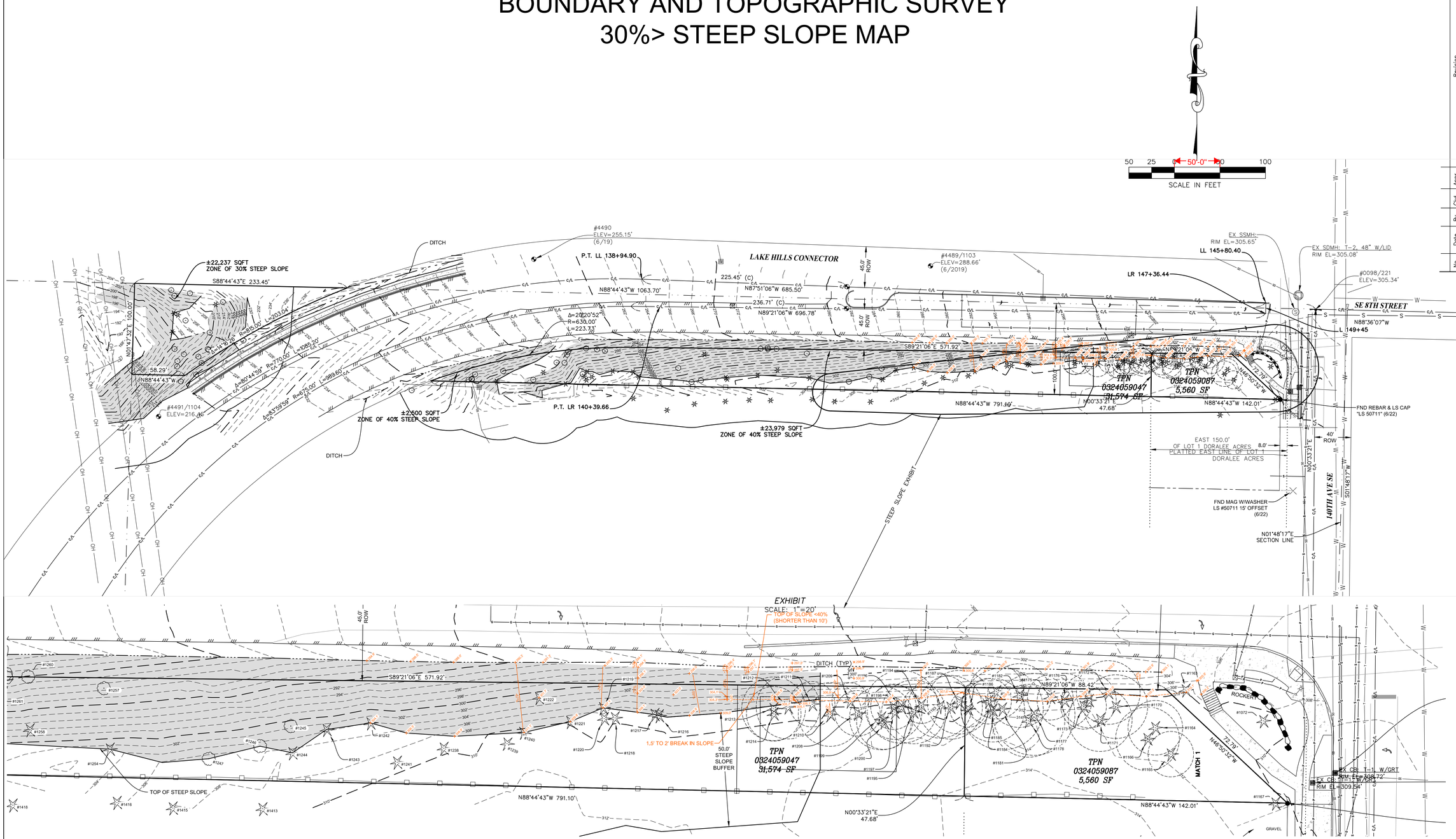
Vicinity Map

0 72 145

Scale 1: 870 Feet

Map Generated on: 05/11/2023

BOUNDARY AND TOPOGRAPHIC SURVEY
30%> STEEP SLOPE MAP



LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- FOUND CONCRETE MONUMENT AS NOTED
- SET 1/2" REBAR/CAP, #50711
- FOUND 1/2" REBAR/CAP OR AS NOTED
- SET LINE STAKE
- SET NAIL W/LS WASHER, #50711
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- LUMINAIRE (LUM.)
- YARD LIGHT
- POWER METER
- UTILITY POLE
- GUY ANCHOR
- JUNCTION BOX (AS NOTED)
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- STORM DRAIN CULVERT
- (S) SANITARY SEWER MANHOLE (SSMH)
- DIRECTIONAL ARROWS
- SECTION CORNER (AS NOTED)
- CONCRETE
- GRAVEL/SAND (AS NOTED)
- ASPHALT
- BUILDING LINE
- CHAINLINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- HOGWIRE FENCE
- W WATER LINE
- G GAS LINE
- T(XX) OVERHEAD/UNDERGROUND TEL. LINE
- OH OVERHEAD/UNDERGROUND PWR. LINE
- SD STORM LINE
- SS SEWER LINE
- DEC DECIDUOUS TREE
- CON CONIFEROUS TREE
- ROCKERY
- CONIFEROUS TREE / TWIN / CLUSTER
- DECIDUOUS TREE / TWIN / CLUSTER
- AREAS OF STEEP SLOPE GREATER THAN OR EQUAL TO 30% WITH AT LEAST 10' VERTICAL CHANGE

JOE W. WILLIS JR. STATE OF WASHINGTON 50711 REGISTERED PROFESSIONAL LAND SURVEYOR
7/08/21

No.	Date	By	Ckd.	Appr.	Revision

Title:
BOUNDARY AND TOPOGRAPHIC SURVEY
PORTION OF THE NE/4 OF THE NW/4 OF
SEC. 3, T24N, R5E, W.M.
BELLEVUE, KING COUNTY, WASHINGTON

For:
R E T INVESTMENT TRUST
TPN 0324059087 & 0324059047

Scale: Horizontal 1"=20' Vertical

Designed —
Drawn CLB
Checked JWW
Approved JWW
Date 7/08/21

ALL Land Surveying
1317 Maple Avenue Snohomish WA
98290 Professional Land Surveyors
Email:info@AllLandSurveying.com
Phone (360) 568-4031

Job Number 19070

SHEET 3 of 3

NW 1/4 SECTION 3, TOWNSHIP 24 N, RANGE 5 E, W.M.

