O. Box 34019, Seattle, WA 98124-4019.**



The top of this image is north.
This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in Seattle DCI's files will control.

«ADDRESSEE»
«ADDRESSEE2»
«ADDRESS»
«CITYSTATE» «ZIP»



If you wish to file written comments and/or receive a notice of the decision, please return this completed form with any written comments you have to: Seattle Department of Construction and Inspections, 700 5th Ave Ste 2000, PO Box 34019, Seattle, Washington 98124-4019 or e-mail PRC@seattle.gov

Name: _____ Project #3026716, David Graves, 22nd Flr _____

Address: _____

_____ Zip: _____

Email Address: _____

Comment: _____

SHORT SUBDIVISION NO. 3026716

GRANTOR (Owners): BUILD SOUND, LLC CONTACT PERSON: EINAR NOVION
3316 NE 120TH ST.
 GRANTEE: CITY OF SEATTLE SEATTLE, WA 98125
KING COUNTY, WASHINGTON PH. 206-851-7922

22 11 GILMANS 5-93
 LOTS BLOCK ADDITION VOL. PG.
 (SECTION) (TOWNSHIP) (RANGE)

FOR COMPLETE LEGAL DESCRIPTIONS, SEE PAGES 2 AND 3 OF 5 ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT #277060-1540

REFERENCE NUMBERS FOR RELATED PROJECTS: 6484714

DECLARATION:

We the undersigned, owner(s) in fee simple [and contract purchaser(s)] of the land herein described do hereby make a short subdivision thereof pursuant to RCW 58.17.060 and declare this short plat to be the graphic representation of same, and that said short subdivision is made with free consent and in accordance with the desire of the owner(s).
 In Witness whereof we have set our hands and seals.

NAME _____ NAME _____

STATE OF WASHINGTON,)
 County of _____) ss.

On this day personally appeared before me

to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ____ day of _____, 201__

Signature _____

Printed Name _____

NOTARY PUBLIC in and for the State of Washington, residing at _____ Commission Expires _____

APPROVAL

CITY OF SEATTLE
 SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS
 NATHAN TORGELSON, DIRECTOR

Examined and approved this ____ day of _____, 201__

By: _____ Director

(Note: Approval of this short subdivision by the Director of the Seattle Department of Construction & Inspections under Chapter 23.24 of the Seattle Municipal Code, as amended, is not to be construed as satisfaction of any other applicable legislation or regulations.)

KING COUNTY DEPARTMENT OF ASSESSMENTS

Examined and approved this ____ day of _____, 201__

Assessor _____

JOINT USE/MAINTENANCE AGREEMENT

WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN ALL PARTIES HAVING OWNERSHIP INCLUSIVE TO THIS CITY OF SEATTLE SHORT SUBDIVISION THAT:

- 1) EACH OWNER IS RESPONSIBLE FOR THE MAINTENANCE REPAIR AND WELL KEEPING OF THEIR INDIVIDUAL HOME. EACH OWNER SHALL KEEP THEIR HOME AND PROPERTY IN GOOD STATE OF REPAIR, AND WILL KEEP THE DRIVEWAY (PERMANENT EASEMENT FOR INGRESS, EGRESS AND UTILITIES) CLEAR AT ALL TIMES. EASEMENTS HAVE BEEN GRANTED AND ARE PART OF THIS SHORT SUBDIVISION FOR WALKING ACCESS, STREET ENTRY AND PARKING IN DESIGNATED AREAS. ALL OWNERS HAVING LEGAL ACCESS FROM SAID EASEMENTS ARE TO SHARE EQUALLY IN THE MAINTENANCE AND REPAIR OF THE EASEMENT AREAS. LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER(S), BUT IT IS EXPECTED THAT ALL USERS OF THE ACCESS EASEMENTS WILL DO SO WITH CARE AND RESPECT FOR THE APPEARANCES OF THE WALKWAYS AND DRIVEWAYS.
- 2) EACH OWNER SHALL SHARE EQUALLY IN THE COSTS FOR MAINTENANCE AND REPAIR OF THE COMMON DRAINAGE AND SIDE SEWER FACILITIES.
- 3) ALL PARTIES UNDERSTAND THAT CERTAIN UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, GAS, TELEPHONE, CABLE AND WATER MAY CROSS ABOVE, BELOW OR THROUGH SAID PROPERTIES. EACH PARTY AGREES NOT TO ALTER OR DAMAGE SUCH UTILITIES AND THAT ACCESS SHALL BE GRANTED IN ORDER TO REPAIR OR MAINTAIN SUCH UTILITIES AND THAT THE REPAIR AND RESTORATION SHALL BE THE RESPONSIBILITY OF THE BENEFITING OWNER(S).
- 4) THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE BINDING UPON ALL AFOREMENTIONED PARTY(S) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS FOREVER.

CONDITIONS - SHORT SUBDIVISION

THE UNIT LOTS CREATED BY UNIT LOT SUBDIVISION ARE NOT SEPARATE BUILDABLE LOTS. ADDITIONAL DEVELOPMENT ON ANY INDIVIDUAL UNIT LOT IN THIS UNIT LOT SUBDIVISION MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENT STANDARDS TO THE PARENT LOT PURSUANT TO APPLICABLE PROVISIONS OF THE SEATTLE LAND USE CODE.

THIS SUBDIVISION HAS UNIT LOT BOUNDARIES WHICH ARE BASED ON THE LOCATION OF RESIDENTIAL DEVELOPMENT AS PROPOSED ON PERMIT APPLICATION NUMBER 6484714 FILED AT THE CITY OF SEATTLE, SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS.

AN EASEMENT HAS BEEN GRANTED TO SEATTLE CITY LIGHT AS SHOWN ON PAGE 3 OF 5.

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
 PH. (425) 359-7198 FAX (425) 357-0750
 Email: emeraldpls@aol.com

SURVEY IN S.W. 1/4, S.E. 1/4,
 SEC. 14, T. 25N., R. 3E.

DWN. BY: BLE	DATE: 2/28/17	JOB NO. 15902
CHK. BY: EBLE	SCALE: 1" = 20'	SHEET 1 OF 5

RECORDING CERTIFICATE

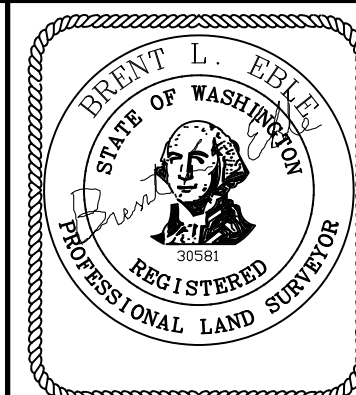
Filed for record this ____ day of _____
 20__ at _____ M in Book _____ of Surveys
 at Page _____, Records of _____ KING _____ County,
 Washington at the request of BRENT EBLE

Auditor _____ Deputy Auditor _____

SURVEYOR'S CERTIFICATE

This map represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of BUILD SOUND, LLC in SEPTEMBER, 2016

Brent L. Edle
 Certificate Number 30581



RECORD OF SURVEY

Build Sound, LLC
 3447 22nd Avenue West
 Seattle, WA 98199

SHORT SUBDIVISION NO. 3026716

UNIT LOT A

THAT PORTION OF LOT 22, BLOCK 11, GILMANS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 22; THENCE NORTH ALONG THE EAST MARGIN OF SAID LOT 22, 25.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 89°59'18" W, 56.00 FEET; THENCE N 00°00'42" E, 25.00 FEET TO THE NORTH MARGIN OF SAID LOT 22 THEREOF; THENCE S 89°59'18" E ALONG SAID MARGIN, 56.00 FEET TO THE EAST MARGIN OF SAID LOT 22; THENCE SOUTH ALONG SAID MARGIN, 25.00 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING IN ALL 1,400.0 SQUARE FEET.

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS AND WASTE/RECYCLE STORAGE AREA EASEMENT FOR THE BENEFIT OF UNIT LOTS INCLUSIVE TO CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3026716, OVER AND ACROSS THAT PORTION OF SAID LOT 22, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 22; THENCE NORTH ALONG THE EAST MARGIN OF SAID LOT 22, 20.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID MARGIN, 10.00 FEET; THENCE N 89°59'18" W, 44.00 FEET; THENCE N 00°00'42" E, 15.00 FEET; THENCE N 89°59'18" W, 24.00 FEET; THENCE S 00°00'42" W, 37.50 FEET; THENCE S 89°59'18" E, 24.00 FEET; THENCE N 00°00'42" E, 12.50 FEET; THENCE S 89°59'18" E, 44.01 FEET TO THE TRUE POINT OF BEGINNING;

ALSO TOGETHER WITH AN ADDRESS SIGN AND SIGN MAINTENANCE EASEMENT OVER AND ACROSS THE EAST 3.00 FEET OF THE SOUTH 3.00 FEET OF THE NORTH 8.00 FEET OF UNIT LOT B OF SAID SHORT SUBDIVISION THEREOF;

ALSO SUBJECT TO AND TOGETHER WITH A UTILITY EASEMENT FOR THE BENEFIT OF SAID UNIT LOTS OVER, UNDER AND ACROSS THE WHOLE PARENT LOT THEREOF, EXCEPT ANY PORTION THEREOF OCCUPIED BY PROPOSED BUILDINGS SHOWN ON SAID UNIT LOTS THEREOF. SAID EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.

UNIT LOT B

THAT PORTION OF LOT 22, BLOCK 11, GILMANS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 22; THENCE NORTH ALONG THE EAST MARGIN OF SAID LOT 22, 25.01 FEET; THENCE N 89°59'18" W, 56.00 FEET; THENCE S 00°00'42" W, 25.01 FEET TO THE SOUTH MARGIN OF SAID LOT 22 THEREOF; THENCE S 89°59'10" E ALONG SAID MARGIN, 56.01 FEET TO THE POINT OF BEGINNING;

CONTAINING IN ALL 1,400.7 SQUARE FEET.

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS AND WASTE/RECYCLE STORAGE AREA EASEMENT FOR THE BENEFIT OF UNIT LOTS INCLUSIVE TO CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3026716, OVER AND ACROSS THAT PORTION OF SAID LOT 22, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 22; THENCE NORTH ALONG THE EAST MARGIN OF SAID LOT 22, 20.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID MARGIN, 10.00 FEET; THENCE N 89°59'18" W, 44.00 FEET; THENCE N 00°00'42" E, 15.00 FEET; THENCE N 89°59'18" W, 24.00 FEET; THENCE S 00°00'42" W, 37.50 FEET; THENCE S 89°59'18" E, 24.00 FEET; THENCE N 00°00'42" E, 12.50 FEET; THENCE S 89°59'18" E, 44.01 FEET TO THE TRUE POINT OF BEGINNING;

ALSO SUBJECT TO AN ADDRESS SIGN AND SIGN MAINTENANCE EASEMENT FOR THE BENEFIT OF SAID UNIT LOTS OVER AND ACROSS THE EAST 3.00 FEET OF THE SOUTH 3.00 FEET OF THE NORTH 8.00 FEET THEREOF;

ALSO SUBJECT TO AND TOGETHER WITH A UTILITY EASEMENT FOR THE BENEFIT OF SAID UNIT LOTS OVER, UNDER AND ACROSS THE WHOLE PARENT LOT THEREOF, EXCEPT ANY PORTION THEREOF OCCUPIED BY PROPOSED BUILDINGS SHOWN ON SAID UNIT LOTS THEREOF. SAID EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.

UNIT LOT C

THAT PORTION OF LOT 22, BLOCK 11, GILMANS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 22; THENCE N 89°59'10" W ALONG THE SOUTH MARGIN OF SAID LOT 22, 56.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 00°00'42" E, 25.01 FEET; THENCE N 89°59'18" W, 63.96 FEET THE WEST MARGIN OF SAID LOT 22 THEREOF; THENCE S 00°00'12" W ALONG SAID MARGIN, 25.01 FEET TO THE SOUTH MARGIN OF SAID LOT 22; THENCE S 89°59'10" E ALONG SAID MARGIN, 63.95 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING IN ALL 1,599.3 SQUARE FEET.

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS AND WASTE/RECYCLE STORAGE AREA EASEMENT FOR THE BENEFIT OF UNIT LOTS INCLUSIVE TO CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3026716, OVER AND ACROSS THAT PORTION OF SAID LOT 22, DESCRIBED AS FOLLOWS:

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ALSO SUBJECT TO AND TOGETHER WITH A PEDESTRIAN EASEMENT FOR THE BENEFIT OF UNIT LOTS C AND D OF SAID SHORT SUBDIVISION OVER AND ACROSS THAT PORTION OF SAID LOT 22, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 22; THENCE NORTH ALONG THE EAST MARGIN OF SAID LOT 22, 30.01 FEET; THENCE N 89°59'18" W, 44.00 FEET; THENCE N 00°00'42" E, 15.00 FEET; THENCE N 89°59'18" W, 24.00 FEET; THENCE S 00°00'42" W, 14.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 89°59'18" W, 21.50 FEET; THENCE S 00°00'42" W, 12.00 FEET; THENCE S 89°59'18" E, 21.50 FEET; THENCE N 00°00'42" E, 12.00 FEET TO THE TRUE POINT OF BEGINNING;

ALSO TOGETHER WITH AN ADDRESS SIGN AND SIGN MAINTENANCE EASEMENT OVER AND ACROSS THE EAST 3.00 FEET OF THE SOUTH 3.00 FEET OF THE NORTH 8.00 FEET OF UNIT LOT B OF SAID SHORT SUBDIVISION THEREOF;

ALSO SUBJECT TO AND TOGETHER WITH A UTILITY EASEMENT FOR THE BENEFIT OF SAID UNIT LOTS OVER, UNDER AND ACROSS THE WHOLE PARENT LOT THEREOF, EXCEPT ANY PORTION THEREOF OCCUPIED BY PROPOSED BUILDINGS SHOWN ON SAID UNIT LOTS THEREOF. SAID EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.

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SURVEY IN S.W. 1/4, S.E. 1/4,
SEC. 14, T. 25N., R. 3E.

DWN. BY: BLE	DATE: 2/28/17	JOB NO. 15902
CHK. BY: EBLE	SCALE: 1" = 20'	SHEET 2 OF 5

RECORDING CERTIFICATE

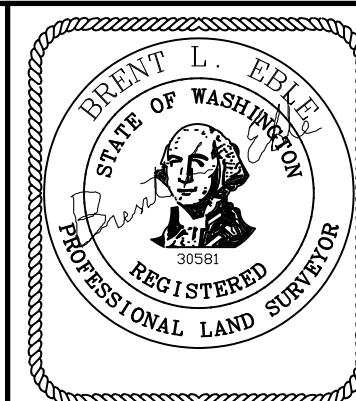
Filed for record this ____ day of _____
20__ at _____ M in Book _____ of Surveys
at Page _____, Records of _____ KING _____ County,
Washington at the request of BRENT EBLE

Auditor Deputy Auditor

SURVEYOR'S CERTIFICATE

This map represents a survey made by me or
under my direction in conformance with the
requirements of the Survey Recording Act at
the request of BUILD SOUND, LLC
in SEPTEMBER, 2016

Brent L. Eble
Certificate Number 30581



RECORD OF SURVEY

Build Sound, LLC
3447 22nd Avenue West
Seattle, WA 98199

SHORT SUBDIVISION NO. 3026716

UNIT LOT D

THAT PORTION OF LOT 22, BLOCK 11, GILMANS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 22; THENCE N 89°59'10" W ALONG THE SOUTH MARGIN OF SAID LOT 22, 56.01 FEET; THENCE N 00°00'42" E, 25.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 89°59'18" W, 63.96 FEET THE WEST MARGIN OF SAID LOT 22 THEREOF; THENCE N 00°00'12" E ALONG SAID MARGIN, 25.00 FEET TO THE NORTH MARGIN OF SAID LOT 22; THENCE S 89°59'18" E ALONG SAID MARGIN, 63.96 FEET; THENCE S 00°00'42" W, 25.00 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING IN ALL 1,598.9 SQUARE FEET.

SUBJECT TO AND TOGETHER WITH AN INGRESS, EGRESS AND WASTE/RECYCLE STORAGE AREA EASEMENT FOR THE BENEFIT OF UNIT LOTS INCLUSIVE TO CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3026716, OVER AND ACROSS THAT PORTION OF SAID LOT 22, DESCRIBED AS FOLLOWS:

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ALSO SUBJECT TO AND TOGETHER WITH A PEDESTRIAN EASEMENT FOR THE BENEFIT OF UNIT LOTS C AND D OF SAID SHORT SUBDIVISION OVER AND ACROSS THAT PORTION OF SAID LOT 22, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 22; THENCE NORTH ALONG THE EAST MARGIN OF SAID LOT 22, 30.01 FEET; THENCE N 89°59'18" W, 44.00 FEET; THENCE N 00°00'42" E, 15.00 FEET; THENCE N 89°59'18" W, 24.00 FEET; THENCE S 00°00'42" W, 14.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 89°59'18" W, 21.50 FEET; THENCE S 00°00'42" W, 12.00 FEET; THENCE S 89°59'18" E, 21.50 FEET; THENCE N 00°00'42" E, 12.00 FEET TO THE TRUE POINT OF BEGINNING;

ALSO TOGETHER WITH AN ADDRESS SIGN AND SIGN MAINTENANCE EASEMENT OVER AND ACROSS THE EAST 3.00 FEET OF THE SOUTH 3.00 FEET OF THE NORTH 8.00 FEET OF UNIT LOT B OF SAID SHORT SUBDIVISION THEREOF;

ALSO SUBJECT TO AND TOGETHER WITH A UTILITY EASEMENT FOR THE BENEFIT OF SAID UNIT LOTS OVER, UNDER AND ACROSS THE WHOLE PARENT LOT THEREOF, EXCEPT ANY PORTION THEREOF OCCUPIED BY PROPOSED BUILDINGS SHOWN ON SAID UNIT LOTS THEREOF. SAID EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.

CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3026716
EASEMENT (Overhead and Underground)
King County Assessor/s Tax Parcel No. 277060-1540

THIS EASEMENT GRANTS to the City of Seattle (hereafter referred to as Grantee), its successors and assigns, the right, privilege and authority to install, construct, erect, alter, improve, remove, repair, energize, operate and maintain electric overhead and underground distribution facilities, which consist of poles with braces, guys and anchors, cross arms, transformers, ducts, vaults, manholes, switches, cabinets, containers, conduits, wires and other necessary or convenient appurtenances to make said underground and overhead installations an integrated electric system. All such electric system may be located anywhere across, over, upon and under the following described lands and premises ("Property") situated in the County of King, State of Washington:

LOT 22, BLOCK 11, GILMANS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON.

(Being an easement over the entire area of this City of Seattle Unit Lot Subdivision No. 3016716; EXCEPT any portion thereof occupied by proposed buildings shown on said subdivision.)

Together with the right at all times to the Grantee, its successors and assigns, of ingress to and egress from the Property for the purpose of installing, constructing, reconstructing, repairing, removing, renewing, altering, changing, patrolling, energizing and operating said electric system.

Together with the right at all times to the Grantee, its successors and assigns, to cut and trim brush, trees or other plants standing or growing upon the Property which, in the opinion of the Grantee, interfere with the maintenance or operation of the system, or constitute a menace or danger to said electric system.

It is further covenanted and agreed that no structure or fire hazards will be erected or permitted within the above described Property, other than those proposed structures shown on this subdivision, without prior written approval from the Grantee, its successors and assigns; that no digging will be done or permitted within the Property which will in any manner disturb Grantee's facilities or their solidity or unearth any portion thereof; and that no blasting or discharge of any explosives will be permitted within fifty (50) feet of Grantee's facilities.

The City of Seattle is to be responsible, as provided by law, for any damage to the Grantor through its negligence in the construction, maintenance and operation of said electric system.

The rights, title, privileges and authority hereby granted shall continue and be in force until such time as the Grantee, its successors and assigns shall permanently remove said electric system from said lands or shall otherwise permanently abandon said electric system, at which time all such rights, title, privileges and authority hereby granted shall terminate.

EMERALD LAND SURVEYING, INC.

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Email: emeraldpls@aol.com

SURVEY IN S.W. 1/4, S.E. 1/4,
SEC. 14, T. 25N., R. 3E.