804 LAKE HILLS CONNECTOR & 803 140TH AVE NE

804 LAKE HILLS CONNECTOR IMPERVIOUS AREAS NOTE:

SITE AREA: 31,574 S.F. (±0.725 AC.)

EXISTING IMPERVIOUS AREAS:
NONE

PROPOSED IMPERVIOUS AREAS ON LOT:
ROOF..... 2,016 S.F.
DRIVEWAY..... 951 S.F.
TOTAL PROPOSED IMPERVIOUS 2,967 S.F. (9.4%)

OFFSET DRIVEWAY..... 937 S.F.
TOTAL P.G.I.S..... 1,888 S.F.

LEGAL DESCRIPTION:

N 100 FT OF NE 1/4 OF NW 1/4 LESS CO RD LESS E 150 FT

PER KING COUNTY IMAP

SIGNIFICANT TREE RETENTION NOTES:

1. THE APPLICANT IS REQUIRED TO SAVE 30% MINIMUM OF TOTAL DBH OF THE SIGNIFICANT TREES ON SITE.
2. 78 SIGNIFICANT TREES ARE PRESENT IN THE PROPOSED PARCEL.
3. 8 SIGNIFICANT TREES ARE PROPOSED TO BE REMOVED ON SITE WITH A SUM OF 122" DBH..
4. 71 SIGNIFICANT TREES WILL REMAIN ON-SITE WITH A SUM OF 1,080 DBH.
5. TREES RETAINED HAVE 90% OF THE SITE'S DBH.
6. ALL TREES WEST OF THE PROPOSED HOME WILL BE SAVED.

803 140TH AVE NE IMPERVIOUS AREAS NOTE:

SITE AREA: 5,560 S.F. (±0.127 AC.)

EXISTING IMPERVIOUS AREAS:
NONE

PROPOSED IMPERVIOUS AREAS ON LOT:
ROOF..... 2,416 S.F.
DRIVEWAY..... 500 S.F.
TOTAL PROPOSED IMPERVIOUS 2,916 S.F. (52.4%)

LEGAL DESCRIPTION:

THE EAST 150 FEET OF THE PROJECTION OF THE NORTH 100 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER LYING WEST OF THE NORTHERLY PROJECTION OF THE EAST LINE OF TRACT 1, PLAT OF DORALEE ACRES, SECTION 3, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M., VOL. 44, PG. 79, BOOK OF PLATS RECORDS OF KING COUNTY, WA

SIGNIFICANT TREE RETENTION NOTES:

1. THE APPLICANT IS REQUIRED TO SAVE 30% MINIMUM OF TOTAL DBH OF THE SIGNIFICANT TREES ON SITE.
2. 25 SIGNIFICANT TREES ARE PRESENT IN THE PROPOSED PARCEL.
3. 9 SIGNIFICANT TREES ARE PROPOSED TO BE REMOVED ON SITE WITH A SUM OF 122" DBH..
4. 16 SIGNIFICANT TREES WILL REMAIN ON-SITE WITH A SUM OF 212 DBH.
5. TREES RETAINED HAVE 63% OF THE SITE'S DBH.

TESC LEGEND:

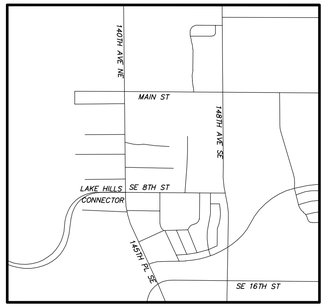
FOR ADDITIONAL TESC DETAILS REFER TO CSWPPP

SIGNIFICANT TREES TO BE REMOVED

SIGNIFICANT ONSITE TREE TO BE RETAINED WITH CORRESPONDING CRZ

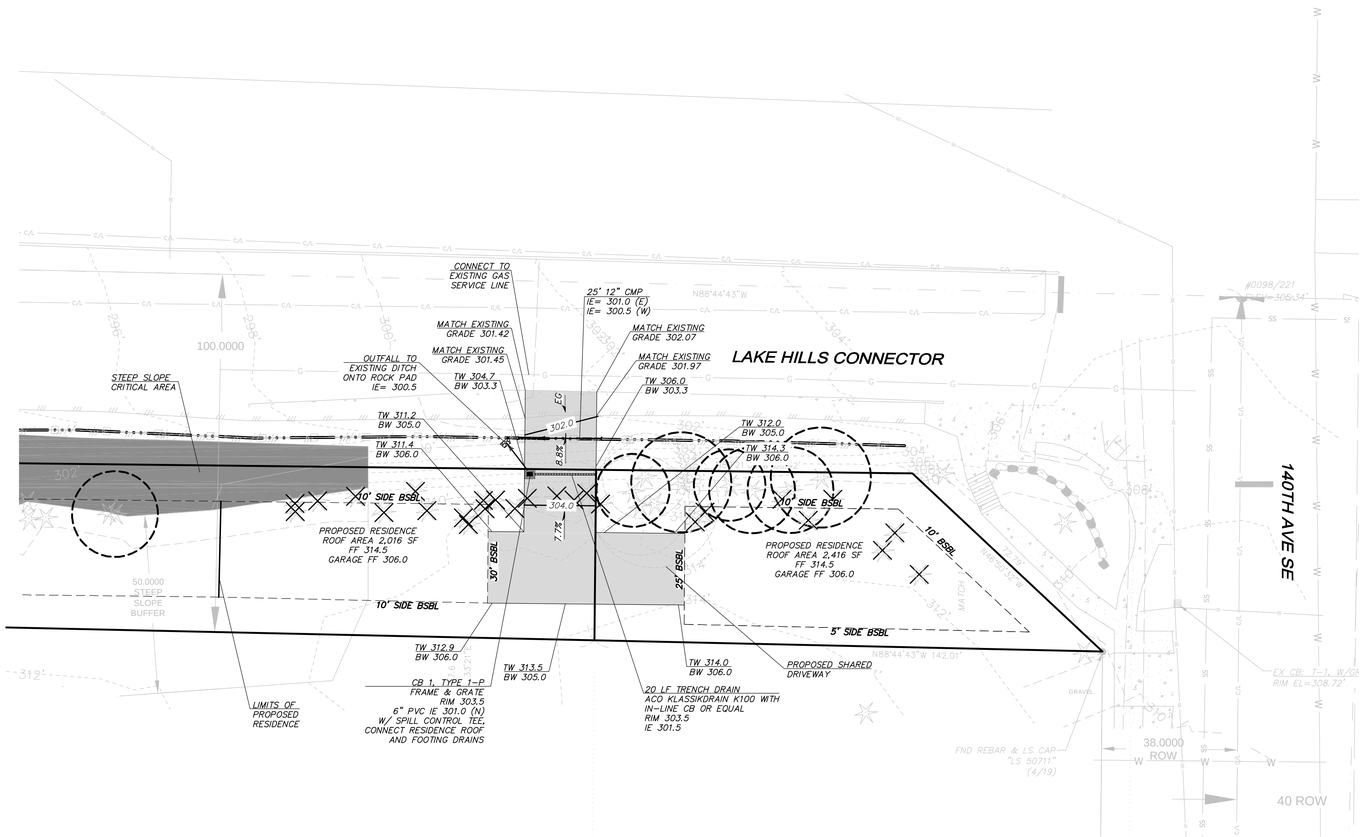
CONSTRUCTION SEQUENCE:

1. BEFORE ANY WORK BEGINS, CONTACT C.O.B. TO SCHEDULE A PRECONSTRUCTION MEETING.
2. INSTALL HIGH VISIBILITY CONSTRUCTION FENCE TO DELINEATE CLEARING LIMITS.
3. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
4. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
5. INSTALL SILT FENCE PERIMETER PROTECTION.
6. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR END OF WORK DAY BETWEEN NOV. 1 & APRIL 30, AND ALSO AT THE THREAT OF RAIN, WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING AND EQUIVALENT.
7. GRADE AND STABILIZE NEW DRIVEWAY.
8. CONSTRUCT SURFACE WATER CONTROLS SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
9. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH C.O.B. STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
10. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHAINGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH C.O.B. TESC REQUIREMENTS.
11. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
12. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
13. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPS REMOVED AS APPROVED BY THE C.O.B. CLEARING AND GRADING INSPECTOR.



VICINITY MAP
SCALE 1"=800'

NORTH



PROJECT DESCRIPTION:

ADDRESS OF THE PROPERTY:.....13XXX LAKE HILLS CONNECTOR BELLEVUE, WASHINGTON

TAX PARCEL NUMBER.....0324059047

EXISTING ZONING.....R-1.8

SURROUNDING ZONING.....R-1, R-3.5, R-10, R-20

NUMBER OF LOTS.....1

ACREAGE.....31,574 S.F (0.725 ACRES)

SENSITIVE AREAS AND BUFFERS.....0.39 ACRES

PROPOSED USE.....SINGLE FAMILY

WATER DISTRICT.....CITY OF BELLEVUE

FIRE DISTRICT.....CITY OF BELLEVUE

SEWER DISTRICT.....CITY OF BELLEVUE

SCHOOL DISTRICT.....BELLEVUE 405

TELEPHONE SERVICE.....FRONTIER

POWER SOURCE.....PUGET SOUND ENERGY

PROJECT CONTACTS:

OWNER/APPLICANT.....DAVID HALL
.....9827 128TH AVE NE
.....KIRKLAND, WA 98033
.....CONTACT: DAVID HALL
.....(206) 588-6579

CIVIL ENGINEER.....D. R. STRONG CONSULTING ENGINEERS
.....620 - 7TH AVENUE
.....KIRKLAND, WA 98033
.....CONTACT: YOSHIO L. PIEDISCALZI P.E.
.....(425) 827-3063

SURVEYOR.....D. R. STRONG CONSULTING ENGINEERS
.....620 - 7TH AVENUE
.....KIRKLAND, WA 98033
.....CONTACT: DALE A. SMITH, P.L.S.
.....(425) 827-3063

GEOTECHNICAL ENGINEER.....NELSON GEOTECHNICAL ASSOCIATES, INC
.....17311-135TH AVE NE SUITE A-500
.....WOODINVILLE, WASHINGTON 98072
.....(425) 486-1669

NOTES:

1. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CLEARING AND GRADING INSPECTOR
2. TREE PROTECTION IS REQUIRED FOR ALL TREES TO REMAIN IN THE VICINITY OF THE WORK AREA
3. EARTHWORK WITHIN TREE DRIPLINES MUST BE PERFORMED UNDER THE SUPERVISION OF AN ARBORIST TO MINIMIZE DAMAGE TO TREE ROOTS.
4. EROSION CONTROL IS REQUIRED FOR ALL TRENCHES FOR UTILITIES AND DRY UTILITIES INSTALLATION

SITE VOLUME CALCULATIONS

CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
280	0	280 CUT

ALL VOLUMES ARE APPROXIMATE AND ARE PROVIDED FOR PERMITTING PURPOSES AND REPRESENT FINISH GRADE TO EXISTING GRADE AS SHOWN. CONTRACTOR SHALL RELY ON HIS/HER OWN ESTIMATES FOR DETERMINING ACTUAL EARTHWORK QUANTITIES.
THE VOLUMES DO NOT INCLUDE STRIPPING, STRUCTURAL EXCAVATION, EXPANSION/COMPACTION FACTOR OR ANY SOIL TYPE RESTRICTIONS.