DWN. BY: BLE	DATE: 2/28/17	JOB NO. 15902
CHK. BY: EBLE	SCALE: 1" = 20'	SHEET 3 OF 5

RECORDING CERTIFICATE

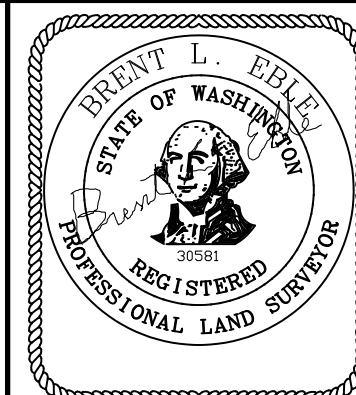
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Auditor Deputy Auditor

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in SEPTEMBER, 2016

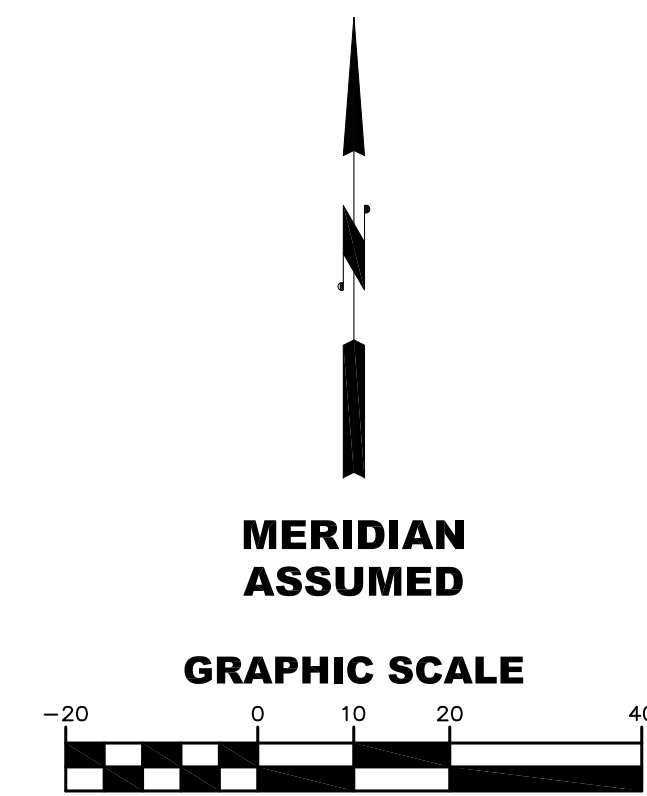
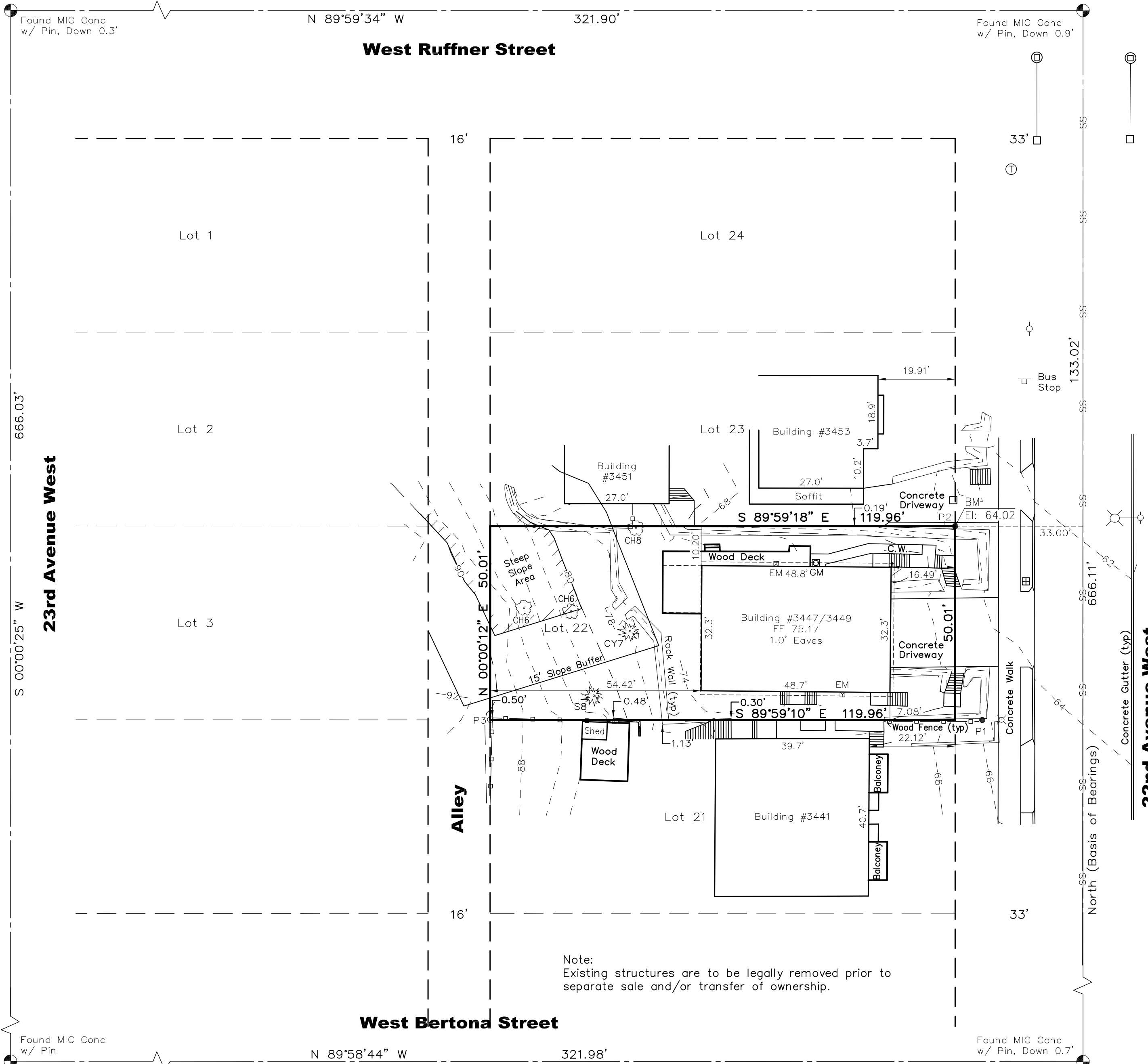
Brent L. Eble
Certificate Number 30581



RECORD OF SURVEY

Build Sound, LLC
3447 22nd Avenue West
Seattle, WA 98199

SHORT SUBDIVISION NO. 3026716



LEGAL DESCRIPTION (PARENT LOT)

LOT 22, BLOCK 11, GILMANS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON.

APN 277060-1540

TREE DESCRIPTIONS

CY Cypress (Cupressus) S Spruce (Picea)
CH Cherry (Prunus cerasus)

PROPERTY CORNERS

- P1 Set Rebar & Cap, LS 30581, 7' Offset
Found Tack in Lead, 12.00' E & 0.04' N
- P2 Set Rebar & Cap, LS 30581
- P3 Found Rebar & Cap, LS 6454, 0.06' E & 0.06' N

SURVEY NOTES

INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE
APPROXIMATE POINT ACCURACY: ±0.05'
SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.
MONUMENTS SHOWN HEREON WERE VISITED ON SEPTEMBER 28, 2006 AND ON MAY 8, 2015.
THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE.
VERTICAL DATUM - NAVD 88
CONTOUR INTERVAL - 2 FEET
BENCH MARK: POINT NAME: SNV-5169 "Brass Cap 0.5' S of the int bkcv in the NW cor int. Gilman Ave W & W Ruffner St" Elev: 34.345.

EMERALD LAND SURVEYING, INC.

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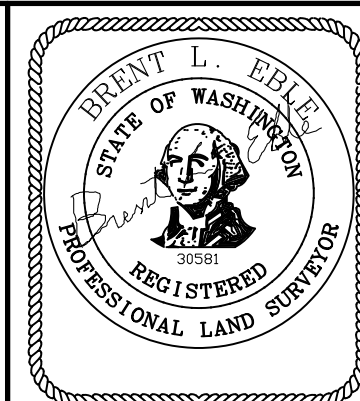
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Washington at the request of BRENT EBLE

Auditor _____ Deputy Auditor _____

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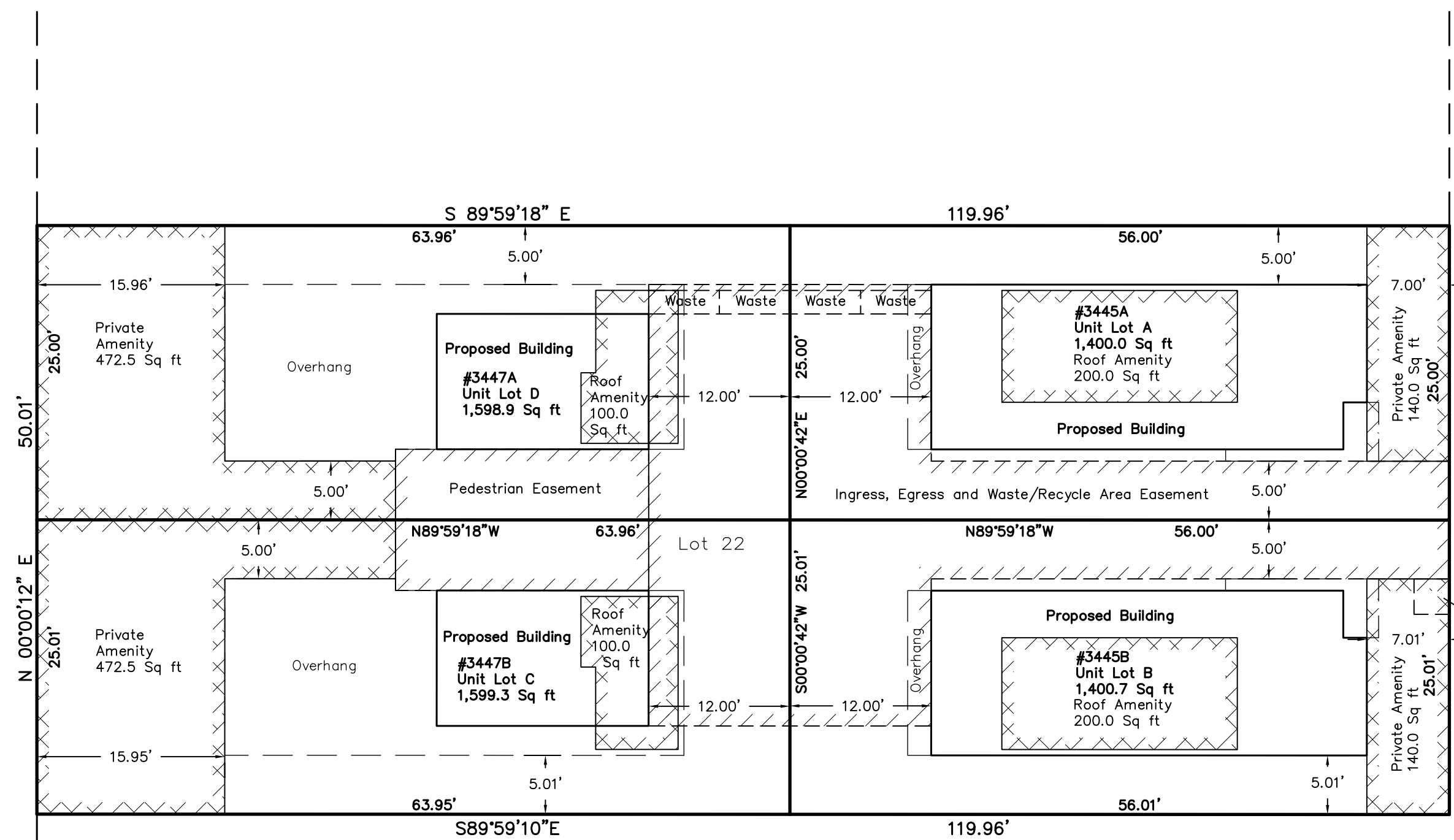
Build Sound, LLC
3447 22nd Avenue West
Seattle, WA 98199

SURVEY IN S.W. 1/4, S.E. 1/4,
SEC. 14, T. 25N., R. 3E.

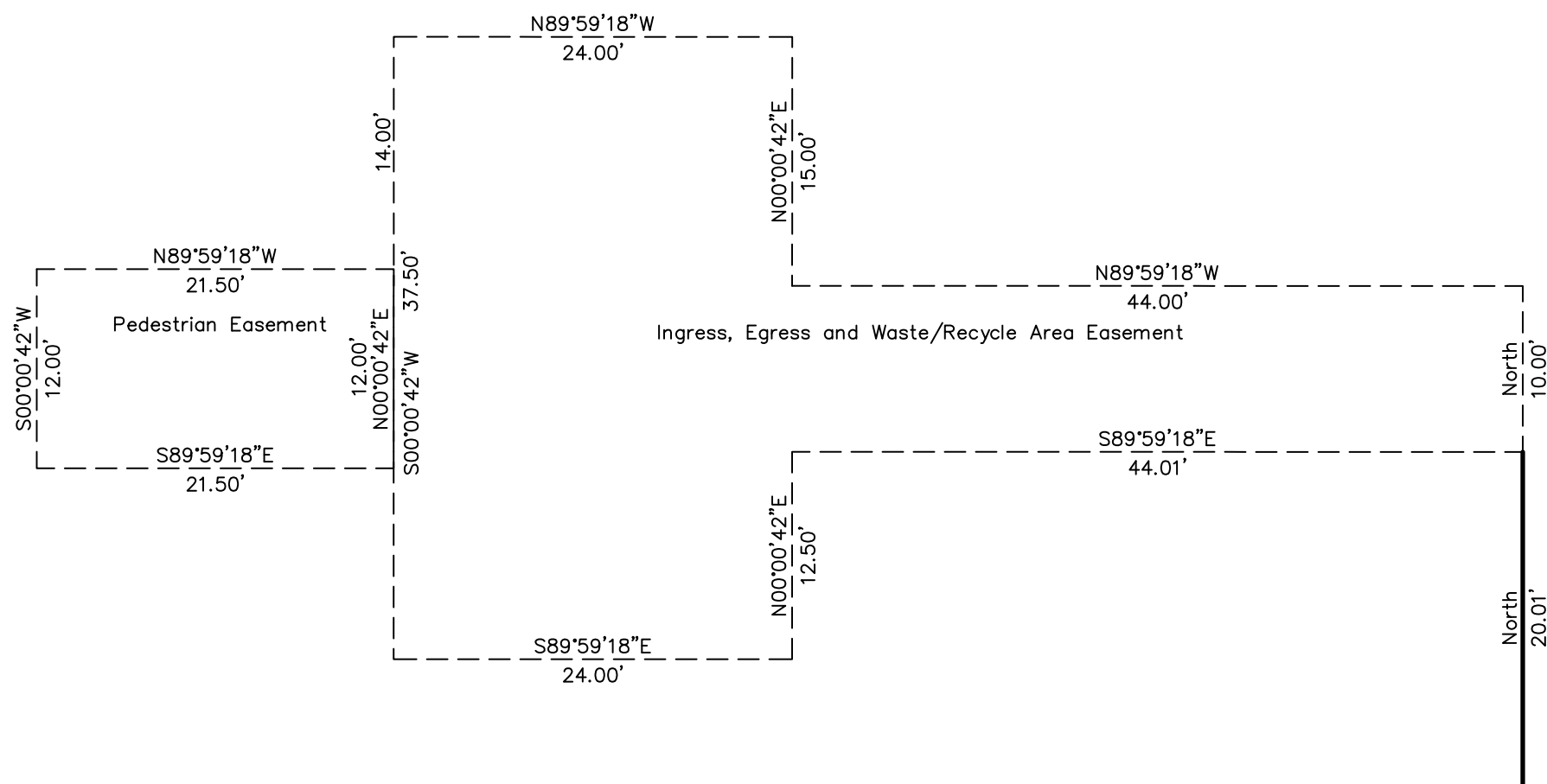
DWN. BY: BLE	DATE: 2/28/17	JOB NO. 15902
CHK. BY: EBLE	SCALE: 1" = 20'	SHEET 4 OF 5

SHORT SUBDIVISION NO. 3026716

Alley



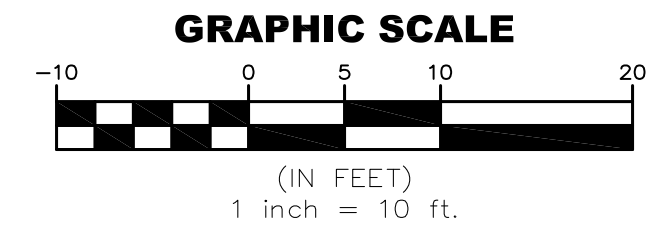
Note:
Parking for each Unit Lot provided within Proposed Buildings.



22nd Avenue West

3'x3' Address Sign and Sign Maintenance Easement, Sign Must Comply with SMC 23.54.030 G

MERIDIAN ASSUMED



NOTES

THE PROPOSED BUILDINGS AND BUILDING ARCHITECTURAL FEATURES ARE SHOWN HEREON BASED ON BUILDING PLANS SUBMITTED TO THE CITY OF SEATTLE. THE AS-BUILT LOCATION OF THESE FEATURES HAVE NOT BEEN VERIFIED BY THIS SURVEY.

THE UNIT LOTS SHOWN HEREON, HAVING A PERMANENT, DEDICATED PRIVATE AMENITY AREA, AS SHOWN ON THE FACE OF THE SHORT PLAT, IS FOR THE ACTIVE OR PASSIVE RECREATION USE OF THE UNIT LOT IT IS ASSOCIATED WITH AND IS TO BE MAINTAINED BY THE OWNERS OF THE UNIT LOT. THE OWNERS OF THE UNIT LOTS OR THEIR GUESTS OR INVITEES SHALL NOT USE OR ENTER THE PRIVATE AMENITY AREA OF OTHER UNIT LOT OWNERS WITHOUT THE PERMISSION OF SAID UNIT LOT OWNERS.

SIGHT TRIANGLES OCCURRING WITHIN SAID AMENITY AREA, IF ANY, ARE TO BE KEPT CLEAR OF ANY OBSTRUCTIONS IN THE VERTICAL SPACES BETWEEN 32" AND 82 INCHES FROM THE GROUND FOR THE LIFE OF THE PROJECT.

THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND THEIR HEIRS AND ASSIGNS FOREVER.

UTILITY EASEMENT

A UTILITY EASEMENT HAS BEEN GRANTED FOR THE BENEFIT OF UNIT LOTS WITHIN THIS UNIT LOT SUBDIVISION OVER, UNDER AND ACROSS THE WHOLE PARENT PARCEL, EXCEPT ANY PORTION THEREOF OCCUPIED BY PROPOSED BUILDINGS SHOWN ON SAID SUBDIVISION THEREOF. THIS EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198 FAX (425) 357-0750
Email: emeraldpls@aol.com

RECORDING CERTIFICATE

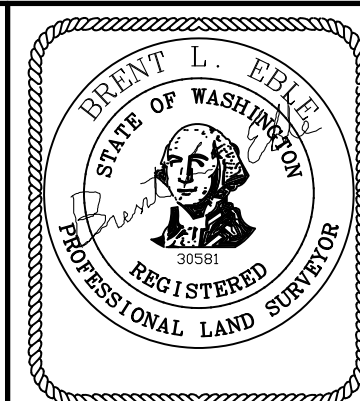
Filed for record this ____ day of _____
20__ at _____ M in Book _____ of Surveys
at Page _____, Records of _____ KING _____ County,
Washington at the request of BRENT EBLE

Auditor _____ Deputy Auditor _____

SURVEYOR'S CERTIFICATE

This map represents a survey made by me or
under my direction in conformance with the
requirements of the Survey Recording Act at
the request of BUILD SOUND, LLC
in SEPTEMBER, 2016

Brent L. Eble
Certificate Number 30581



RECORD OF SURVEY

Build Sound, LLC
3447 22nd Avenue West
Seattle, WA 98199

SURVEY IN S.W. 1/4, S.E. 1/4,
SEC. 14, T. 25N., R. 3E.

DWN. BY: BLE	DATE: 2/28/17	JOB NO. 15902
CHK. BY: EBLE	SCALE: 1" = 10'	SHEET 5 OF 5



City of Seattle
Edward B. Murray, Mayor

Department of Construction and Inspections
Nathan Torgelson, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS**

Application Number: 3026716
Applicant Name: Einar Novion
Address of Proposal: 3447 22nd Avenue West

SUMMARY OF PROPOSED ACTION

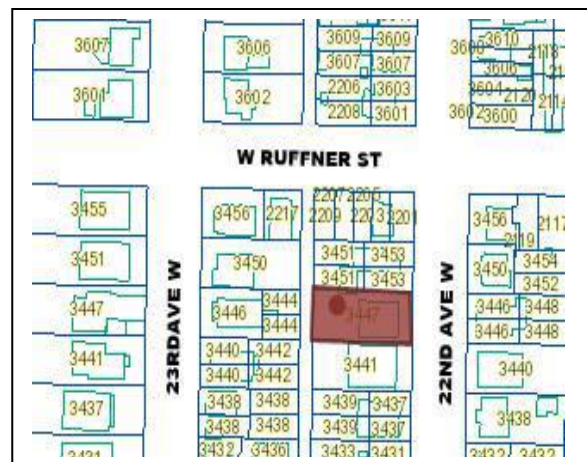
Land Use Application to subdivide one development site into four unit lots. The construction of residential units is under Project #6484714. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. Environmental Review conducted under Project #3020730.

The following approvals are required:

Unit Lot Subdivision - to create four unit lots.
(Chapter 23.24, Seattle Municipal Code).

SITE AND VICINITY

Site Zone: Lowrise 1
Nearby Zones: North: LR1
South: LR1
West: SF 5000
East: LR3
ECAs: Steep Slope
Potential Slide
Site Size: 6,000 square feet



PUBLIC COMMENT:

The public comment period ended on February 1, 2017. One comment was received and carefully considered. The comment received was beyond the scope of this review and analysis per SMC 23.24 and SMC 25.05.