NORTH

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT.

Call 2 Working Days Before You Dig
811
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

804 LAKE HILLS CONNECTOR & 803 140TH AVE NE

SITE PLAN B
804 LAKE HILLS CONNECTOR & 803 140TH AVE NE
BELLEVUE, WA 98006
PARCEL NO. 0324059047

WAYNE SEMINOFF
P.O. BOX 956
KIRKLAND, WA 98083
425.766.7077

YOSHIO L. PIEDISCALZI — STATE OF WASHINGTON — 23359 — REGISTERED PROFESSIONAL ENGINEER — 3-29-23

DATE	REVISION	APR

DRAFTED BY: RMF
DESIGNED BY: RMF
PROJECT ENGINEER: YLP
DATE: 03.29.23
PROJECT NO.: 23010

DRAWING: C1
SHEET: 1 OF 1

R:\2023\0\23010\3\Drawings\Plots\Engineering\Variance Permit\Site Plan B.dwg 3/29/2023 5:08:34 PM

Narrative

Proposal Name	Bellevue Connector East Lot Variance
Proposal Address	803 140th Ave SE
Proposal lot #	0324059087
Proposal Description	Land Use Code Variance to: 1. Reduce the required 30' Lake Hills Connector front setback to 10' 2. Reduce the required 30' 140th Ave SE front setback to 10' 3. Increase the 15' undersized lot maximum building height to 23' 3-¾"
Applicant	David Hall
Planner	Drew Folsom

1 Introduction

The applicant presents a legally created non-conforming lot, the proposed project, the kinds of variances needed for construction and the reasons why those variances are needed. It explores comparable homes to demonstrate that this request is not without precedent and, finally, discusses how this variance fits within City of Bellevue's Decision Criteria.

2 Site Description and Context

This quadrilateral shaped, legal, non-conforming lot of record per the City of Bellevue sits on the corner of 140th Ave SE and Lake Hills Connector.

The lot was originally platted with King County prior to Lake Hills Connector (LHC) being built. This lot was cut down to its present odd shape and small size in the 1950's so that LHC could be built.

Being a corner lot, it is required to maintain 30' setbacks on two of its four property lines. At 5,560 square feet it is 28% of the minimum lot size for the R-1.8 zoning district. Consequently, it is subject to a 15' maximum building height restriction calculated per Land Use Code (LUC) Section 20.20.070.B as follows:

> *Building Height = 2 x C x H*
>
> *C = The ratio of potential building area (lot less the area of the lot's minimum setback requirements) to total lot area*
>
> *H = the general height requirement otherwise applicable to the lot*

(In no event shall the building height imposed be less than 15 ft.)

Figure 1: Overhead View

Figure 2: Street view

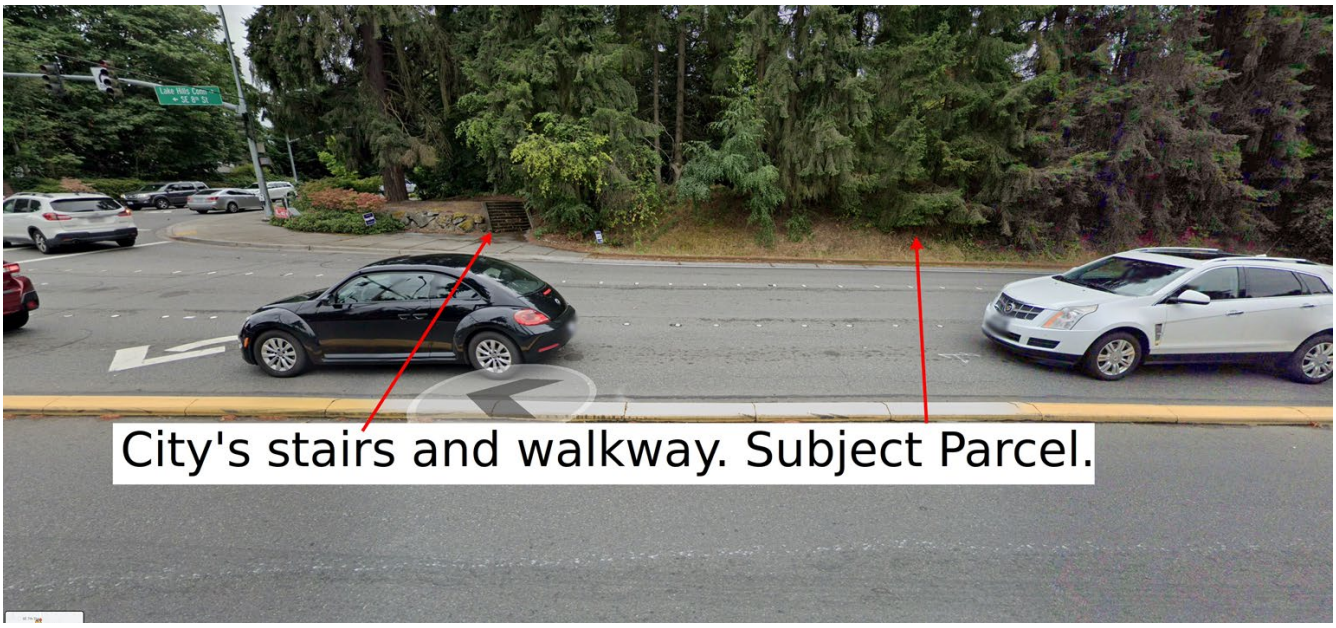


Figure 3: North side of Lake Hills Connector, just west of 140th Ave SE, facing South

3 Neighborhood Description and Trends

3.1 House Size & Configuration Statistics

Houses in the neighborhood are very large and almost exclusively 2 stories.