I. ANALYSIS – SUBDIVISION

General short subdivision standards: Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions, as modified by this chapter;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
3. *Adequacy of drainage, water supply and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouse, rowhouse, and cottage housing developments as permitted in Single-Family, Residential Small Lot, and Lowrise zones and for single-family dwelling units in Lowrise zones, or any combination of the above types of residential development, as permitted in the applicable zones; and;*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two or more lots from one lot with more than one existing single-family dwelling unit.*
9. *Every lot except unit lots and lots proposed to be platted for individual live-work units in zones where live-work units are permitted, shall conform to the following standards for lot configuration, unless a special exception is authorized under subsection 23.24.040.B:*
 - a. *If a lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; and*
 - b. *No lot shall be less than 10 feet wide for a distance of more than 10 feet as measured at any point; and*
 - c. *No proposed lot shall have more than six separate lot lines. The lot lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-of-way or an existing lot line; and*
 - d. *If the property proposed for subdivision is adjacent to an alley, and the adjacent alley is either improved or required to be improved according to the standards of Section 23.53.030, then no new lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley*

access. Proposed new lots shall either have sufficient frontage on the alley to meet access standards for the zone in which the property is located or provide an access easement from the proposed new lot or lots to the alley that meets access standards for the zone in which the property is located.

Conclusion

Based on information provided by the applicant, referral comments from SDCI and other City Departments, and review and analysis by the Land Use Planner, the above criteria have been met. The unit lot subdivision meets all minimum standards or applicable exceptions set forth in the Land Use Code. This unit lot subdivision will provide pedestrian and vehicular access (including emergency vehicles), and public and private utilities. Adequate provisions for drainage control, water supply and sanitary sewage disposal will be provided for each unit lot and service is assured, subject to standard conditions governing utility extensions. Unit lot Subdivisions are not subject to SMC 25.09.240. Tree and other landscaping requirements were considered under the building permit review. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional owner-occupied housing opportunities in the City.

Unit lot subdivision standards: The unit lot subdivision must conform to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

- A. *The provisions of this Section 23.24.045 apply exclusively to the unit subdivision of land for single-family dwelling units, townhouse, rowhouse, and cottage housing developments, and existing apartment structures built prior to January 1, 2013, but not individual apartment units, in all zones in which these uses are permitted, or any combination of the above types of residential development as permitted in the applicable zones.*
- B. *Except for any site for which a permit has been issued pursuant to Section 23.44.041 or 23.45.545 for a detached accessory dwelling unit, sites developed or proposed to be developed with dwelling units listed in subsection 23.24.045 A above may be subdivided into individual unit lots. **The development as a whole shall meet development standards applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot, except that any private, usable open space or private amenity area for each dwelling unit shall be provided on the same unit lot as the dwelling unit it serves.***
- C. *Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.*
- D. *Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space (such as common courtyard open space for cottage housing), and other similar features, as recorded with the Director of the King County Department of Records and Elections.*
- E. *Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, as recorded with the Director of the King County Department of Records and Elections.*

F. The facts that the unit lot is not a separate buildable lot, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot shall be noted on the plat, as recorded with the Director of the King County Department of Records and Elections.

The unit lot subdivision conforms to applicable standards of SMC 23.24.045. Structures reviewed under a separate building permit, conform to the development standards at the time the permit application was vested.

DECISION – UNIT LOT SUBDIVISION

The proposed Unit Lot Subdivision is **GRANTED**.

David Graves, Land Use Planner

Date: April 6, 2017

Seattle Department of Construction and Inspections

DG:bg

Graves/3026716.docx

IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered “approved for issuance”. (If your decision is appealed, your permit will be considered “approved for issuance” on the fourth day following the City Hearing Examiner’s decision.) Projects requiring a Council land use action shall be considered “approved for issuance” following the Council’s decision.

The “approved for issuance” date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by SDCI within that three years or it will expire and be cancelled. (SMC 23-76-028) (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.

Seattle Department of Planning and Development

D. M. Sugimura, Director

July 13, 2015



Notice of Application

Seattle's Department Planning and Development is currently reviewing the Master Use Permit application described below.

Application

Area: Magnolia/Queen Anne **Address:** 3447 22ND AVE W
Project: 3020730 **Zone:** LOWRISE 1, POTENTIAL SLIDE AREA,
ARTERIAL WITHIN 100 FT., AIRPORT HEIGHT DISTRICT

Notice Date: 07/13/2015

Contact: EINAR NOVION - (206)851-7922
Planner: BreAnne McConkie - (206) 684-0363

Date of Application: 07/07/2015

Date Application Deemed Complete: 07/07/2015

Land Use Application to allow **one, 2-unit townhouse and two single family residences** in an environmentally critical area. Parking for four vehicles to be provided. Existing structure to be demolished. Environmental Review includes future unit lot subdivision.

Comments may be submitted through: 07/26/2015

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

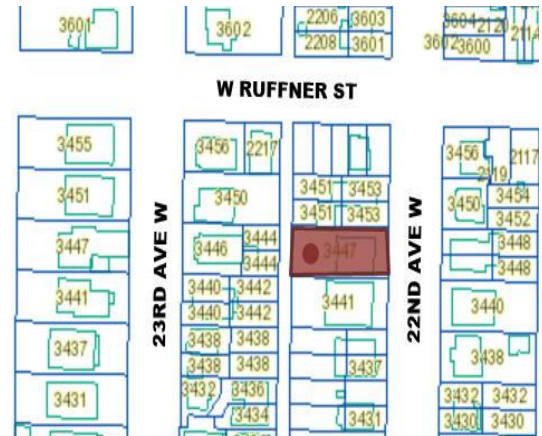
Your written comments are encouraged and may be submitted to:

Department of Planning and Development
ATTN: Public Resource Center or Assigned Planner
700 5th Av Ste 2000
PO Box 34019
Seattle WA 98124-4019
FAX 206-233-7901
PRC@seattle.gov

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 web6.seattle.gov/dpd/edms/. Public computers, to view these files, are available at the DPD 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.



The top of this image is north.
This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in DPD's files will control.

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.

DPD is now using the Early Review Determination of Non-significance (DNS) process for all applications requiring a threshold determination when DPD 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, DPD 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 subsequent threshold determination for the proposal may be obtained upon request or from our electronic library at web6.seattle.gov/dpd/edms/.

Numbers used in project descriptions are approximations. The final approved plans will control.

Interpretations

A formal decision as to the meaning, application or intent of any development regulation in Title 23 (Land Use Code) or Chapter 25.09 (Regulations for Environmentally Critical Areas) is known as an "interpretation". Examples include questions of how structure height or setback is properly measured, or how a proposed use should be categorized.

Interpretation may be requested by any party during the comment period as determined above. The request must be in writing, and accompanied by a \$2,500.00 minimum fee payable to the City of Seattle (This fee covers the first ten hours of review. Additional hours will be billed at \$250.00.). Interpretations on some issues may also be requested later, during the appeal period, if the project decision is appealed. Failure to request an interpretation can preclude raising the issue on appeal. Questions regarding the interpretation process may be sent to PRC@seattle.gov (please include "Interpretation Information" in the subject line) or by calling the message line at (206) 684-8467. Requests for interpretation may be submitted to the **Department of Planning and Development, Code Interpretation and Implementation Group, 700 5th Av Ste 2000, P.O. Box 34019, Seattle, WA 98124-4019.**

Note: The vicinity map feature added to the public notice of application is provided as an illustrative reference. It is not intended to replace the legal description and site plan included in the project file. In the event of omissions, errors or differences, the documents in DPD's files will control.

3020730 **NOTICE OF APPLICATION
SENT 7/13/15 *NOTICE OF
APPLICATION & CHECKLIST SENT
7/13/15 BG

EINAR NOVION**
3316 NE 120TH ST
SEATTLE, WA 98125

ROB MCVICARS**
BUILD SOUND, LLC
1941 35TH AV W
SEATTLE, WA 98199

PUGET SOUND CLEAN AIR AGENCY*
1904 3RD AVE STE 105
SEATTLE, WA 98101-3317

ENVIRONMENTAL REVIEW SECTION*
DEPARTMENT OF ECOLOGY
PO BOX 47703
OLYMPIA WA 98504-7703
(emailed copies to separegister@ecy.wa.gov)

KELLY COOPER*
DEPARTMENT OF HEALTH
ENVIRONMENTAL HEALTH DIVISION
PO BOX 47820
OLYMPIA, WA 98504-7820

PUBLIC REVIEW DOCUMENTS*
QUICK INFORMATION CENTER
SEATTLE PUBLIC LIBRARY
LB-03-01

MR. RAMIN PAZOOKI*
WSDOT, NORTHWEST REGION
15700 DAYTON AVE N
SEATTLE, WA 98133

GARY KRIEDT*
KC METRO – REAL ESTATE/LAND USE/
ENVIRON PLNG
201 S JACKSON ST MS KSC-TR-0431
SEATTLE, WA 98104-3856

SUQUAMISH TRIBE*
PO BOX 498
SUQUAMISH, WA 98392

UNITED INDIANS OF ALL TRIBES*
PO BOX 99100
SEATTLE, WA 98199

KAREN WALTER*
WATERSHEDS AND LAND USE TEAM LEADER
MUCKLESHOOT INDIAN TRIBE FISHERIES
DIVISION
39015 172ND AVE SE
AUBURN WA 98092

DUWAMISH TRIBE*
4705 W MARGINAL WY SW
SEATTLE, WA 98106

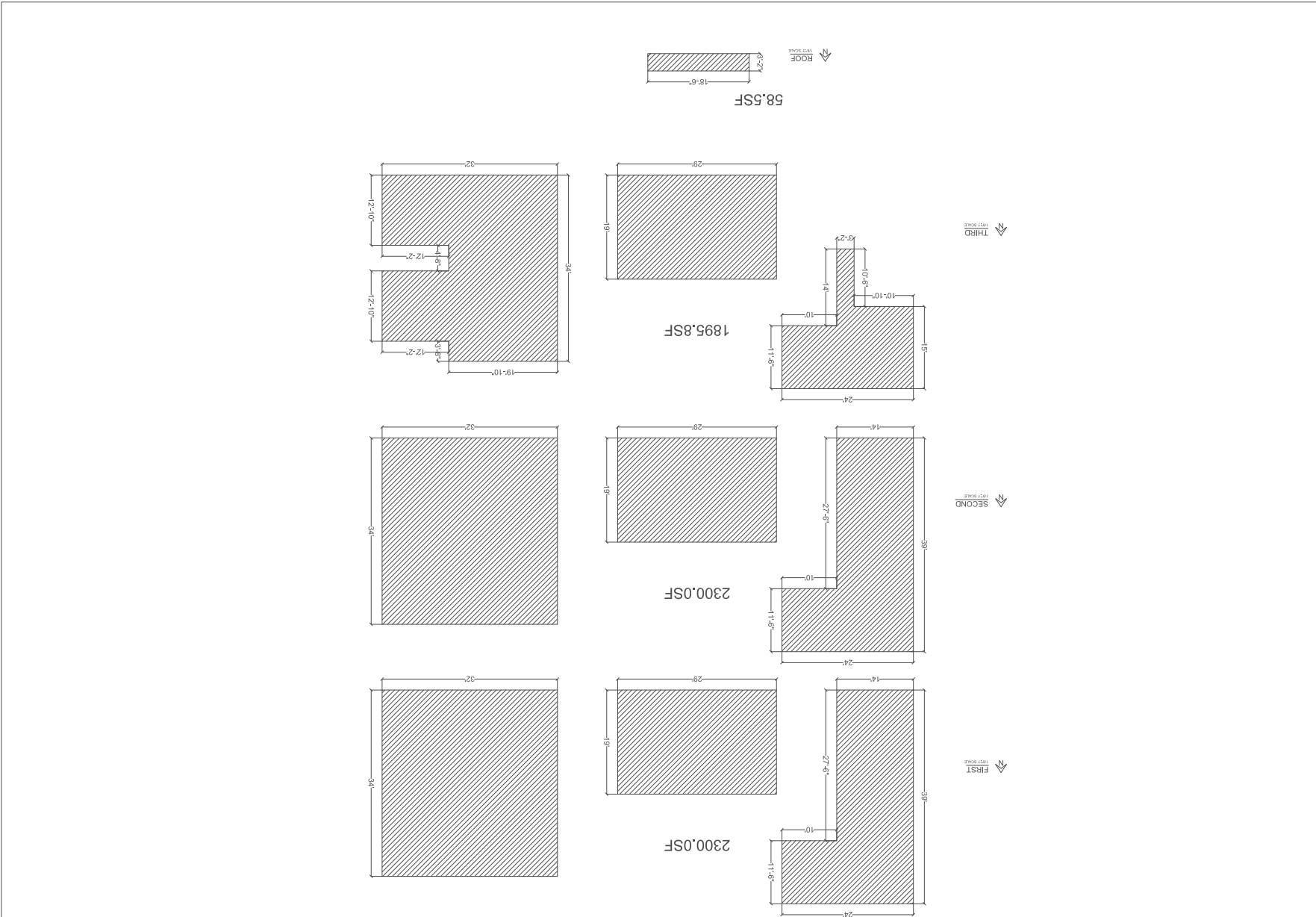
A2.4

FAR
DIAGRAM



DATE: 05.26.15
 PRELIM: 07.02.15
 SEPA: 08.04.15
 REVISED: 09.14.15

3447 22ND AVE W
 SEATTLE, WA 98199



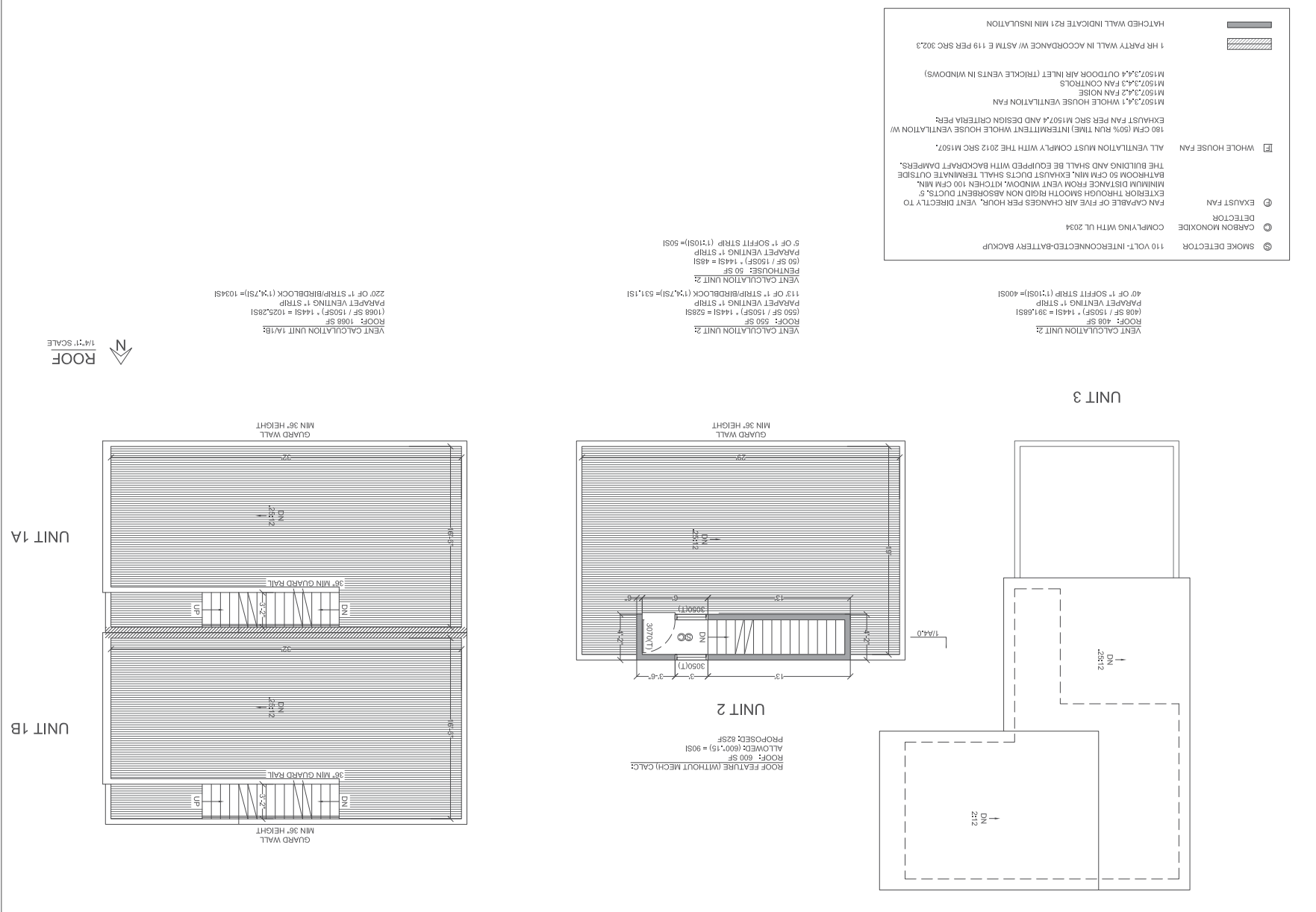
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FLOOR
PLANS



DATE: 05.26.15
 PRELIM: 07.02.15
 SEPA: 08.04.15
 REVISED: 09.14.15

3447 22ND AVE W
 SEATTLE, WA 98199



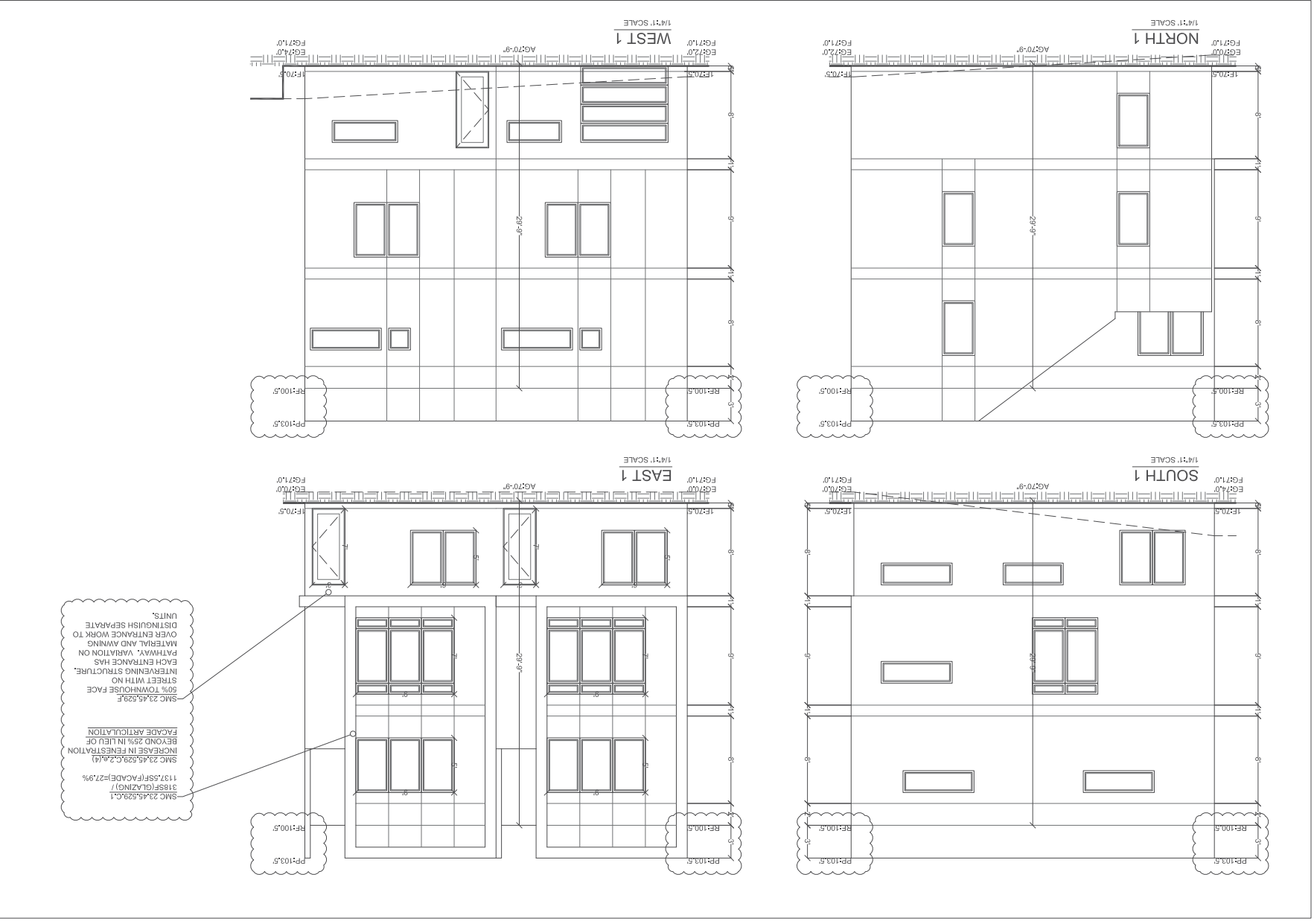
A3.0

ELEVATIONS

DATE: 05.28.15
 PRELIM: 07.02.15
 SEPA: 08.04.15
 INTAKE: 08.14.15
 REVISED: 09.14.15

3447 22ND AVE W
 SEATTLE, WA 98199

WORKSHOP
 i.p.b.



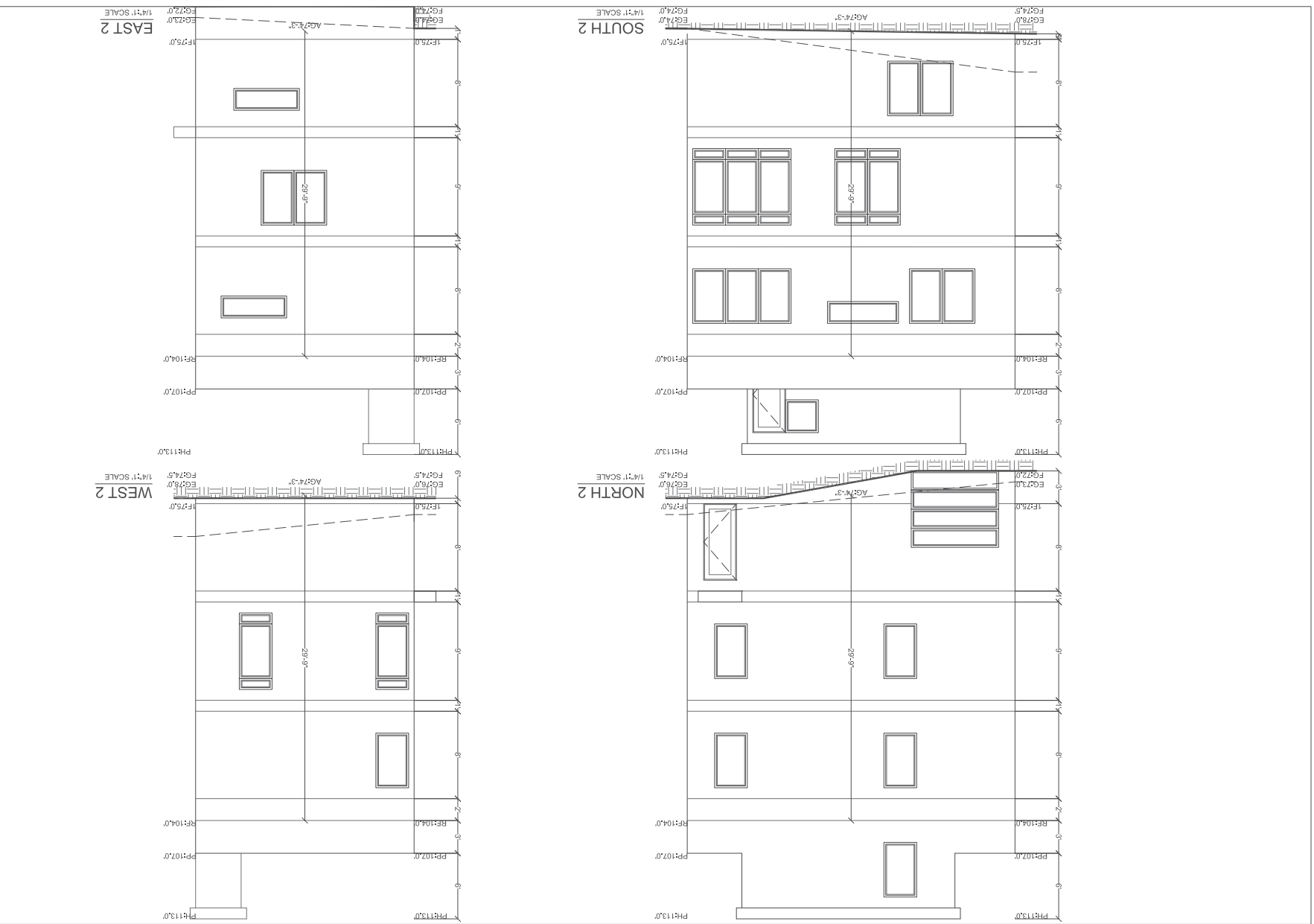
A3.1

ELEVATIONS

DATE: 05.28.15
 PRELIM: 07.02.15
 SEPA: 08.04.15
 INTAKE: 08.14.15
 REVISED: 09.14.15

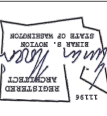
3447 22ND AVE W
 SEATTLE, WA 98199

WORKSHOP
 i.p.b.



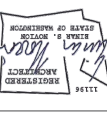
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PRELIM:	07.02.15
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3447 22ND AVE W
SEATTLE, WA 98199

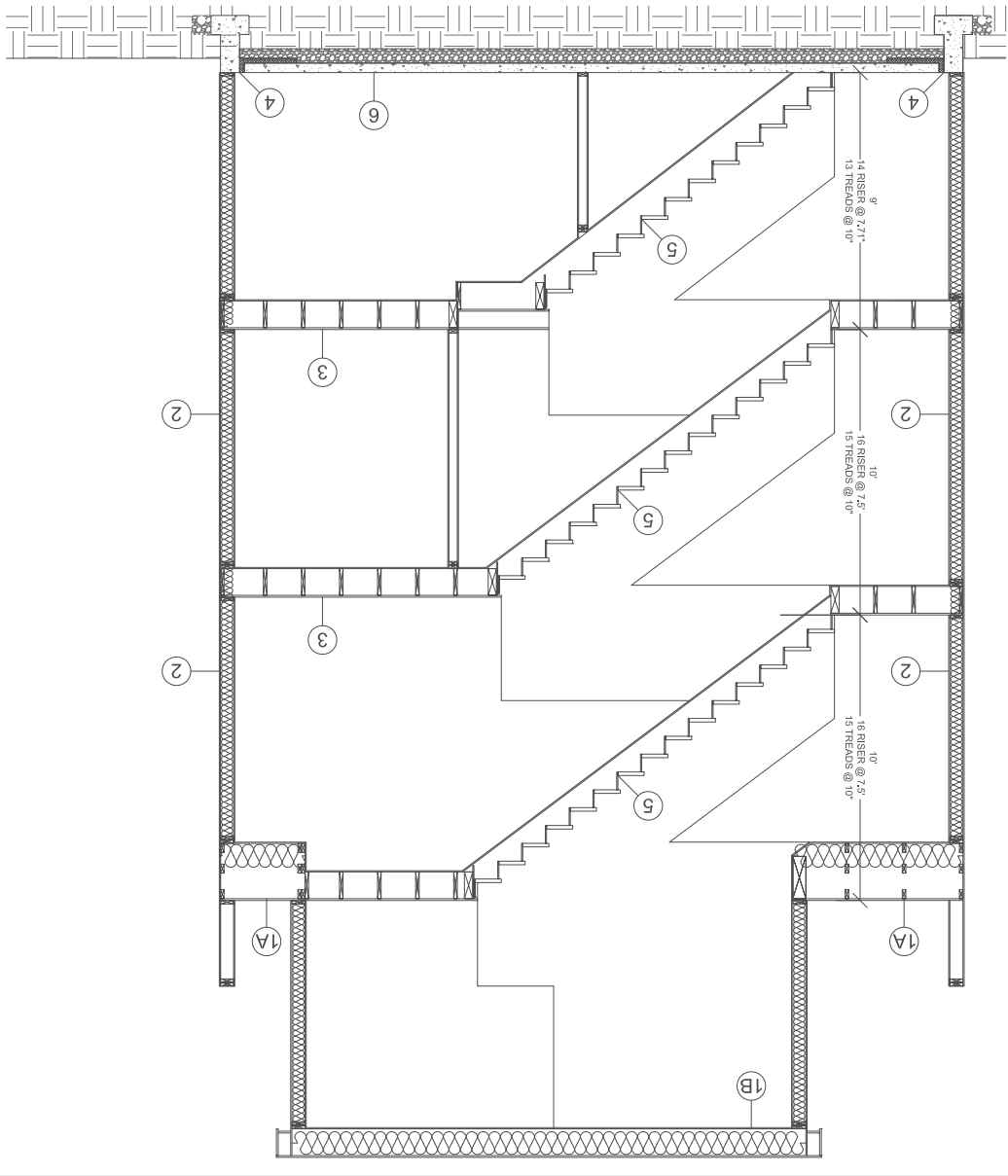


DATE:	05.28.15
PRELIM:	07.02.15
SEPA:	08.04.15
INTAKE:	08.04.15
REVISED:	09.14.15

3447 22ND AVE W
SEATTLE, WA 98199



SECTION 1
1/2" = 1' SCALE



- CONSTRUCTION NOTES**
- 1A, ROOF CONSTRUCTION
 - SHEATHING & NAILING PER STRUCT.
 - TRUSS AND CONNECTIONS PER STRUCT. DWGS
 - R-38 BATT INSULATION W/ MIN 1" AIR CIRCULATION
 - 5/8" GYP. BD. FINISH
 - PAINT
 - MEMBRANE
 - SHEATHING & NAILING PER STRUCT.
 - RAFTER AND CONNECTIONS PER STRUCT. DWGS
 - R-38 BATT INSULATION W/ MIN 1" AIR CIRCULATION
 - 5/8" GYP. BD. FINISH
 - PAINT
 - MEMBRANE
 - SHEATHING & NAILING PER STRUCT.
 - TRUSS AND CONNECTIONS PER STRUCT. DWGS
 - R-21 BATT INSULATION W/ MIN 1" AIR CIRCULATION
 - 5/8" GYP. BD. FINISH
 - PAINT
 - MEMBRANE
 - SHEATHING & NAILING PER STRUCT.
 - 1/2" GYM.B.
 - INSULATION
 - PAINT
 - 2. OUTER WALL CONSTRUCTION
 - SIDING
 - TYVEK HOMEWRAP
 - 2X6 STUDS @ 16" O.C. W/ R-21 BATT INSULATION
 - 1/2" GYM.B.
 - PAINT
 - 3. FLOOR CONSTRUCTION
 - FINISH PER PLAN
 - SHEATHING & NAILING PER STRUCTURAL
 - 5/8" GYP. BD. FINISH
 - STRUCTURAL
 - FLOOR JOIST PER
 - 4. CONCRETE STEPMALL
 - 2X6 PRESSURE TREATED PLATE AT 48" O.C. MAX. 12" FROM CORNER
 - 5/8" ANCHOR BOLT WITH WASHER 3X3X1/4
 - REINFORCED CONCRETE FOOTING PER STRUCT. DWGS.
 - PERIMETER INSULATION AROUND SLAB. PROVIDE 24" HORIZONTAL R-10 RIGID
 - 4" PERFORATED FOOTING DRAIN W/ FILTER FABRIC SLEEVE IN GRANULAR FILL
 - 5. STAIR CONSTRUCTION
 - 1 1/2" PIPE HANDRAIL MOUNT 1 1/2" FROM WALL
 - 1 1/4" PLYWOOD, TREAD GLUE
 - 2X12 STRINGERS @ 12" O.C.
 - 1X12 APRON
 - (1/2" GYP MIN @ USABLE ENCLOSED SPACE UNDER STAIRS)
 - 6. CONCRETE FLOOR
 - 4" CONC. SLAB PER STRUCT W/ 6X6 W 1X1X1/4 W/M
 - 1-LPF ONE MESH
 - VAPOR BARRIER
 - 6" MIN GRAVEL
 - (PROVIDE CONTROL JOINTS)

POST CONSTRUCTION SOIL MANAGEMENT PLAN

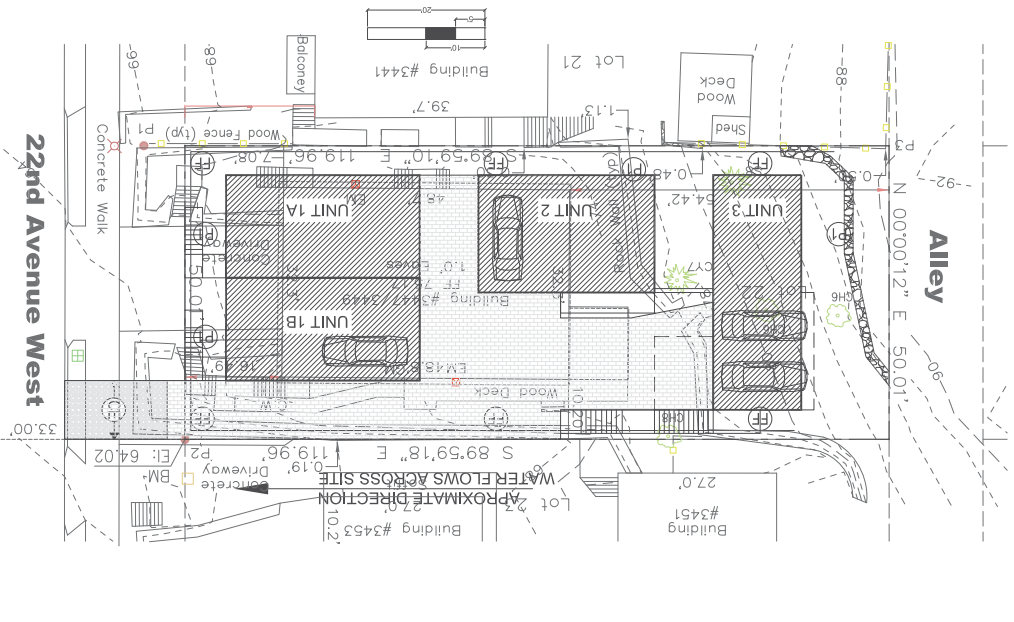
1. TOTAL SITE AREA (LOT SIZE): 5000 SF
 2. IMPAVED AREA (A): 3000 SF
 3. NON IMPAVED AREA (B): 2000 SF
 4. OTHER AREA (C): 0000 SF
 5. SURFACE LINE & ROW LINE: 1, 2000 SF
 7. WATER LINE & POWER (CROSS SECTION): 12.00" x 12.00"

POST CONSTRUCTION SOIL MANAGEMENT WORKSHEET:
 (SEE ATTACHED SHEETS)

DEFINITIONS:
 1. TOTAL SITE AREA (LOT SIZE)
 2. IMPAVED AREA (A)
 3. NON IMPAVED AREA (B)
 4. OTHER AREA (C)
 5. SURFACE LINE & ROW LINE

SYMBOLS:
 (SEE ATTACHED SHEETS)

NOTES:
 1. THIS PLAN SHOWS THE PROPOSED CONSTRUCTION AND POST CONSTRUCTION SOIL MANAGEMENT PLAN.
 2. THE SOIL MANAGEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF SEATTLE FOR REVIEW AND APPROVAL.
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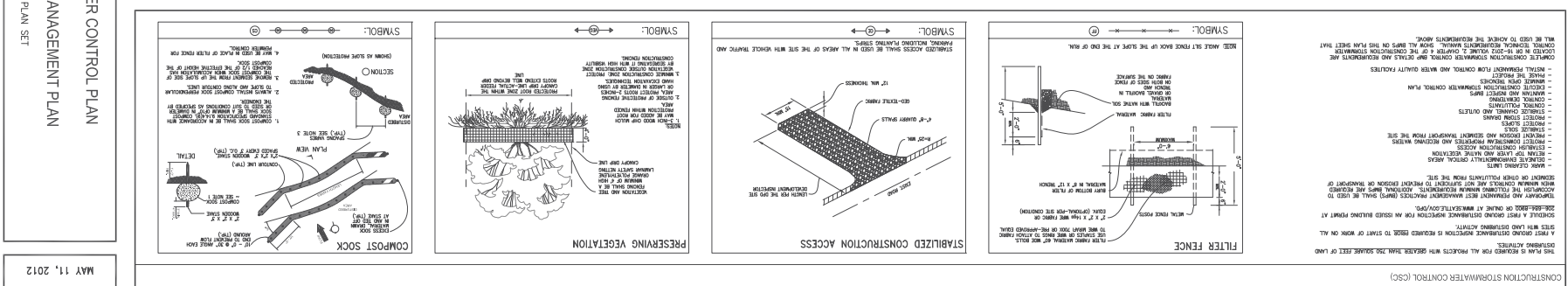
CITY OF SEATTLE
 DEPARTMENT OF PLANNING AND DEVELOPMENT

CSC/SOIL STANDARD PLAN

CONSTRUCTION STORMWATER CONTROL PLAN AND POST CONSTRUCTION SOIL MANAGEMENT PLAN

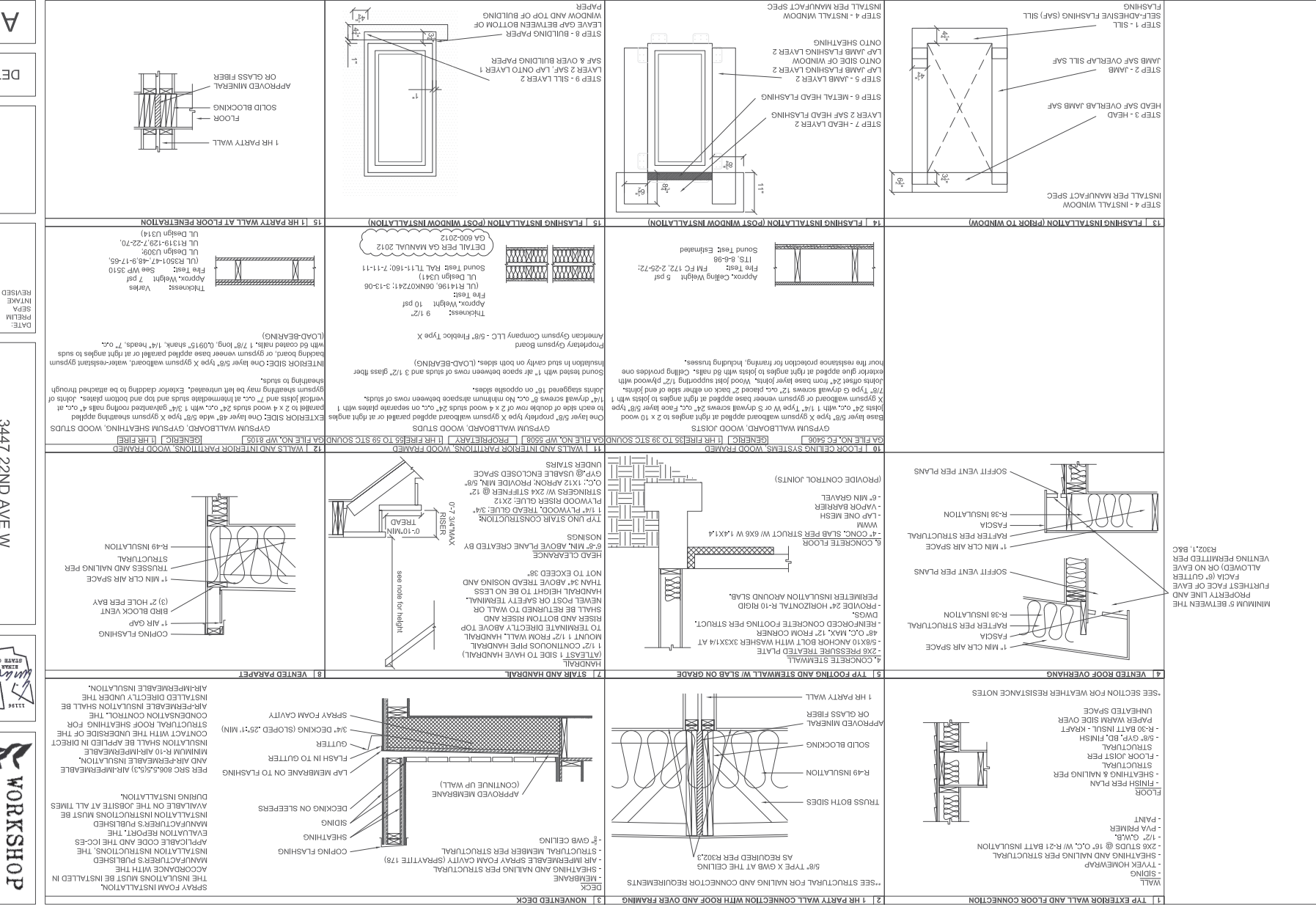
APPLICANT PLAN SET

MAY 11, 2012



CONSTRUCTION STORMWATER CONTROL (CSC)