The following observations in *Table 1: House Size & Configuration Statistics* are based on the data in *Table 4: House data for all 97 homes zoned R-1.8 within 1/4 mile of subject lot* in the *8 Appendix*.

Table 1: House Size & Configuration Statistics

Average size of all 40 homes built this millennium	4,140 square feet
Average size of all 20 homes built within the last 10 years	4,448 square feet
Average size of all 10 homes built within the last 5 years	4,649 square feet
Average size of 3 largest homes	5,443 square feet
Number of homes built since 2009	25
Number of 2-story homes built since 2009	23
Number of 1-story homes built since 2009	1

3.2 House Size Trends

The trend in neighborhood house sizes is rising strongly, as seen in *Figure 4: House sizes trending up*.

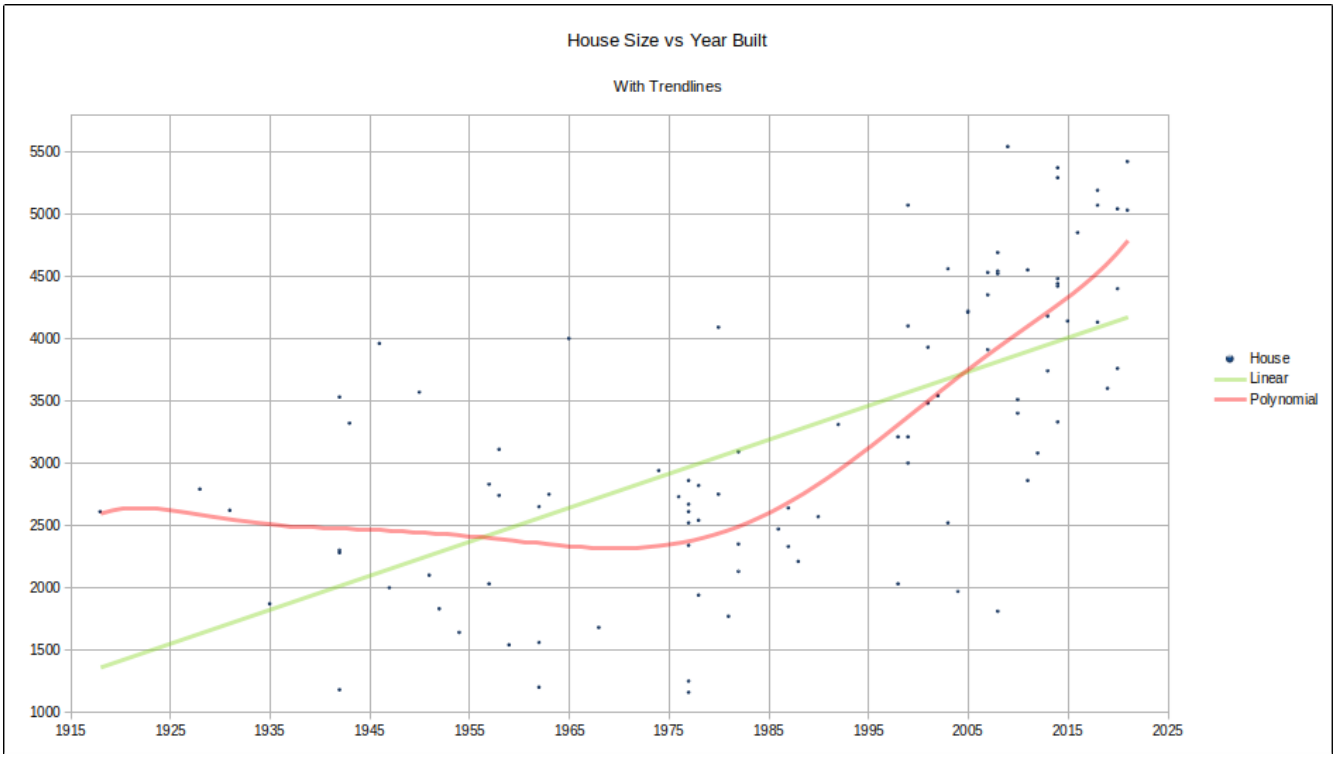


Figure 4: House sizes trending up

Several factors contribute to this growing house size trend that aren't likely to abate anytime soon.

First, the local tech industry is expanding over the long term. According to Geekwire[1], "Amazon expects to ultimately have as many as 25,000 workers in its Bellevue offices". And Google recently announced[2] "plans to invest approximately $9.5 billion in [its] U.S. offices and data centers in 2022", specifically mentioning Kirkland and Seattle.

Second, the need for dedicated working space in the home is growing due to companies allowing remote work as a permanent policy[3].

Third, many foreign-born technology workers enjoy hosting parents / family from their home country for extended stays and, accordingly, prefer extra living space to accommodate their guests.

For these reasons, new construction should size larger in anticipation of this trend continuing so that the home matches the character of the neighborhood now and in the future.

4 Project Description

The proposed project is a Single Family Residence with 2 above-grade stories having roof footprint of 1,961 square feet providing 4,787 square feet of living space.

This size represents a good compromise between the lot's constraints and the neighborhood's predominantly very large homes. And with the well entrenched trend of growing house sizes, this house should fit well for many years to come.