1. THIS PLAN SHOWS THE PROPOSED CONSTRUCTION AND POST CONSTRUCTION SOIL MANAGEMENT PLAN.
 2. THE SOIL MANAGEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF SEATTLE FOR REVIEW AND APPROVAL.
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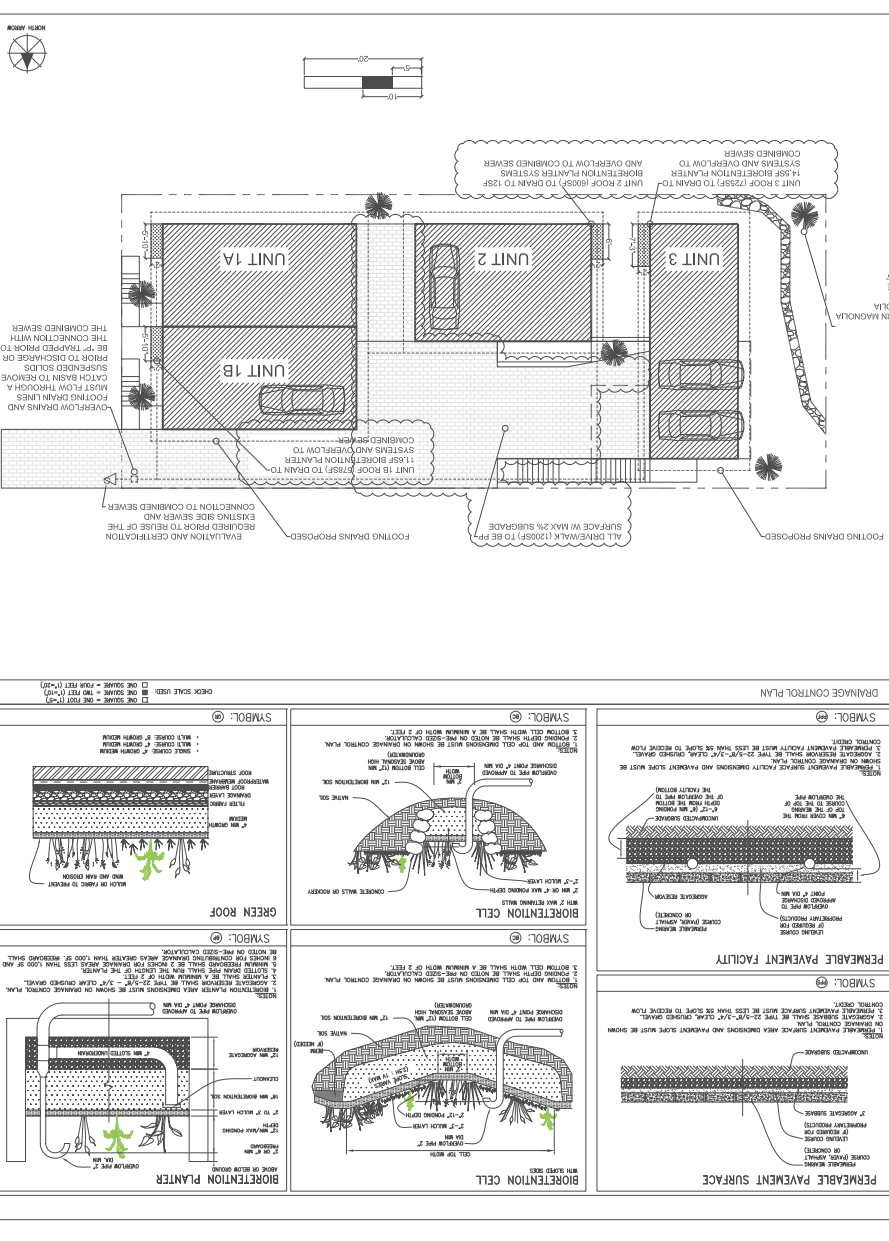
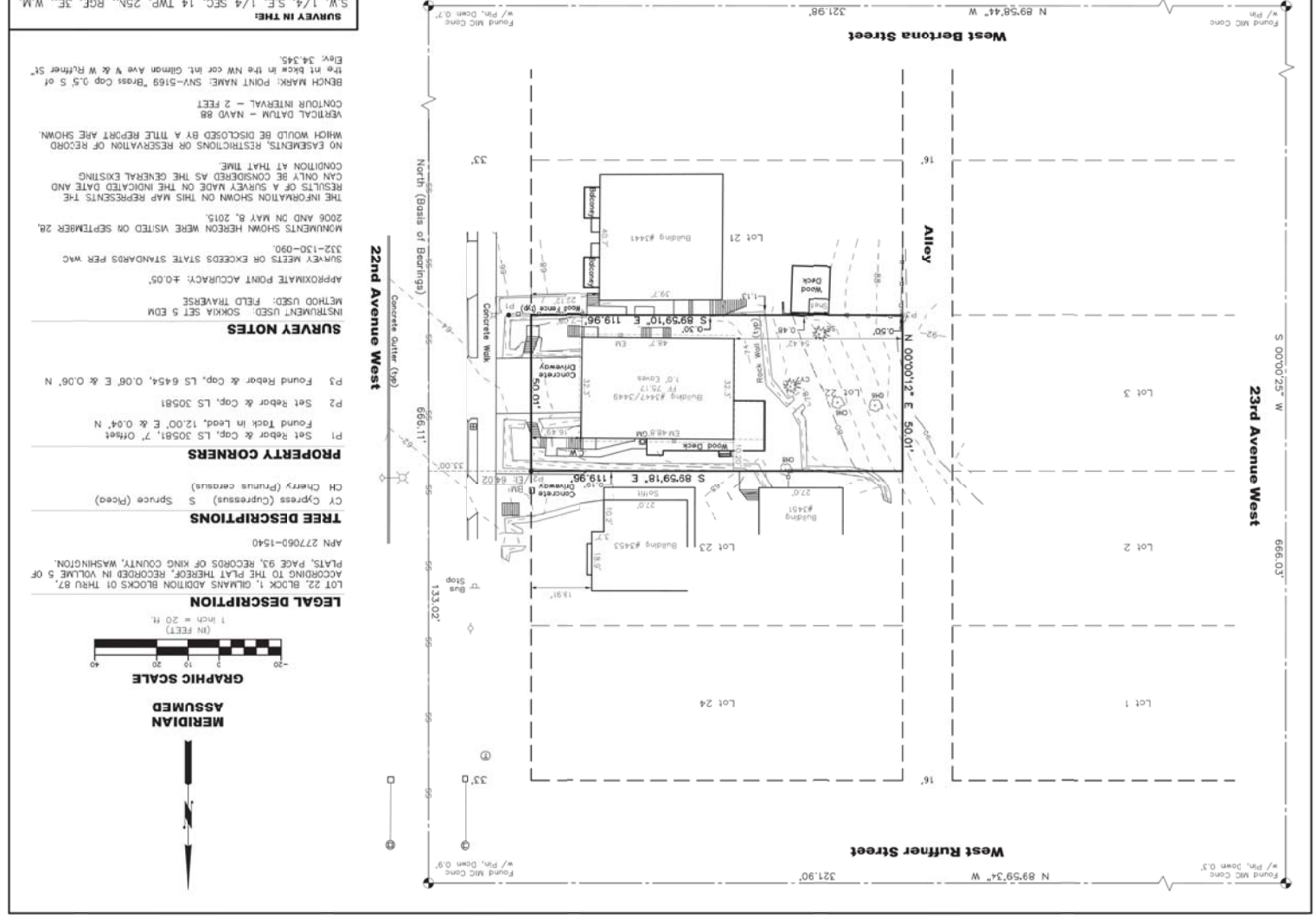
TOPOGRAPHIC SURVEY

Build Sound, LLC
3447 22nd Avenue West
Seattle, WA 98199

EMERALD LAND SURVEYING, INC.
PO BOX 13694 MILL CREEK, WA 98082 PH: (425) 399-7198

DATE: 5/12/15
PROJECT: 1502
CHECKED: [Signature]
DRAWN BY: [Signature]

1 OF 1 SHEETS



SECTION I: GREEN STORMWATER INFRASTRUCTURE (GSI)

SECTION II: GSI WORKSHEET

SECTION III: GSI PLANTINGS

SECTION IV: GSI PAINTINGS

SECTION V: GSI APPROPRIATION

SECTION VI: GSI AFFIRMATION

SECTION VII: GSI AFFIRMATION

SECTION VIII: GSI AFFIRMATION

SECTION IX: GSI AFFIRMATION

SECTION X: GSI AFFIRMATION

SECTION XI: GSI AFFIRMATION

SECTION XII: GSI AFFIRMATION

SECTION XIII: GSI AFFIRMATION

SECTION XIV: GSI AFFIRMATION

SECTION XV: GSI AFFIRMATION

SECTION XVI: GSI AFFIRMATION

SECTION XVII: GSI AFFIRMATION

SECTION XVIII: GSI AFFIRMATION

SECTION XIX: GSI AFFIRMATION

SECTION XX: GSI AFFIRMATION

SECTION XXI: GSI AFFIRMATION

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SECTION XXVIII: GSI AFFIRMATION

SECTION XXIX: GSI AFFIRMATION

SECTION XXX: GSI AFFIRMATION

SECTION I: GREEN STORMWATER INFRASTRUCTURE (GSI)

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SECTION XXX: GSI AFFIRMATION



City of Seattle
Department of Planning & Development
Land Use Review

EINAR S NOVION
 3316 NE 120th St
 Seattle, WA 98125

Re: Project# 3020730

Correction Notice #2

Review Type	ZONING	Date	November 19, 2015
Project Address	3447 22nd Ave W	Contact Phone	(206) 851-7922
Contact Email	novion.e@gmail.com	Contact Fax	
DPD Reviewer	David Graves	Address	Department of Planning & Development 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124-4019
Reviewer Phone	(206) 615-1492		
Reviewer Fax			
Reviewer Email	David.Graves3@seattle.gov		
Owner	ROB MCVICARS		

Related Projects 6484714

Dear Mr. Novion,

The following corrections need to be addressed as a result of 2nd cycle zoning review of your application. I would be happy to discuss this further if you wish.

Applicant Instructions

Please see the attached flyer to learn "[How to Respond to a DPD Correction Notice](#)". If the 3-step process outlined in the aforementioned document is not followed, it is likely that there will be a delay in permit issuance and there is a potential for penalty fees.

Corrections

- 1** In order to share a driveway with 3453 22nd Ave W and potentially 3451 22nd Ave W, you may need an access easement agreed to by all owners on those two lots. You will also need to do a landscape analysis to determine if existing landscaping on 3453 22nd Ave W was required for development of the property and replace it if necessary. You may also be required to obtain an additional permit to perform work on 3453 22nd Ave W to create a shared driveway. Please provide documentation providing how the shared driveway will be created.

Also, please provide detailed dimensions of the location of the curb cut which include distance east of the west property line and west of the east property line. I cannot approve the curb cut without these measurements.

- 2** Pursuant to SMC 23.54.030.D.3, please provide calculations demonstrating that the driveway to the garages under Unit 3 do not exceed a slope of 15%.
- 3** Sheet A1.1 appears to show parking under Unit 3 that goes through or under required amenity trees and shrubs. Please describe how this garage will be accessed in order to keep these plants.
- 4** Please note that these same corrections apply to construction permit #6484714.



Step 1: Pick up the Plans

- Plans Routing will notify the primary contact for the project by email or phone when all reviews in the review cycle are complete and plans are ready to pick up
 - Once you have been notified, pick up the plans at the Plans Routing counter in the Applicant Services Center (20th floor)
 - You may check the status of any review at the following link:
<http://web6.seattle.gov/dpd/permitstatus>
-

Step 2: Make Corrections

Construction Permits: Coordinate responses to correction items among all designers, architects, engineers, and owners.

Provide a separate written response for each review discipline that has asked for corrections. Be sure to address each item on all correction notices. We won't accept corrected plans without written responses. Include the following information in each response:

- Describe the change you've made.
- Say where the change can be found in the plan set.
- If you have not made a requested change, say why. Give a code citation and provide calculations to support your reason.

If you replace sheets in the corrected plan sets:

- Identify changes on the replacement sheets by clouding or circling the changes.
- Mark the old sheets as "VOID" and roll them up at the back of each corrected plan set. Do not insert or staple voided sheets into the corrected plan sets.

If you add changes to the original sheets:

- Identify the changes by clouding or circling them with ink (preferably red, waterproof ink). Do not use pencil to make changes.
- Do not tape or staple anything to the plan sets.

Platting Actions: Provide new copies of the survey when responding to a correction notice for a shortplat, lot boundary adjustment, or other platting action. Provide the same number of copies that were required when you submitted the project.

Covenants: Send original, signed, and notarized covenants directly to the reviewer who required them.

Electronic Plans:

- Always upload a complete plan set and keep sheets in the same order.
 - If you make changes on a sheet, keep it in its place.
 - If you remove a sheet and all the information on it, insert a blank sheet in its place.
 - If you add new sheets with new information on them, add them to the back of the plan set.
-

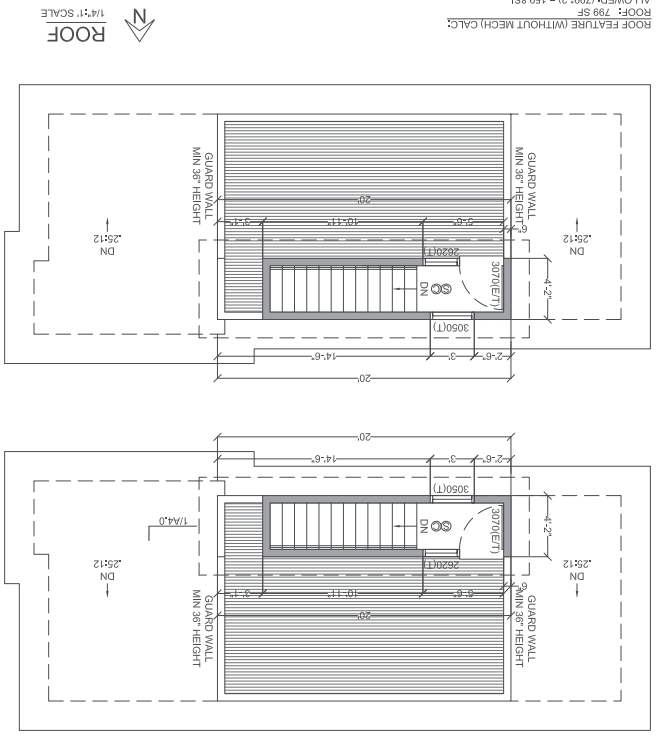
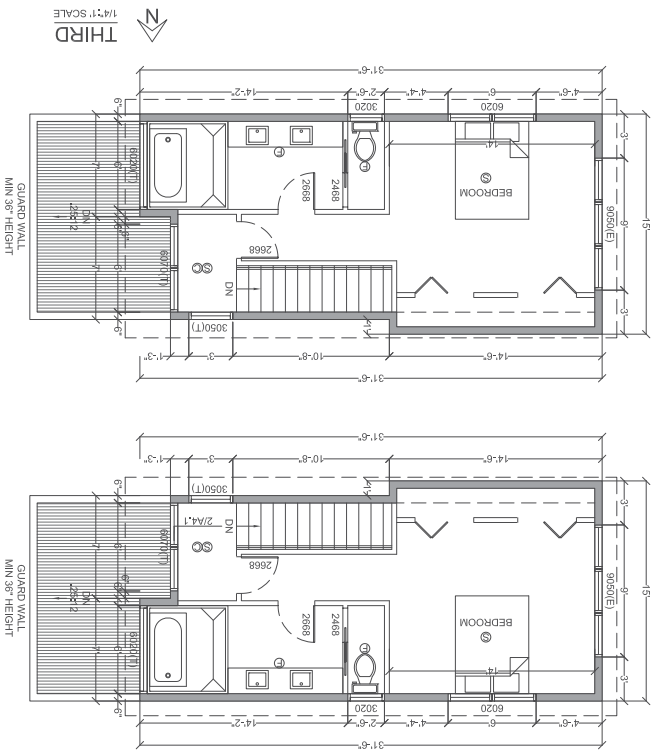
Step 3: Return Corrected Plans

- Return the corrected plans to Plans Routing in the Applicant Services Center (20th floor). If your plans are electronic, upload your corrected sets through the [DPD Project Portal](#).

If you don't follow these instructions:

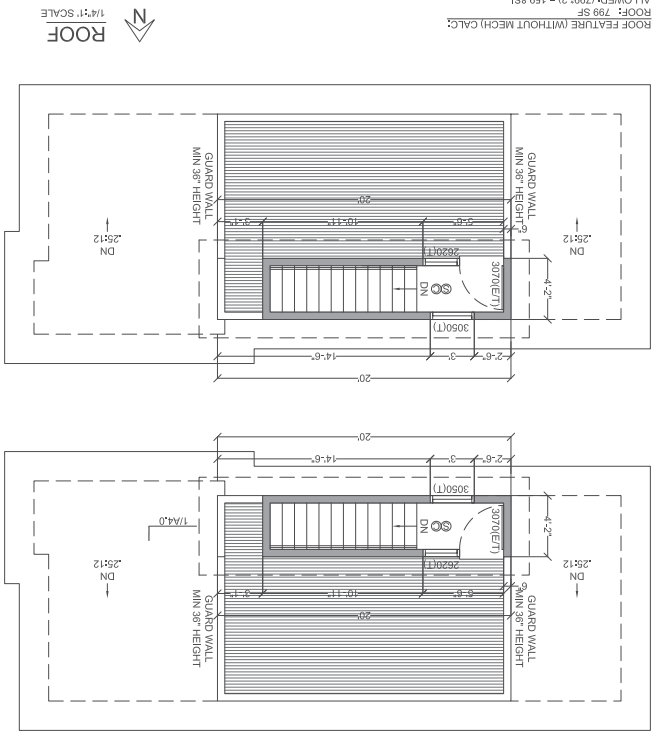
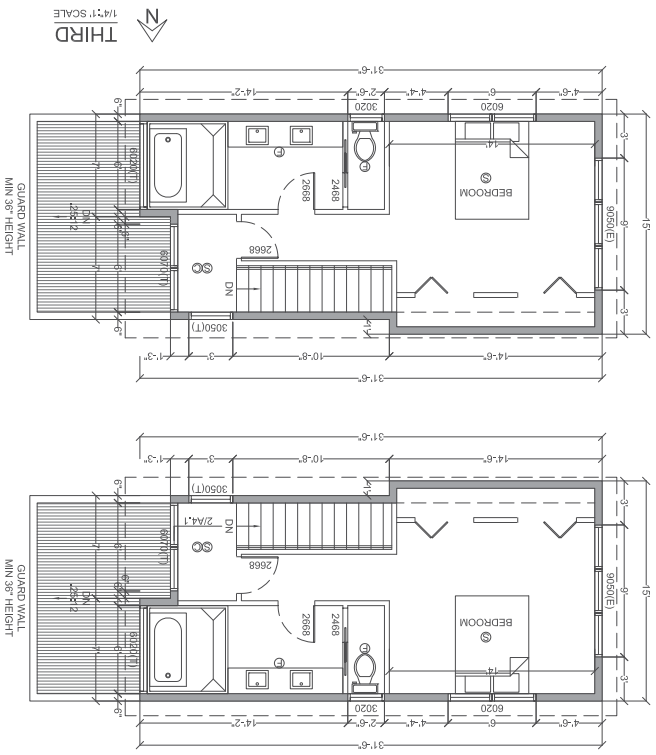
- **Plans Routing may not accept your corrected plans.**
- **DPD may be delayed in starting corrected plan review, which can delay permit issuance.**
- **DPD may charge a \$300 penalty fee.**

- ☑ WHOLE HOUSE FAN
- ☑ EXHAUST FAN
- ☑ SMOKE DETECTOR
- ☑ CARBON MONOXIDE DETECTOR
- ☑ 110 VOLT- INTERCONNECTED-BATTERY BACKUP
- ☑ COMPLIING WITH UL 2034
- FAN CAPABLE OF FIVE AIR CHANGES PER HOUR, VENT DIRECTLY TO EXTERIOR THROUGH SMOOTH RIGID NON ABSORBENT DUCTS, 5" MINIMUM DISTANCE FROM VENT WINDOW, KITCHEN 100 CFM MIN.
- BATHROOM 50 CFM MIN, EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.
- ALL VENTILATION MUST COMPLY WITH THE 2012 SRC M1507.
- 180 CFM (50% RUN TIME) INTERMITTENT WHOLE HOUSE VENTILATION W/ EXHAUST FAN PER SRC M1507.4 AND DESIGN CRITERIA PER M1507.3.4.1 WHOLE HOUSE VENTILATION FAN
- M1507.3.4.2 FAN CONTROLS
- M1507.3.4.3 FAN NOISE
- M1507.3.4.4 OUTDOOR AIR INLET (TRICKLE VENTS IN WINDOWS)
- HATCHED WALL INDICATE R21 MIN INSULATION

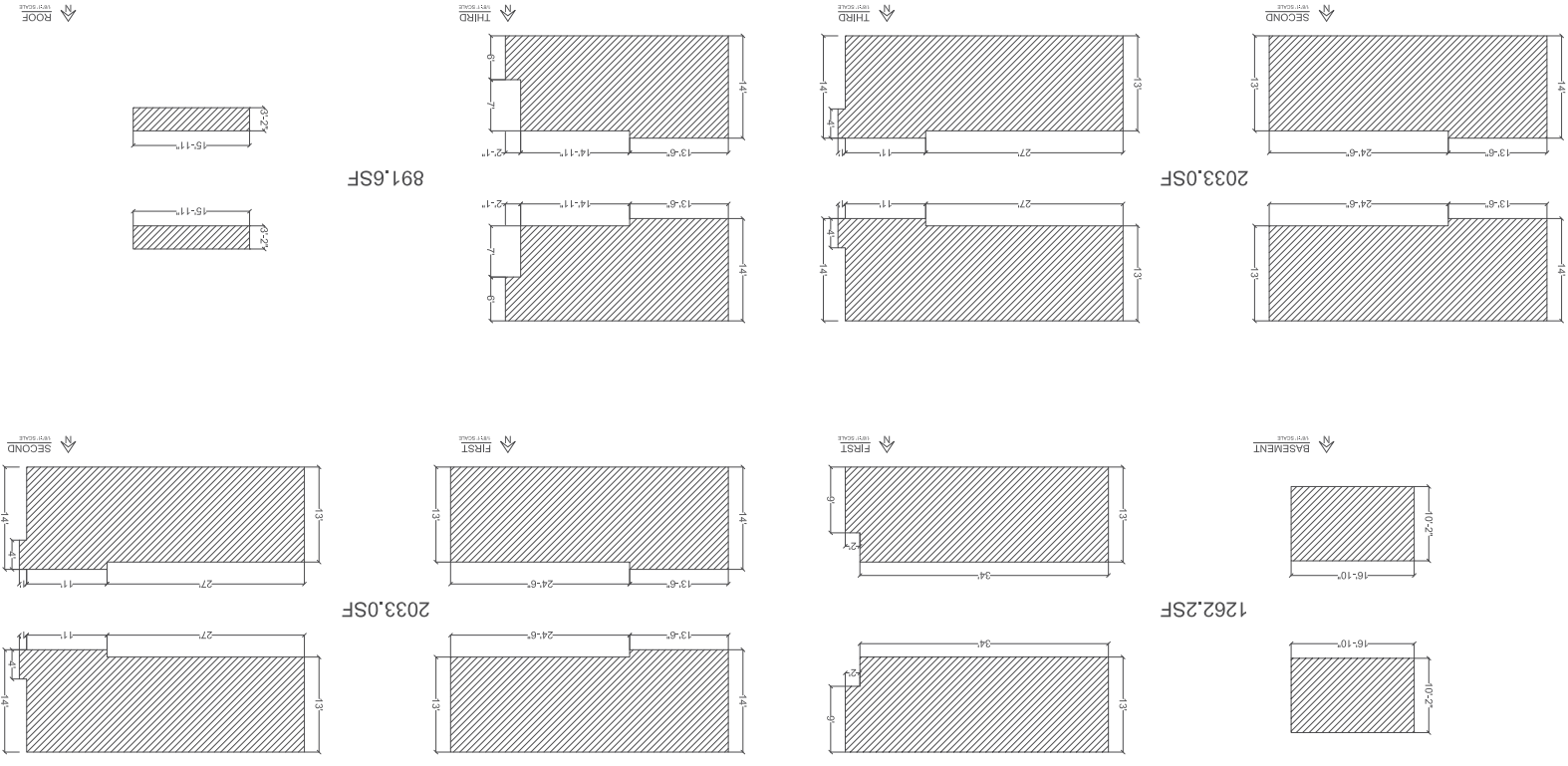
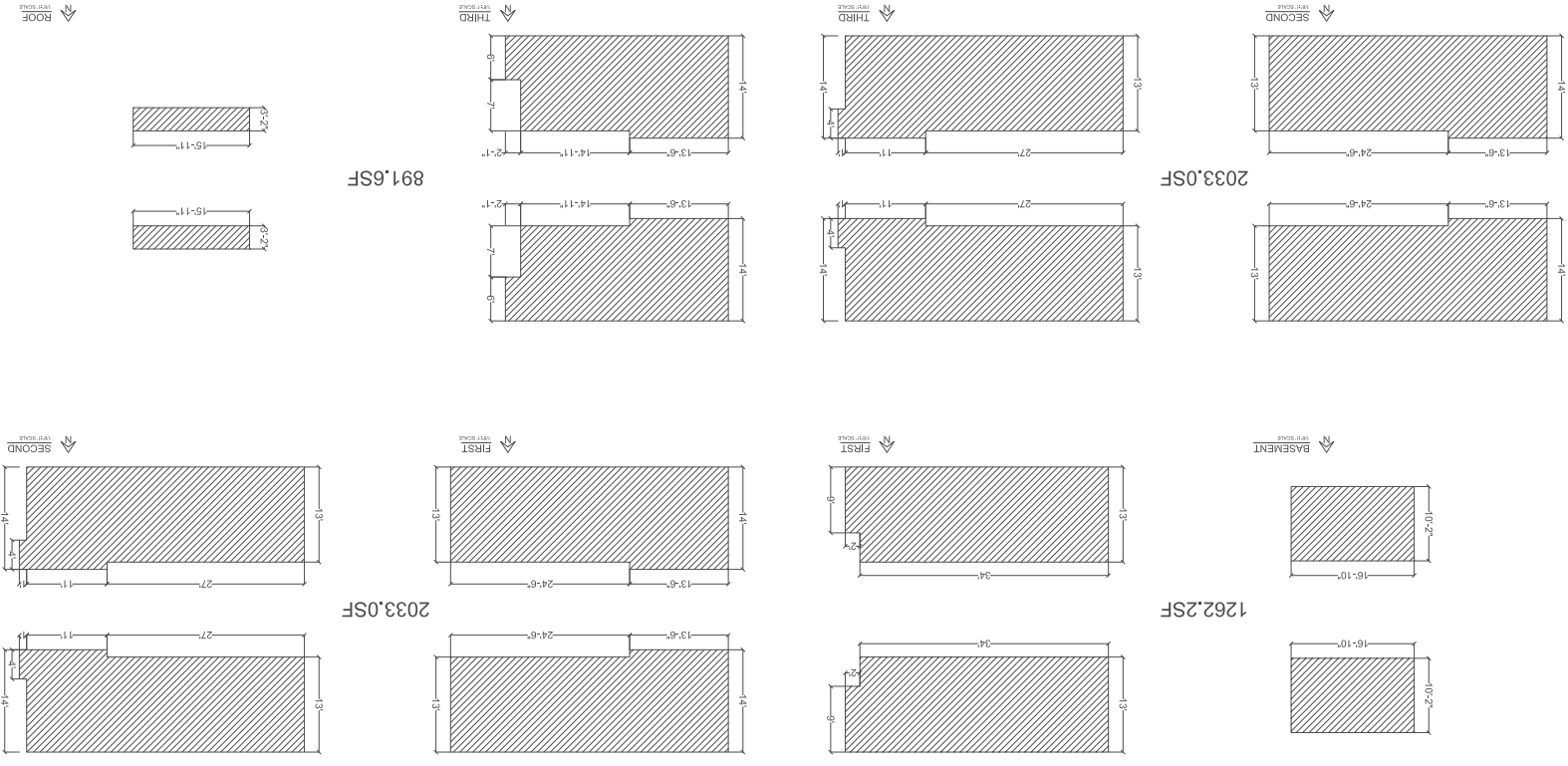
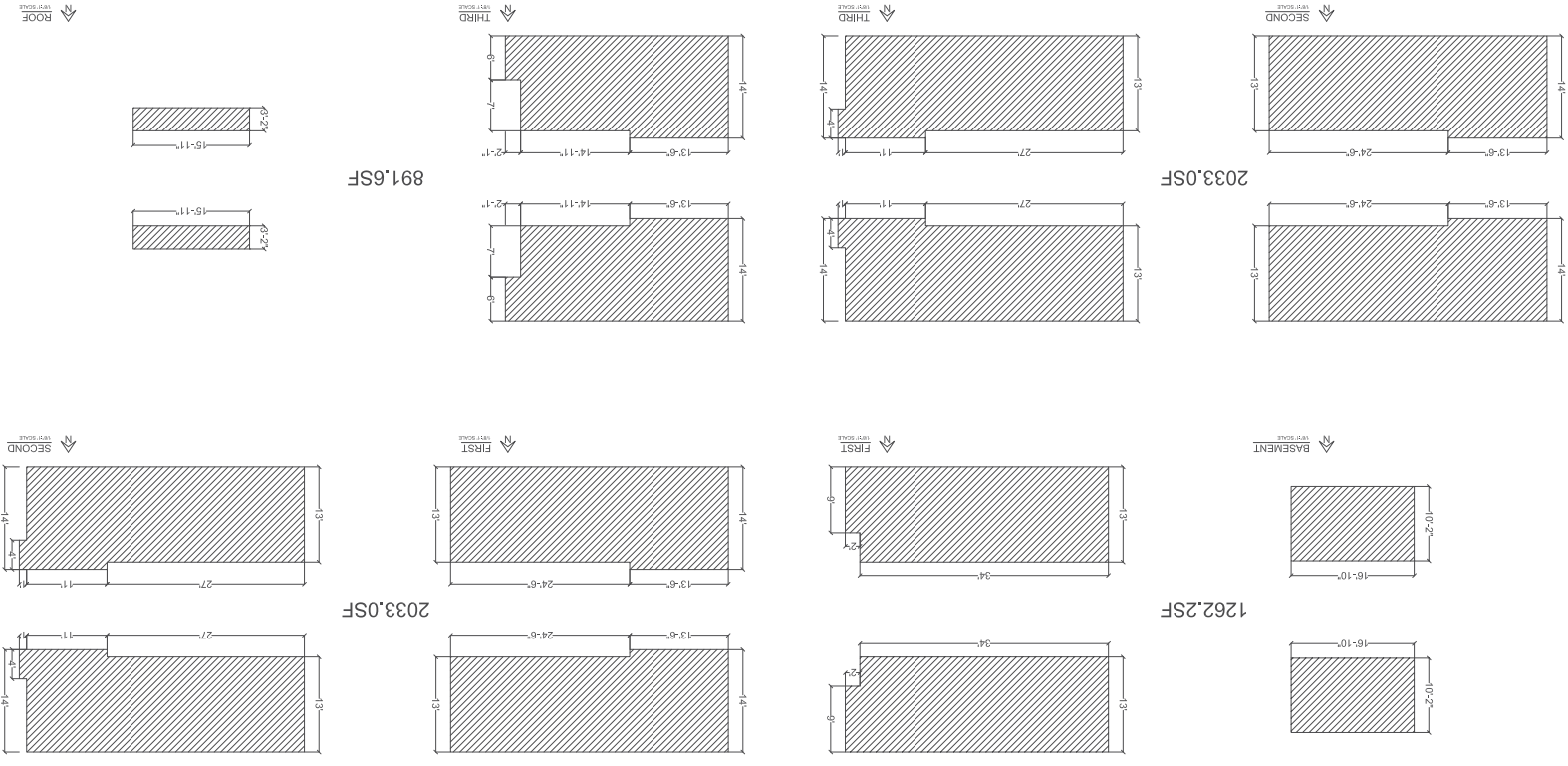
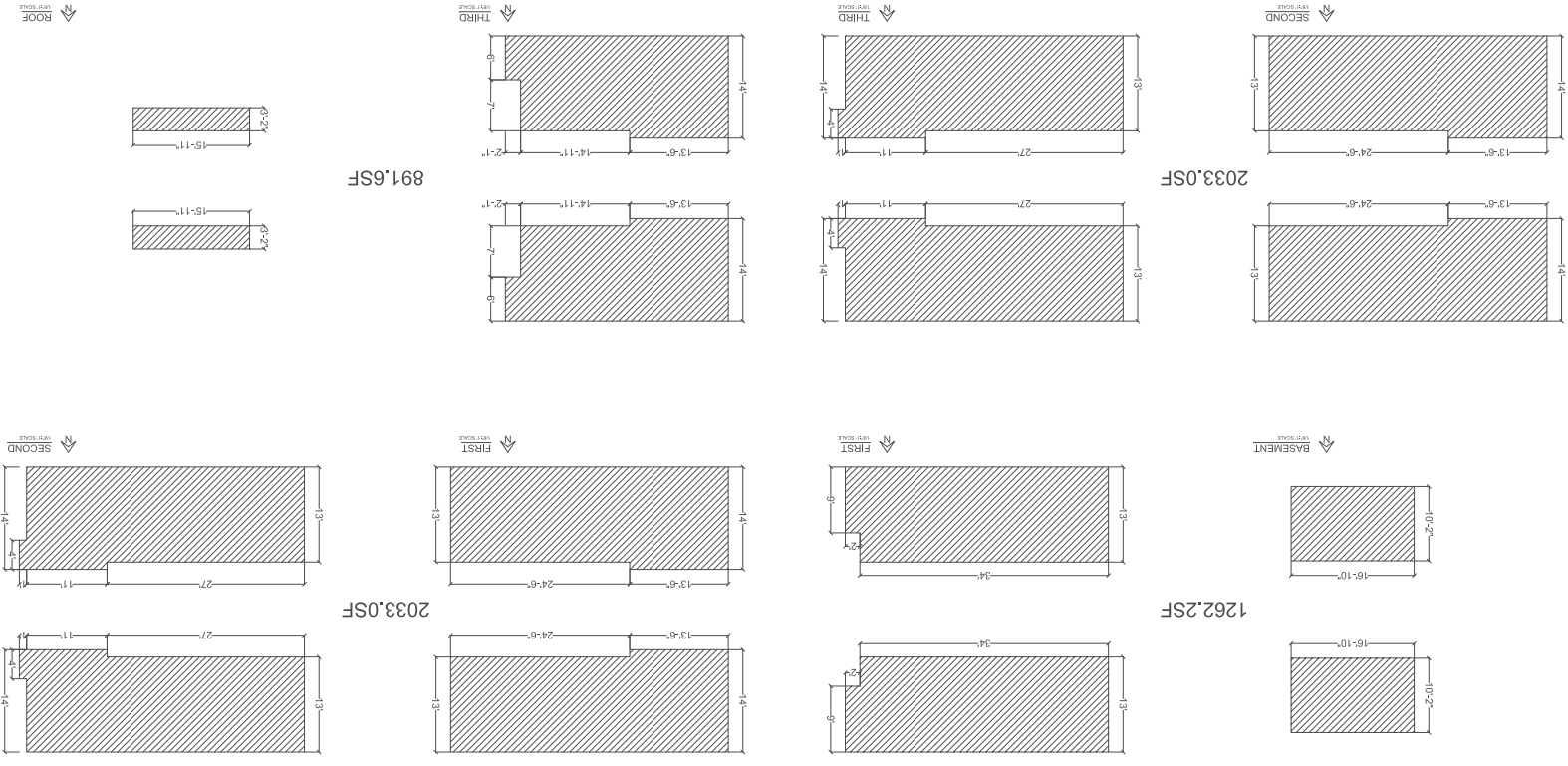


ROOF FEATURE (WITHOUT MECH) CALC.
 ALL ONCE (7/9/21) = 159.831
 PROPOSED: 1505F
 ROOF: 798 SF

- ☑ SMOKE DETECTOR
- ☑ CARBON MONOXIDE DETECTOR
- ☑ EXHAUST FAN
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ROOF FEATURE (WITHOUT MECH) CALC.
 ALL ONCE (7/9/21) = 159.831
 PROPOSED: 1505F
 ROOF: 798 SF

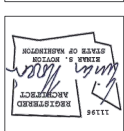


A2.3

FLOOR PLANS

DATE: 05.26.15
 PRELIM: 07.02.15
 SENA: 08.14.15
 REVISED: 09.14.15
 REVISED: 03.21.16

3447 22ND AVE W
 SEATTLE, WA 981199

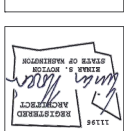


A2.4

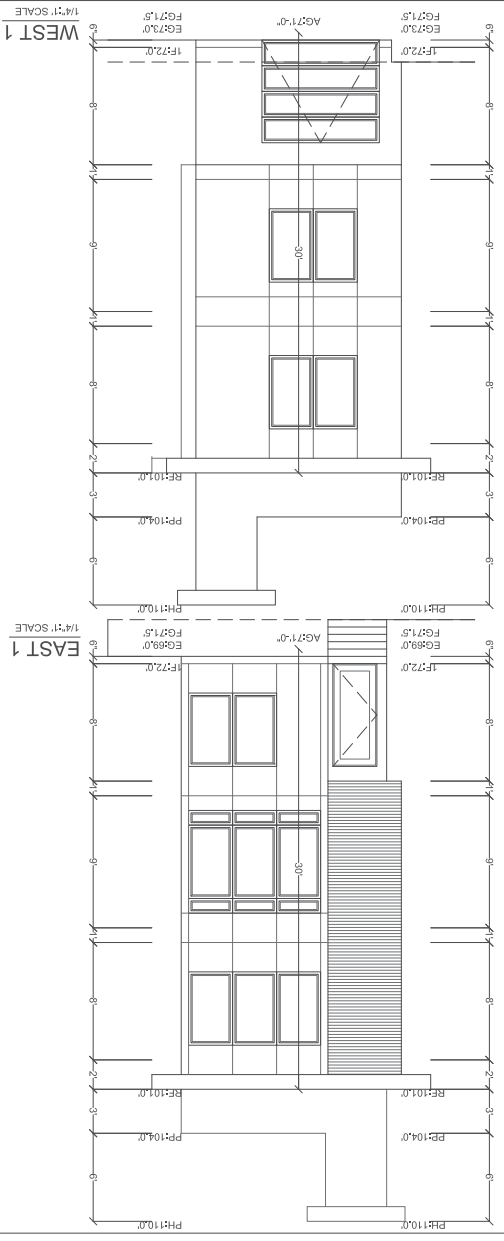
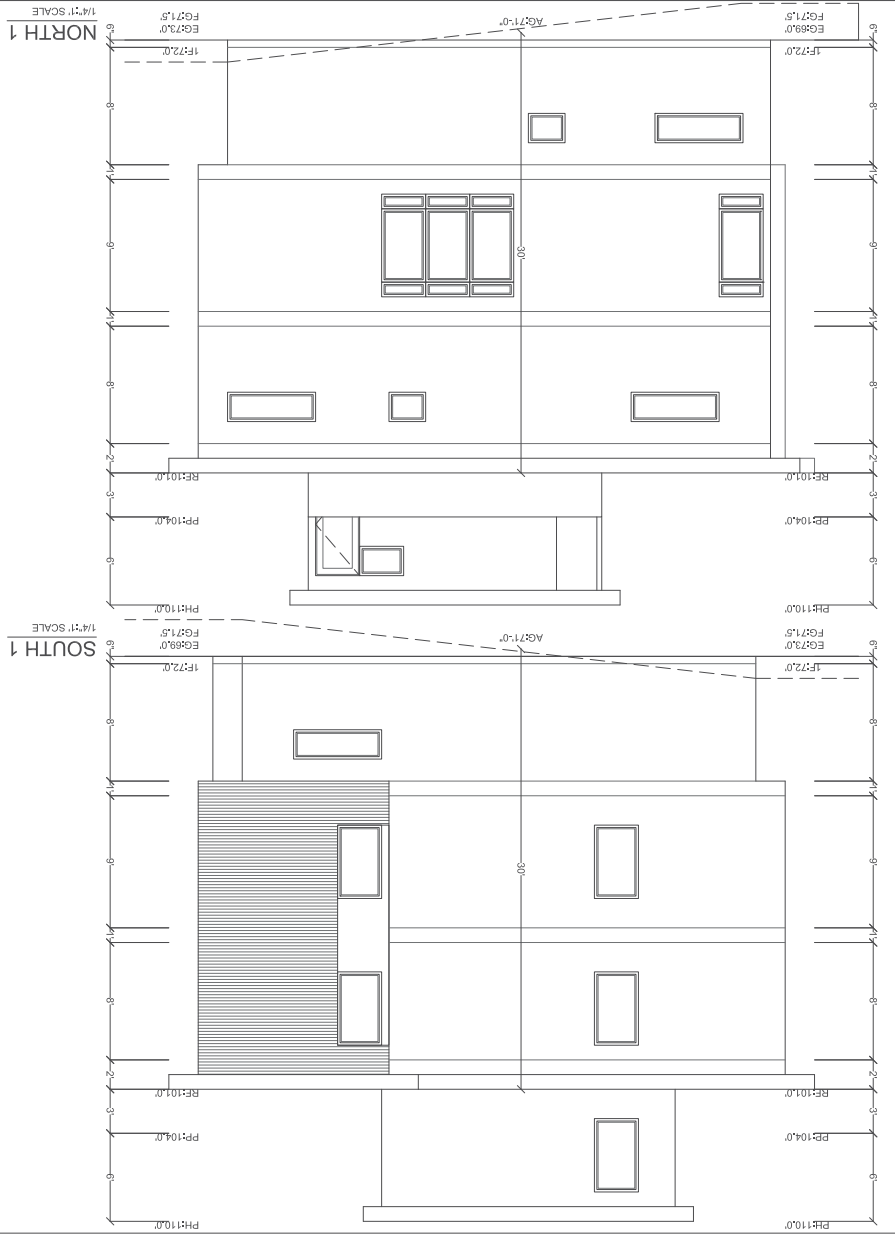
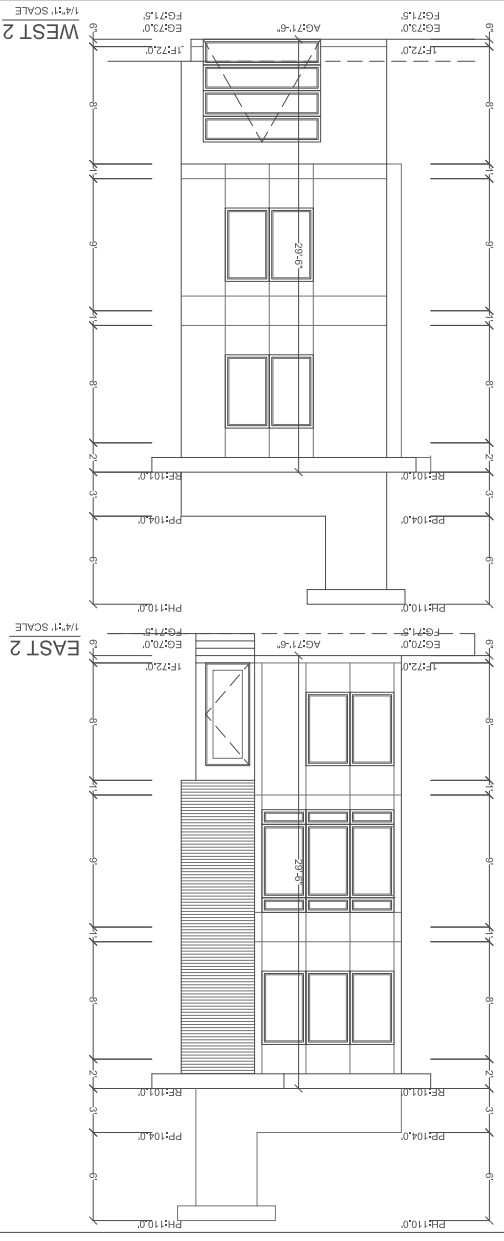
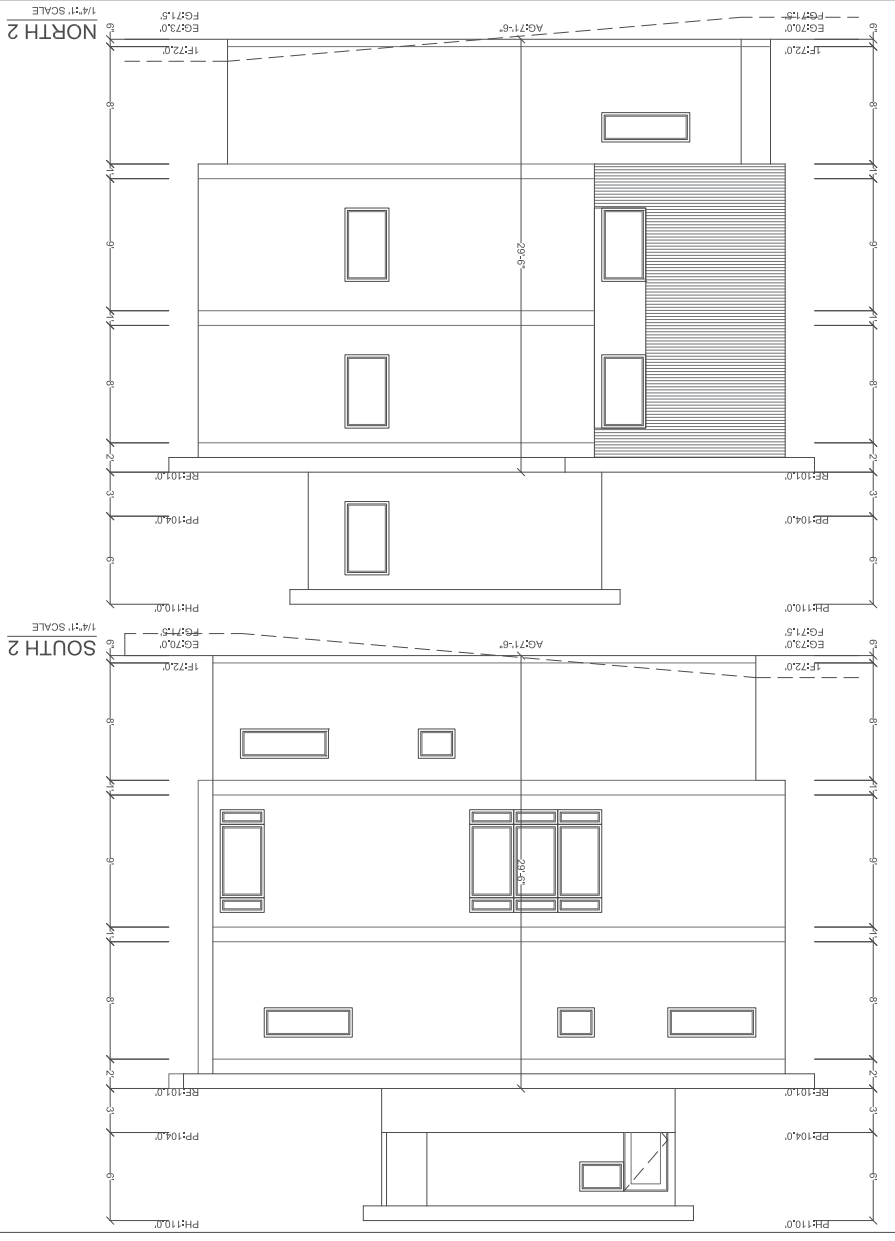
FAR DIAGRAM