A 2-story configuration is optimal for two reasons. First, it is nearly ubiquitous in the vicinity. And second, it is the best configuration to balance setback and height sensitivities while still achieving a house size that fits well in the neighborhood.

The proposed residence conforms to side and rear setbacks.

5 Variance

The owner was not involved in the creation of any of the circumstances creating the lot's various non-conformities. Accordingly, the applicant requests variance approvals outlined in *Table 2: Requested Variance*.

Table 2: Requested Variance

Variance	**From**	**To**
Max Building Height	15'	23' 3-¾"
Lake Hills Connector front setback	30'	10'
140TH AVE SE front setback	30'	10'

[1]https://www.geekwire.com/2021/amazons-second-chance-bellevue-gives-tech-giant-an-opportunity-to-reshape-its-regional-legacy/

[2]https://blog.google/inside-google/company-announcements/investing-america-2022/

[3]Seattle Times, October 11, 2021, Amazon will allow many employees to work remotely, indefinitely

5.1 Comparable Homes

Two of the following properties used in this comparison are not within the subject property's R-1.8 zone because it is difficult to find lots of a similar size and shape within this zone.

Table 3: Comparable Homes

Address	Parcel	Zone
4839 LAKEHURST LN	4134300020	R-4
4003 177TH AVE SE	8043700030	R-5
2435 KILLARNEY WAY	0824059257	R-1.8

5.2 Decision Criteria

5.2.1 Necessary

This variance is necessary because of special circumstances relating to the size, shape, topography, location and surroundings of the subject property to provide it with the use rights and privileges permitted to other properties in the vicinity and in the land use district of the subject property.

Strict compliance with City of Bellevue land use code would prevent all reasonable use of the lot.

This variance is necessary in order to construct a home large enough to fit with the character and trends of the neighborhood as discussed in 4*Neighborhood Description and Trends*.

At 4,787 square feet of living space, the proposed project is very close to the 4,649 square foot average size of all neighborhood homes built within the last 5 years (See section *4's Table 1: House Size & Configuration Statistics*).

5.2.1.1 Max Building Height

There are several reasons that the building's maximum 15' height limitation (See *1Site Description and Context*) needs to be raised.

First, it would force a single story home, which is clearly out of favor. Since 2009 only one single story home has been built (See section 4's *Table 1: House Size & Configuration Statistics*).

Second, since the lot is only 5,560 square feet, in order to achieve a reasonable size a single story home would have to be constructed nearly to the lot's borders, in severe violation of setback code.

Raising the height limitation to 23' 3-¾" is necessary to enable a 2-story home which in turn allows reasonable building setbacks while still achieving the overall 4,787 square foot size needed.

5.2.1.2 Front Building Setbacks

As a corner lot, the subject property has two 30' front setbacks which, combined, consume approximately 83% of the lot's total area.

Reducing the front setback to 10' along Lake Hills Connector is necessary because it allows the building envelope to shift northward, honoring the 7.5' side setback on the lot's southern border. This keeps the new building farthest away from the southern neighbor (809 140th Ave SE) whose house is already close to the shared property line.

Reducing the front setback to 10’ along 140th Ave SE allows the building envelope to shift eastward which is necessary to allow room for the access driveway that will be shared with parcel # 0324059047 to the west. This 10’ setback will keep the new building well back from the pedestrian walkway and stairs to the East (See *Figure 3: North side of Lake Hills Connector*, just west of 140th Ave SE, facing South).

5.2.2 No Special Privilege

This variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and land use district of the subject property.

5.2.2.1 Max Building Height

Like the subject property, both 4003 177TH AVE SE and 4839 LAKEHURST LN are less than 70% of the minimum lot area and, thus, subject to the height restrictions of 20.20.070.B.

4003 177TH was subject to a maximum height of 15 feet but a variance was approved for a maximum height of 33.4 feet. 4839 LAKEHURST had a variance approved for a maximum height of 30.4 feet.

The approved maximum height variances of these comparables are 41% and 28% higher, respectively, than the 23' 3-¾" maximum height proposed by the present applicant.

Thus, no special privilege would be granted by raising the applicant’s maximum building height to 23' 3-¾".

5.2.2.2 Front Building Setbacks

The LAKEHURST LN and 177TH AVE SE properties are setback from a public right of way while the KILLARNEY WAY property is setback from a private access.

The applicant’s requested front setback variance from 30’ to 10’ along Lake Hills Connector is consistent with the front setbacks maintained by each of the three comparison homes, all of which maintain front setbacks less than or equal to 5’.

Thus, no special privilege would be granted by reducing the applicant’s front setbacks to 10’.

5.2.3 No Material Detriment

The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and land use district in which the subject property is located.

The subject lot only has a single adjacent neighbor home, located at 809 140TH AVE SE. This home is a 1,180 square foot, single story constructed in 1942. It has no windows on its north side so it will have no views from inside of the new proposed home on the subject lot. Construction of the proposed new home will likely provide a favorable deadening of ambient Lake Hills Connector traffic noise for this neighbor’s home. The variance will cause no detriment to the use of either adjacent roads and will provide for cars to be parked on the subject property out of the public right-of-way.

5.2.4 Consistent with Comprehensive Plan

Nothing about the planned development nor variances are inconsistent with the Comprehensive Plan.

6 Conclusion

This narrative presents a highly constrained, legal, non-conforming lot and the variances needed to build a home that will fit well in the vicinity for many years to come. The applicant requests the City of Bellevue approve this variance without reservation.