DATE: 05.26.15
 PRELIM: 07.02.15
 SENA: 08.14.15
 REVISED: 09.14.15
 REVISED: 03.21.16

3447 22ND AVE W
 SEATTLE, WA 981199



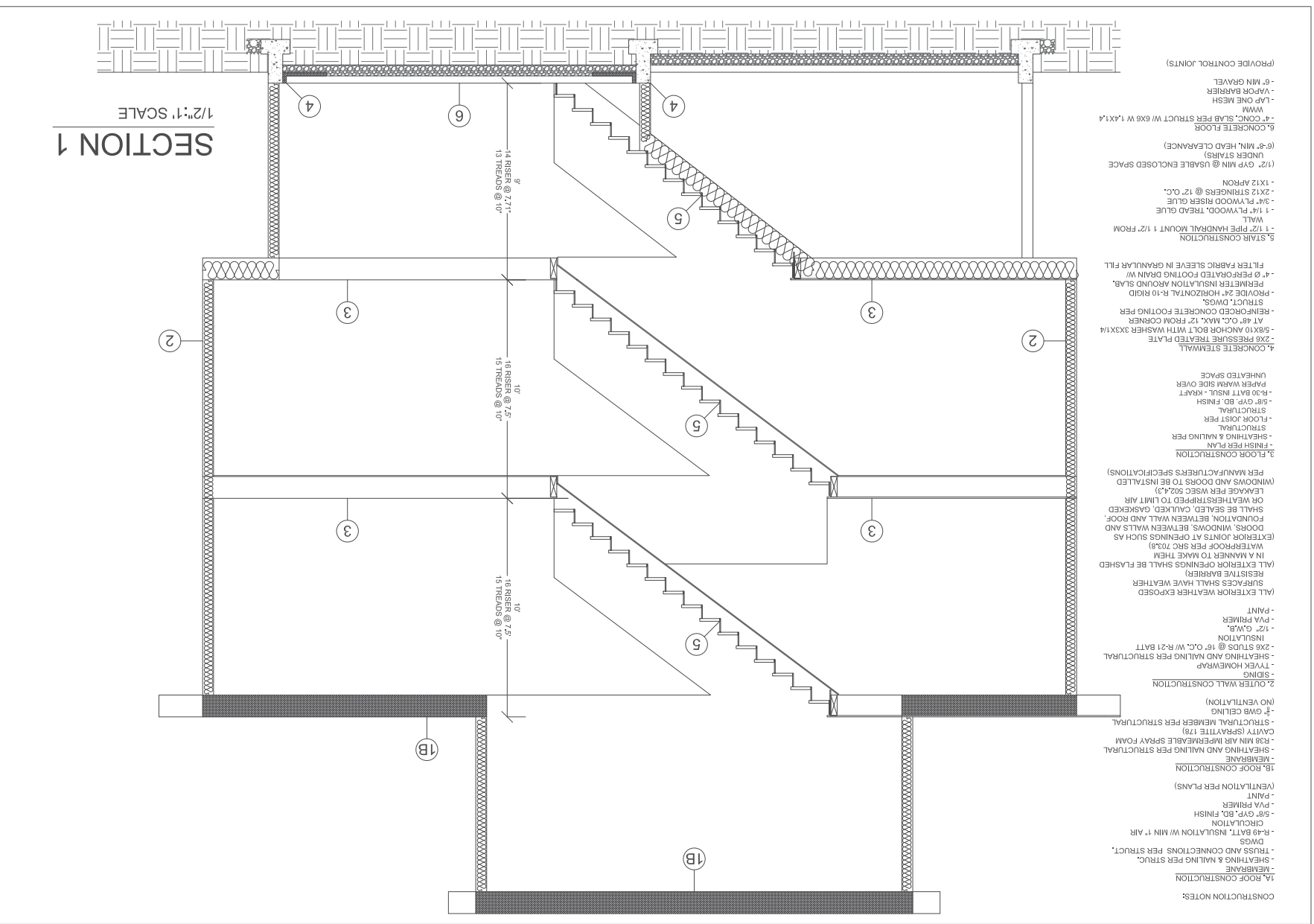
AVERAGE GRADE
 MINMAX BASE HEIGHT
 EXISTING GRADE
 FINISHED GRADE
 1ST FL.
 1ST TOP PLATE
 PPR/PAPET
 ROOF
 RIDGE
 P/PENTHOUSE

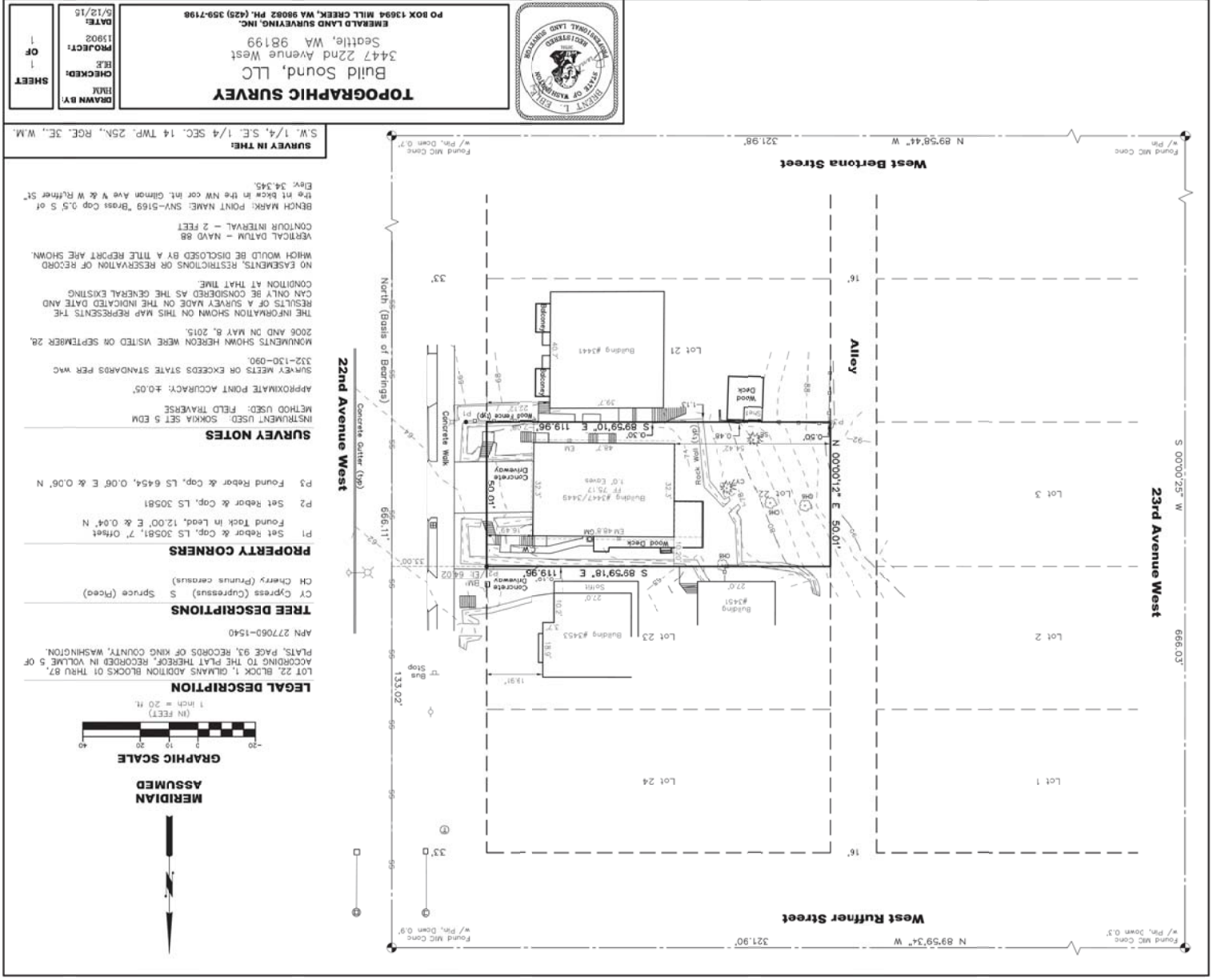


AVERAGE GRADE
 MINMAX BASE HEIGHT
 EXISTING GRADE
 FINISHED GRADE
 1ST FL.
 1ST TOP PLATE
 PPR/PAPET
 ROOF
 RIDGE
 P/PENTHOUSE

A3.1
 ELEVATIONS
 DATE: 05.28.15
 PRELIM: 07.02.15
 SEPA: 08.04.15
 INTAKE: 08.14.15
 REVISED: 09.14.15
 REVISED: 03.21.16
 3447 22ND AVE W
 SEATTLE, WA 98199
 WORKSHOP
 i.p.b.
 ARCHITECTS
 1114
 1114
 ARCHITECTS
 STATE OF WASHINGTON
 1114

A3.0
 ELEVATIONS
 DATE: 05.28.15
 PRELIM: 07.02.15
 INTAKE: 08.04.15
 REVISED: 09.14.15
 REVISED: 03.21.16
 3447 22ND AVE W
 SEATTLE, WA 98199
 WORKSHOP
 i.p.b.
 ARCHITECTS
 1114
 1114
 ARCHITECTS
 STATE OF WASHINGTON
 1114





STANDARD DRAINAGE CONTROL PLAN - Small Projects

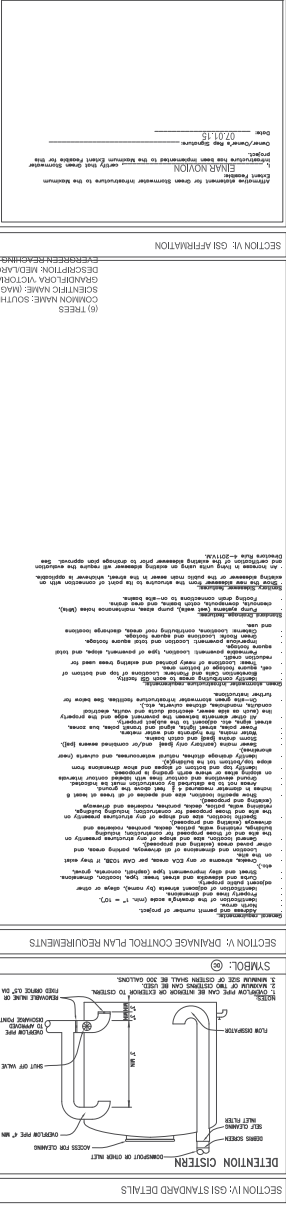
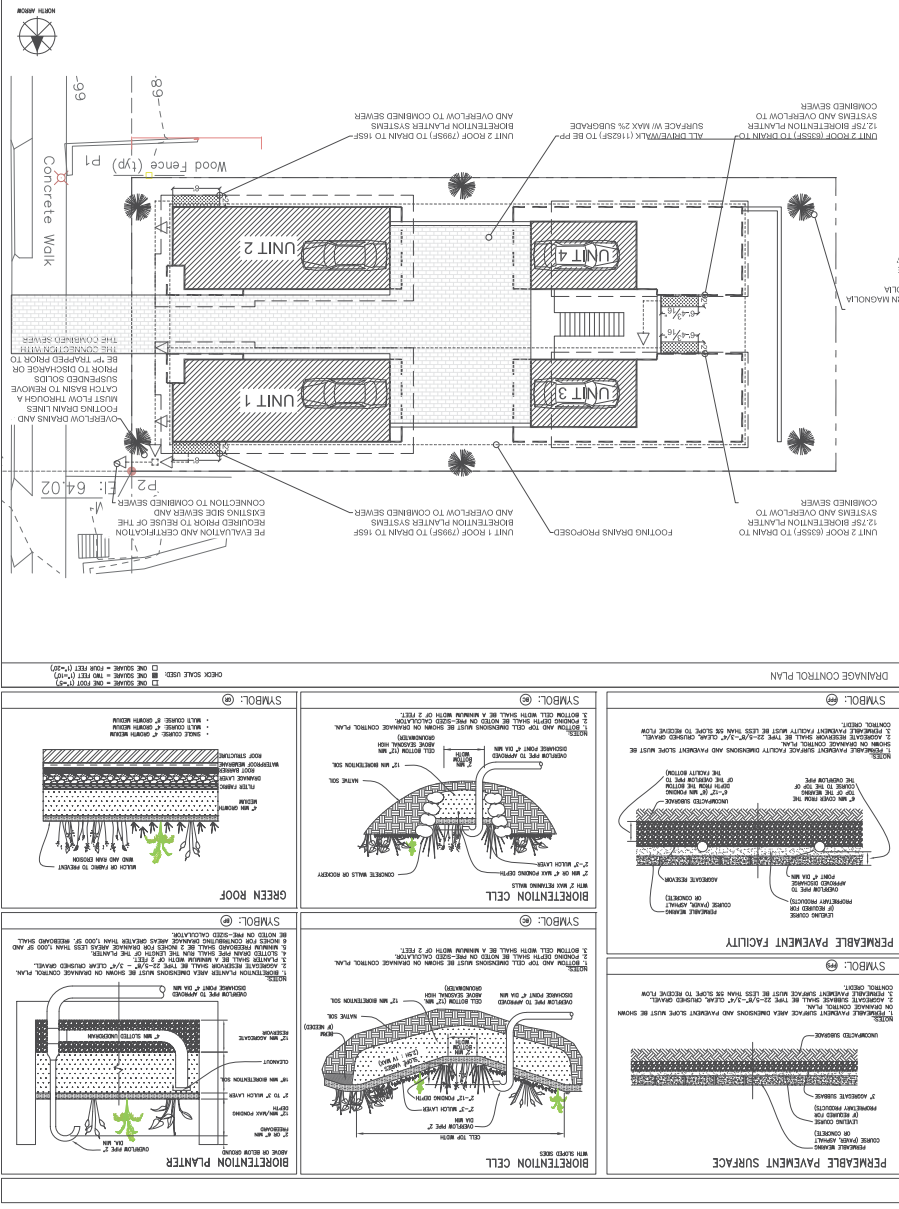
Project Number: 200703040001

Address: 3447 22ND AVE WEST, SEATTLE, WA 98199

STANDARD PLAN SHEET

CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT

June 2017



SECTION II: GSI WORKSHEET

SECTION III: GSI PLANTINGS

SECTION IV: GSI AFFIRMATION

SECTION V: GSI AFFIRMATION

SECTION VI: GSI AFFIRMATION

SECTION VII: GSI AFFIRMATION

SECTION VIII: GSI AFFIRMATION

SECTION IX: GSI AFFIRMATION

SECTION X: GSI AFFIRMATION

SECTION XI: GSI AFFIRMATION

SECTION XII: GSI AFFIRMATION

SECTION XIII: GSI AFFIRMATION

SECTION XIV: GSI AFFIRMATION

SECTION XV: GSI AFFIRMATION

SECTION XVI: GSI AFFIRMATION

SECTION XVII: GSI AFFIRMATION

SECTION XVIII: GSI AFFIRMATION

SECTION XIX: GSI AFFIRMATION

SECTION XX: GSI AFFIRMATION

SECTION XXI: GSI AFFIRMATION

SECTION XXII: GSI AFFIRMATION

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SECTION XXX: GSI AFFIRMATION

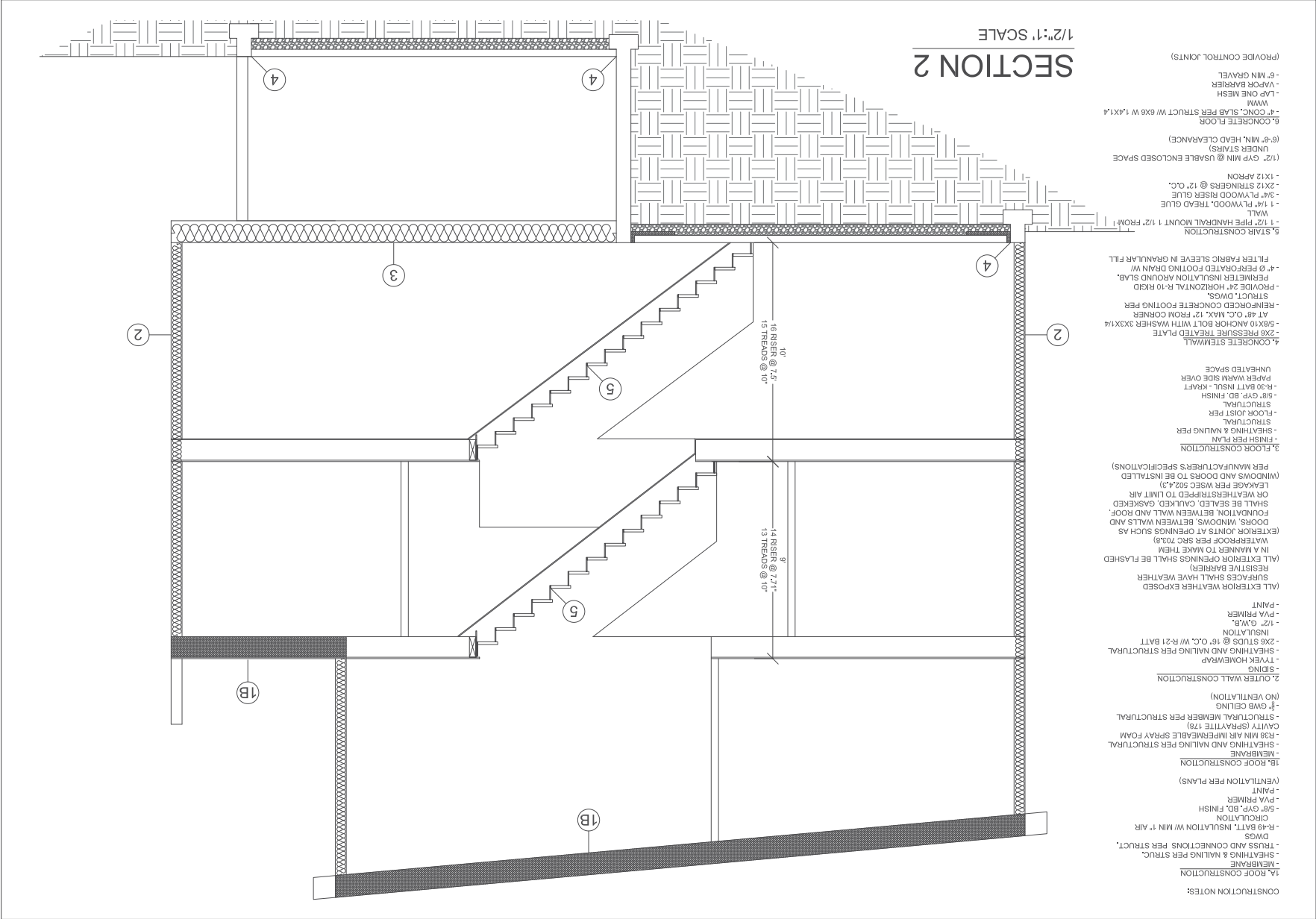
A4.1

SECTIONS

DATE: 05.28.15
 PRELIM: 07.02.15
 SEPA: 08.04.15
 INTAKE: 08.14.15
 REVISED: 09.14.15
 REVISED: 03.21.16

3447 22ND AVE W
 SEATTLE, WA 98199

WORKSHOP
 i.p.b.