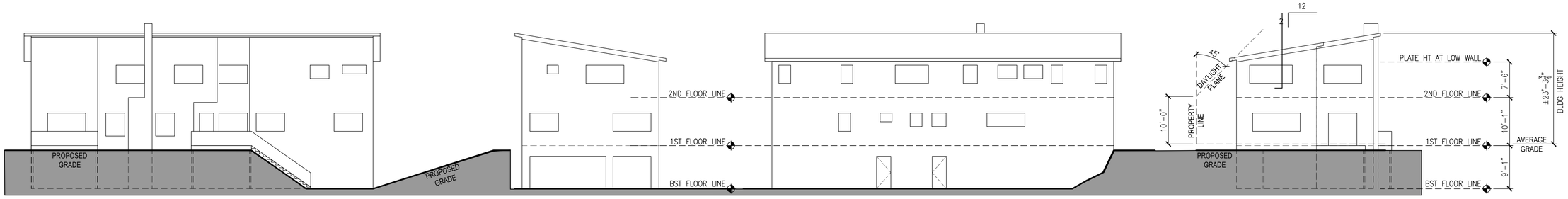
7 Appendix

Table 4: House data for all 97 homes zoned R-1.8 within 1/4 mile of subject lot

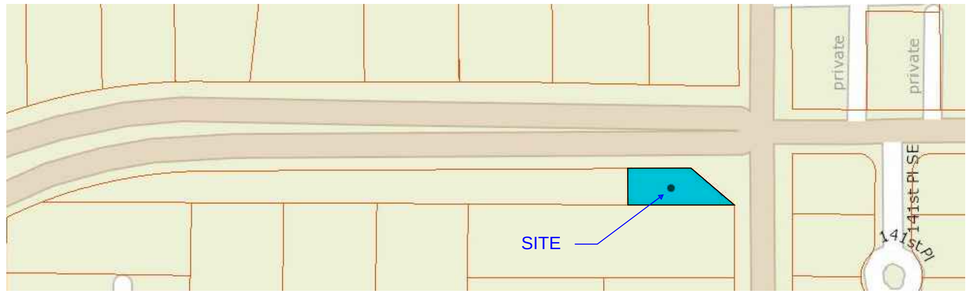
Parcel	Year Built	Stories	Size (square feet)
3425059091	1918	1	2,610
3425059173	1928	2	2,790
3425059037	1931	1	2,620
3425059046	1935	1	1,870
0324059045	1942	1	1,180
3425059042	1942	1.5	2,300
3425059160	1942	1.5	2,280
3425059175	1942	2	3,530
3425059157	1943	1	3,320
3425059044	1946	1	3,960
2077700004	1947	1	2,000
3425059067	1947	1	2,000
2077700071	1950	1	3,570
2077700010	1951	1	2,100
3425059053	1952	2	1,830
2077700032	1954	1	1,640
2077700007	1957	1	2,030
3425059058	1957	1	2,830
2077700050	1958	1	3,110
3425059148	1958	1	2,740
3425059045	1959	1	1,540
2077700035	1962	1	1,200
2077700036	1962	1	2,650
2077700037	1962	1	1,560
3425059164	1963	2	2,750
3425059183	1965	2	4,000
2077700076	1968	1	1,680
3425059201	1974	1.5	2,940
3425059063	1976	2	2,730
2077700005	1977	1	1,160
3425059017	1977	2	2,670
3425059050	1977	2	2,610
3425059191	1977	1	1,250
3425059216	1977	1	2,340
3425059217	1977	1	2,520
3425059218	1977	1	2,860
2077700006	1978	2	2,820
3425059068	1978	1	2,540

3425059214	1978	1	1,940
3425059227	1980	2	4,090
3425059228	1980	2	2,750
2077700077	1981	1	1,770
2077700047	1982	2	2,130
3425059055	1982	2	3,090
3425059229	1982	1.5	2,350
2077700052	1986	2	2,470
2077700042	1987	2.5	2,330
3425059126	1987	2	2,640
2077700043	1988	2	2,210
3425059060	1990	2	2,570
3425059242	1992	2	3,310
2077700046	1998	1	2,030
3425059265	1998	2	3,210
3425059176	1999	1	4,100
3425059264	1999	1	3,000
3425059266	1999	2	5,070
3425059267	1999	1	3,210
2077700082	2001	2	3,480
2077700084	2001	2	3,930
3425059279	2002	2	3,540
3425059034	2003	1	2,520
3425059057	2003	2	4,560
2077700041	2004	1	1,970
3425059290	2005	2	4,210
3425059291	2005	2	4,220
2077700070	2007	1	3,910
3425059048	2007	2	4,530
3425059294	2007	2	4,350
2077700045	2008	1	1,810
3425059036	2008	2	4,540
3425059051	2008	2	4,520
3425059286	2008	2	4,690
3425059287	2009	2	5,540
2077700030	2010	2	3,400
2077700031	2010	2	3,510
2077700025	2011	2	4,550
3425059285	2011	2	2,860
2077700080	2012	2	3,080
2077700058	2013	2	3,740
2077700065	2013	2	4,180
2077700055	2014	2	5,290
2077700057	2014	2	4,440
2077700060	2014	2	4,420
2077700062	2014	2	4,480
3425059069	2014	3	3,330
3425059185	2014	2	5,370

3425059066	2015	2	4,140
2077700056	2016	2	4,850
2077700008	2018	2	4,130
3425059052	2018	2	5,070
3425059215	2018	2	5,190
3425059054	2019	1	3,600
3425059031	2020	2	3,760
3425059043	2020	2	5,040
3425059196	2020	2	4,400
2077700075	2021	2	5,420
3425059305	2021	2	5,030

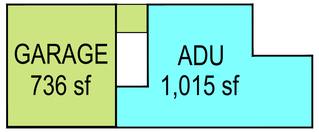


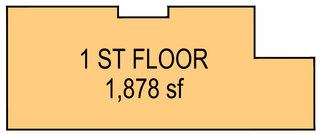
1 ELEVATIONS
3/32"=1'-0"