A3.3

ELEVATIONS

DATE: 05.28.15
 PRELIM: 07.02.15
 SEPA: 08.04.15
 INTAKE: 08.14.15
 REVISED: 09.14.15
 REVISED: 03.21.16

3447 22ND AVE W
 SEATTLE, WA 98199

WORKSHOP
 i.p.b.



Seattle Department of Construction and Inspections

Nathan Torgelson, Director

July 18, 2016



Notice of Decision

The Director of the Seattle Department of Construction and Inspections has reviewed the Master Use Permit application(s) below and issued the following decisions. Interested parties may appeal these decisions.

Hearing Examiner Appeals

To appeal to the City's Hearing Examiner, the appeal MUST be in writing. Appeals may be filed online at www.seattle.gov/examiner/efile.htm, delivered in person to the Hearing Examiner's office on the 40th floor of Seattle Municipal Tower at 700 Fifth Ave. or mailed to the City of Seattle Hearing Examiner, P.O. Box 94729, Seattle, WA 98124-4729. (Delivery of appeals filed by any form of USPS mail service may be delayed by several days. Allow extra time if mailing an appeal.) An appeal form is available at www.seattle.gov/examiner/LANDUSEAPLFORM.pdf.

Appeals must be received prior to 5:00 P.M. of the appeal deadline indicated below and be accompanied by an \$85.00 filing fee. The fee may be paid by check payable to the City of Seattle or a credit/debit card (Visa and MasterCard only) payment made in person or by telephone at 206-684-0521. (The Hearing Examiner may waive the appeal fee if the person filing the appeal demonstrates that payment would cause financial hardship).

The appeal must identify all the specific Master Use Permit component(s) being appealed, specify exceptions or objections to the decision, and the relief sought. Appeals to the Hearing Examiner must conform in content and form to the Hearing Examiner's rules governing appeals. The Hearing Examiner Rules and "Public Guide to Appeals and Hearings Before the Hearing Examiner" are available at www.seattle.gov/examiner/guide-toc.htm. To be assured of a right to have your views heard, you must be party to an appeal. Do not assume that you will have an opportunity to be heard if someone else has filed an appeal from the decision. For information regarding appeals, visit the Hearing Examiner's website at www.seattle.gov/examiner or call them at (206) 684-0521.

Interpretations

The subject matter of an appeal of a discretionary decision is limited to the code criteria for that decision, and generally may not include other arguments about how the development regulations of the Land Use Code or related codes were applied. However, in conjunction with an appeal, a Land Use Code interpretation may be requested to address the proper application of certain development regulations in the Land Use Code (Title 23) or regulations for Environmentally Critical Areas (Chapter 25.09) that could not otherwise be considered in the appeal. For standards regarding requests for interpretations in conjunction with an appeal, see Section 23.88.020.C.3.c of the Land Use Code.

Interpretations may be requested by any interested person. Requests for interpretations must be filed in writing prior to 5:00 P.M. on the appeal deadline indicated below and be accompanied by a \$2,500.00 minimum fee payable to the City of Seattle. (This fee covers the first ten hours of review. Additional hours will be billed at \$250.00.) **Requests must be submitted to the Seattle Department of Construction and Inspections, Code Interpretation and Implementation Section, 700 5th Av Ste 2000, PO Box 34019, Seattle WA 98124-4019.** A copy of the interpretation request must be submitted to the Seattle Hearing Examiner together with the related project appeal. Questions regarding how to apply for a formal interpretation may be sent to PRC@seattle.gov. (Please include "Interpretation Information" in the subject line.) You may also call the message line at (206) 684-8467.

Shoreline Decisions

An appeal from a shoreline decision is made to the State Shorelines Hearing Board. It is NOT made to the City Hearing Examiner. The appeal must be in writing and filed within 21 days of the date the Seattle DCI decision is received by the State Department of Ecology (DOE). The Seattle DCI decision will be sent to DOE by the close of business on the Friday of this week. If the Shoreline decision involves a shoreline variance or shoreline conditional use, the appeal must be filed within 21 days after DOE has made their decision. The information necessary for DOE to make their decision will be sent to them by the close of business on the Friday of this week. The beginning of the appeal period may also be provided to you by contacting the PRC at PRC@seattle.gov, or by calling the message line at (206) 684-8467. The minimum requirements for the content of a shoreline appeal and all the parties who must be served within the appeal period cannot be summarized

here but written instructions are available in Seattle DCI's TIP 232 (web6.seattle.gov/dpd/cams/CamList.aspx). Copies of TIP 232 are also available at the Seattle DCI Applicant Services Center, 700 5th Av Ste 2000, PO Box 34019, Seattle, WA 98124-4019. You may also contact the Shorelines Hearing Board at (360) 459-6327. Failure to properly file an appeal within the required time period will result in dismissal of the appeal. In cases where a shoreline and environmental decision are the only components, the appeal for both shall be filed with the State Shorelines Hearing Board. When a decision has been made on a shoreline application with environmental review and other appealable land use components, the appeal of the environmental review must be filed with both the State Shorelines Hearing Board and the City of Seattle Hearing Examiner.

Comments

When specified below written comments will be accepted. Comments should be sent to: PRC@seattle.gov or mailed to Seattle Department of Construction and Inspections, 700 5th Av Ste 2000, PO Box 34019, Seattle, WA 98124-4019. All correspondence is posted to our electronic library.

Information

The project file, including the decision, application plans, environmental documentation and other additional information related to the project, is available in our electronic library at web6.seattle.gov/dpd/edms/. Public computers, to view these files, are available at the Seattle DCI 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.

To learn if a decision has been appealed check the website at web6.seattle.gov/DPD/PermitStatus/ and click on the Land Use tab in the lower half of the screen for any Hearing date and time. You may also contact the PRC at prc@seattle.gov, 700 Fifth Avenue, Suite 2000, 20th Floor or call our message line at (206) 684-8467. (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.)

Decision

Area: Magnolia/Queen Anne **Address:** 3447 22ND AVE W

Project: 3020730 **Zone:** LOWRISE 1, POTENTIAL SLIDE AREA, ARTERIAL WITHIN 100 FT., AIRPORT HEIGHT DISTRICT

Decision Date: 07/18/2016

Contact: EINAR NOVION - (206)851-7922

Planner: BreAnne McConkie - (206) 684-0363

Land Use Application to **allow four single family residences in an environmentally critical area**. Parking for four vehicles to be provided. Existing structure to be demolished. Environmental Review includes future unit lot subdivision.

The following appealable decisions have been made based on submitted plans:

Determination of Non-Significance (no environmental impact statement required). Environmental review completed and no conditions imposed. This DNS is issued using the optional DNS process in WAC 197.11.355 and SMC 25.05.355. The comment period was originally published on **July 13, 2015** and there is no further comment period on this DNS.

Appeals of this decision must be received by the Hearing Examiner no later than 8/1/2016.

3020730 **NOTICE OF APPLICATION SENT
7/13/15 *NOTICE OF APPLICATION & CHECKLIST
SENT 7/13/15 BG * & **NOTICE OF DECISION &
REPORT SENT OTHERS NOTICE OF DECISION
SENT 6/18/16 BG

EINAR NOVION**
3316 NE 120TH ST
SEATTLE, WA 98125
novion.e@gmail.com

ROB MCVICARS**
BUILD SOUND, LLC
1941 35TH AV W
SEATTLE, WA 98199
rob@buildsound.com

PUGET SOUND CLEAN AIR AGENCY*
1904 3RD AVE STE 105
SEATTLE, WA 98101-3317

ENVIRONMENTAL REVIEW SECTION*
DEPARTMENT OF ECOLOGY
PO BOX 47703
OLYMPIA WA 98504-7703
(emailed copies to separegister@ecy.wa.gov)

KELLY COOPER*
DEPARTMENT OF HEALTH
ENVIRONMENTAL HEALTH DIVISION
PO BOX 47820
OLYMPIA, WA 98504-7820
kelly.cooper@doh.wa.gov

PUBLIC REVIEW DOCUMENTS*
QUICK INFORMATION CENTER
SEATTLE PUBLIC LIBRARY
LB-03-01

MR. RAMIN PAZOOKI*
WSDOT, NORTHWEST REGION
15700 DAYTON AVE N
SEATTLE, WA 98133
Ramin.pazooki@wsdot.wa.gov

GARY KRIEDT*
KC METRO – REAL ESTATE/LAND USE/ ENVIRON
PLNG
201 S JACKSON ST MS KSC-TR-0431
SEATTLE, WA 98104-3856

SUQUAMISH TRIBE*
PO BOX 498
SUQUAMISH, WA 98392

KAREN WALTER*
WATERSHEDS AND LAND USE TEAM LEADER
MUCKLESHOOT INDIAN TRIBE FISHERIES
DIVISION
39015 172ND AVE SE
AUBURN WA 98092

DUWAMISH TRIBE*
4705 W MARGINAL WY SW
SEATTLE, WA 98106

kganoff@gmail.com
lbsw@mac.com
dmoehrin@uw.edu

23.45.512 - Density limits—LR zones

A. The minimum lot area per dwelling unit in LR zones for cottage housing developments, townhouse developments, and apartments, is shown on Table A for [23.45.512](#), except as provided in subsections 23.45.512.B, 23.45.512.C, 23.45.512.D, 23.45.512.E, and 23.45.512.G.

Table A for 23.45.512 Density Limits in Lowrise Zones				
Zone	Units allowed per square foot of lot area by category of residential use ⁽¹⁾			
	Cottage housing development ⁽²⁾ and single-family dwelling unit ⁽⁶⁾	Rowhouse development	Townhouse development ⁽⁴⁾	Apartment ⁽⁵⁾
LR1	1/1,600	1/1,600 or No limit ⁽³⁾	1/2,200 or 1/1,600	1/2,000 Duplexes and Triplexes only
LR2	1/1,600	No limit	1/1,600 or No limit	1/1,200 or No limit
LR3	1/1,600	No limit	1/1,600 or No limit	1/800 or No limit

Footnotes for Table A for [23.45.512](#)

(1) When density calculations result in a fraction of a unit, any fraction up to and including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one additional unit.

(2) See [Section 23.45.531](#) for specific regulations about cottage housing developments.

(3) The density limit for rowhouse development in LR1 zones applies only on lots less than 3,000 square feet in size.

(4) For townhouse developments that meet the standards of subsection [23.45.510.C](#), the higher density shown is permitted in LR1 zones, and there is no density limit in LR2 and LR3 zones.

(5) For apartments that meet the standards of subsection 23.45.510.C, there is no density limit in LR2 and LR3 zones.

(6) One single-family residence meeting the standards of subsection 23.45.510.C and [Section 23.45.526](#) may be built on a lot that is existing as of April 19, 2011, and has an area of less than 1,600 square feet.

SEATTLE'S LOWRISE MULTIFAMILY ZONES

IMPORTANT NOTE: Some areas have neighborhood-specific regulations that are not reflected here. Please consult with Seattle DCI staff for individual projects.

THIS ZONING CHART IS FOR ILLUSTRATIVE PURPOSES ONLY

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Due to the complexity of the code, zoning questions cannot be answered by phone. If you have questions about Multifamily zoning, please arrange for a paid appointment with a land use planner or ask specific questions via Seattle DCI's online Land Use Q&A at <http://web6.seattle.gov/opa/UCQA/>. To make a coaching appointment, call the Applicant Service Center at 206-684-8850 or visit the ASC, located on the 20th floor of Seattle Municipal Tower at 700 Fifth Ave.

Regulations common to all lowrise multifamily zones

Green Factor

Landscaping is required to achieve a Green Factor score of .80 or higher (functionally equivalent of landscaping 60% of the lot). Credits are awarded for green roofs, planters, green walls, landscaping and plantings in the adjacent Right of Way.

Amenity Area Requirements

An area equal to 25% of lot area is required as amenity area, with a minimum of 50% provided at ground level. Remaining area may be provided on the roof or on balconies. Shared spaces must be accessible to all residents, with a minimum area of 250 square feet (SF) and a minimum dimension of 10'.

For Cottage Housing 150 SF of private amenity area and 150 SF of common amenity area per cottage must be provided, plus 150 SF of common amenity area for carriage house units.

Design Standards

For facades that face the street, general design standards require that visual interest be provided by articulating the facade, varying building materials, or using architectural features. These facades must have pedestrian entries and a minimum area devoted to windows. There are also specific design standards for each multifamily housing type.

Streamlined Design Review (SDR)

Streamlined Design Review, an administrative design review performed by Seattle DCI staff is required for all lowrise developments with three or more units. SDR is optional for cottage housing, rowhouses or apartment housing types. Projects undergoing SDR are not subject to certain prescriptive design standards, and may be allowed minor adjustments to certain development standards to allow feasibility and improve design.

Design Review

Multifamily projects of a certain size are required to undergo full Design Review, performed by neighborhood Design Review Boards.

Green Building

LEED, Built Green, or Evergreen Sustainable Development Standards are required for projects gaining higher FAR or density allowed per SMC 23.43.510.C.

Parking Requirements

- None required in urban centers and station areas and in urban villages for lots within 1/4 mile of frequent transit service.
- All other areas: 1 space per unit, except AHI and portions of the University District where the requirement is 1.5 spaces / unit.
- Required parking must be located within 800' or on the lot on the site, rear or beneath the structure.
- Access from an alley is required if an alley is present, with some allowances for access from the street under special circumstances.



City of Seattle
Department of Construction and Inspections

Housing Types:

Development standards apply according to the following housing types: cottage housing, rowhouses, townhouses or apartments.

See SMC 23.84.032 for complete housing type definitions.

LR1 - Lowrise 1

The LR1 zone provides a transition between single family zoned areas and more intense multifamily and commercial areas. LR1 is most appropriate for areas outside of Growth Areas***. A mix of housing types similar in scale to single family homes such as cottages, rowhouses and townhouses are encouraged.

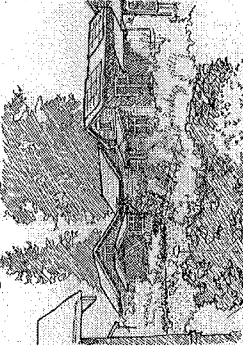
LR2 - Lowrise 2

The LR2 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods and along arterial streets. LR2 is most appropriate for areas within Growth Areas***. A mix of small scale to multifamily housing such as townhouses, rowhouses and apartments are encouraged.

LR3 - Lowrise 3

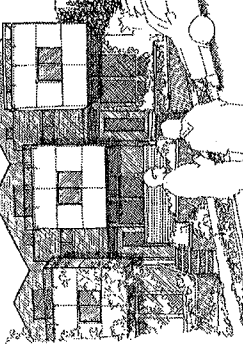
The LR3 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods of moderate scale. LR3 accommodates residential growth primarily within Growth Areas***. A mix of small to moderate scale multifamily housing is encouraged including apartments, townhouses and rowhouses.

Cottage Housing



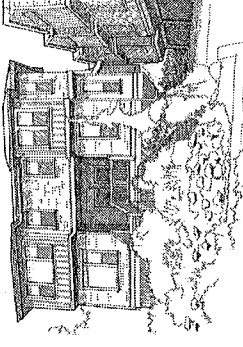
Individual cottage house structures are arranged around a common open space. 950 SF is the maximum size allowed for each cottage.

Rowhouse



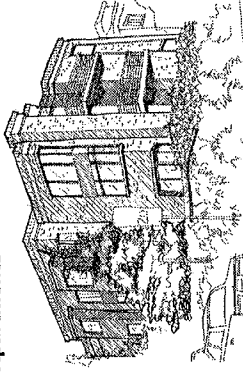
Rowhouses are attached side by side along common walls. Each rowhouse directly faces the street with no other principal housing units behind the rowhouses. Rowhouses occupy the space from the ground to the roof. Units can not be stacked.*

Townhouse



Townhouses are attached along common walls. Townhouses occupy the space from the ground to the roof. Units can not be stacked. Principal townhouse units may be located behind other townhouses units as seen from the street.*

Apartments



Multifamily housing that is not cottage housing, rowhouses, or townhouses is considered apartments. Apartment units may be stacked.

	1.1	1.0 or 1.2	0.9 or 1.1	1.0
Floor Area Ratio (FAR)**	1 unit / 1,600 SF lot area	1 unit / 1,600 SF lot area on lots less than 3,000 SF All others: No Limit	1 unit / 2,200 SF or 1 unit / 1,600 SF lot area	1 unit / 2,000 SF lot area (duplexes and triplexes only)
Density Limit**				
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch
Building Setbacks	Front: 7' Average, 5' minimum Rear: 0' with Alley, 7' no Alley Side: 5' minimum	Front: 5' minimum Rear: 0' with Alley, 7' average, 5' minimum Side: *	Front: 7' Average, 5' minimum Rear: 7' Average, 5' minimum Side: 5' if building is 40' or less in length, or 7' Average 5' min.	Front: 5' minimum Rear: 10' minimum with Alley, 15' minimum no Alley Side: 5' if building is 40' or less in length, or 7' Average 5' min.
Building Width Limit	60'	60'	60'	45'
Max. Facade Length	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.	Applies to all: 65% of lot length for portions of facades within 15' of a lot line that is not a rear, street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.	Applies to all: 65% of lot length for portions of facades within 15' of a lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.	Applies to all: 65% of lot length for portions of facades within 15' of a lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.
SDR	Optional	Optional	Required for 3 or more units	Optional
		* 0' where abutting another rowhouse, otherwise 3.5'; except when abutting a single-family zone, the setback is 5'		
Floor Area Ratio (FAR)**	1.1	1.1 or 1.3	1.0 or 1.2	1.1 or 1.3
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 1,600 SF lot area or No Limit	1 unit / 1,200 SF or No Limit
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch or 30' + 4' for partially below grade floor
Building Setbacks	Same as LR1	Same as LR1	Same as LR1	Same as LR1
Building Width Limit	Not applicable	No Limit	90'	90'
Max. Facade Length	Applies to all: 65% of lot length for portions of facades within 15' of a lot line that is not a rear, street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.	Applies to all: 65% of lot length for portions of facades within 15' of a lot line that is not a rear, street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.	Applies to all: 65% of lot length for portions of facades within 15' of a lot line that is not a rear, street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.	Applies to all: 65% of lot length for portions of facades within 15' of a lot line that is not a rear, street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.
SDR	Optional	Optional	Required for 3 or more units	Optional
Floor Area Ratio (FAR)**	1.1	1.2 or 1.4	1.2 or 1.4	1.5 or 2.0
Building Height	18' + 7' for a roof with minimum 6:12 pitch	Rowhouses and Townhouses: 30' + 5' for roof with min. 6:12 pitch and +4' for partially below grade floor, or +10' for roof with min. 6:12 pitch (no height added for below-grade floor) Note: In some cases development is limited to 3 or 4 stories above grade in addition to the height limit (also applies to apartments). No Limit	1.1 or 1.3	1.3 or 1.5 (1.6 on a street with frequent transit)
Density Limit**	1 unit / 1,600 SF lot area	Same as LR1	Same as LR1	1 unit / 800 SF lot area or No Limit
Building Setbacks	Same as LR1	Same as LR1	Same as LR1	Same as LR1
Building Width Limit	No Limit	No Limit	120' Outside growth areas, 150' inside growth areas	120' Outside growth areas, 150' inside growth areas
Max. Facade Length	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.
SDR	Optional	Optional	Required for 3 or more units	Optional

* Accessory Dwelling Units (ADUs) are allowed and don't count against the density limit that applies to these housing types.

** The Higher FAR and density limits apply if the project meets additional standards regarding parking location and access, alley paving, and green building performance (SMC 23.45.610.C).

*** Growth Areas include urban centers, urban villages, and station area overlay districts.