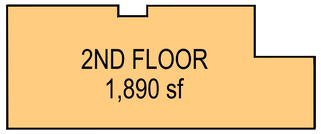


2 VICINITY MAP – EAST PARCEL
1/8"=1'-0"

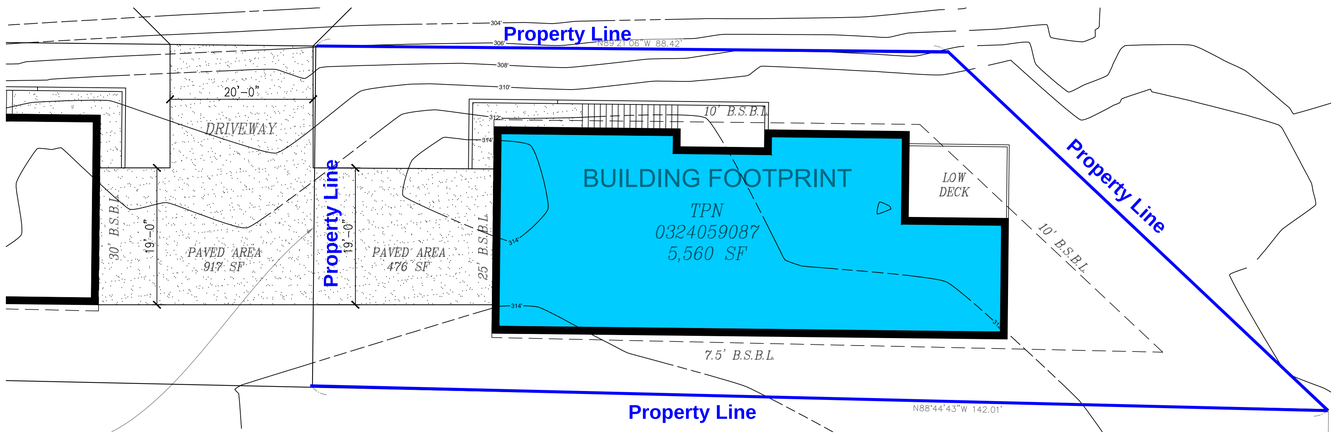
ZONED R1.8
Lot Size = 5,560 sf
Max Lot Coverage by Structure 35% = 1,946 sf
Max Hard Surface Coverage 75% = 4,170 sf
Max Impervious Surface 45% = 2,502 sf
Min Greenspace Percentage of Front Setback = 50%
F.A.R. = 50% = 2,780 sf max



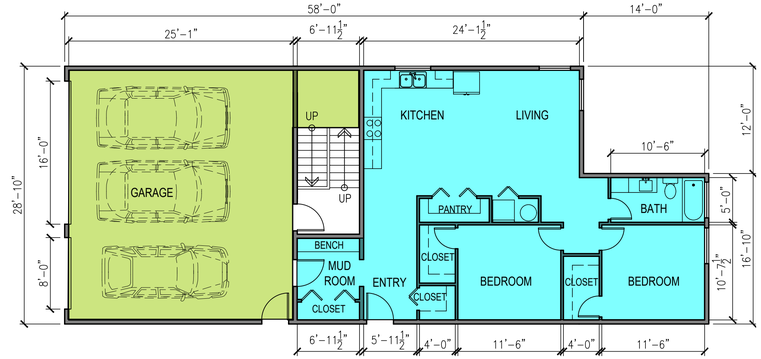




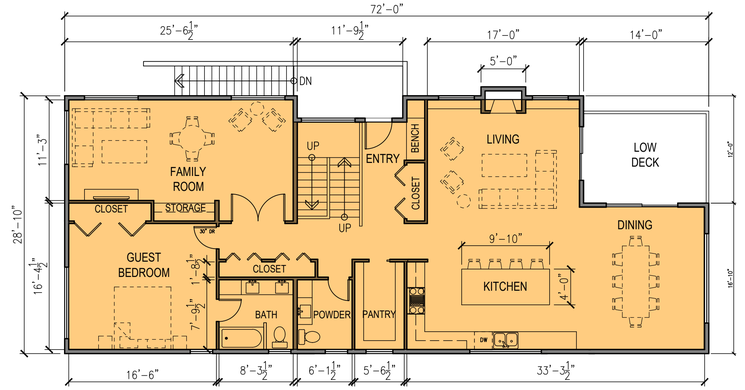
Total Living Area
1,890 sf + 1,875 + 1,015 sf = 4,787 sf



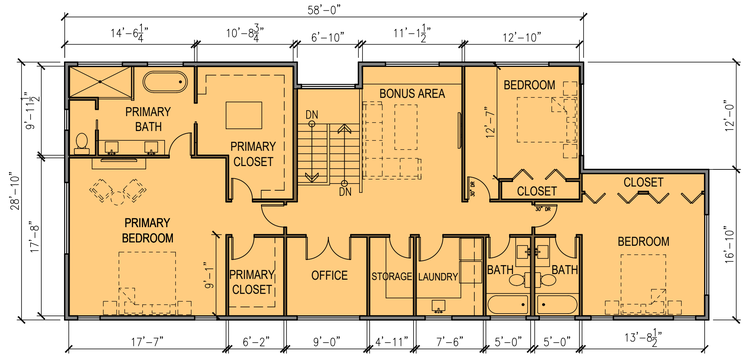
3 SITE PLAN – EAST PARCEL
1/8"=1'-0"



A GARAGE & ADU FLOOR PLAN
1/8"=1'-0"



B MAIN FLOOR PLAN
1/8"=1'-0"



C SECOND FLOOR PLAN
1/8"=1'-0"

0 5 10
GRAPHIC SCALE
NORTH

Bellevue Lake Hills Connector SFR - East Parcel

SE 8th St, Bellevue, WA 98404 Parcel #: 0324059087

EP1

4/7/2023