

Board of Zoning Appeals

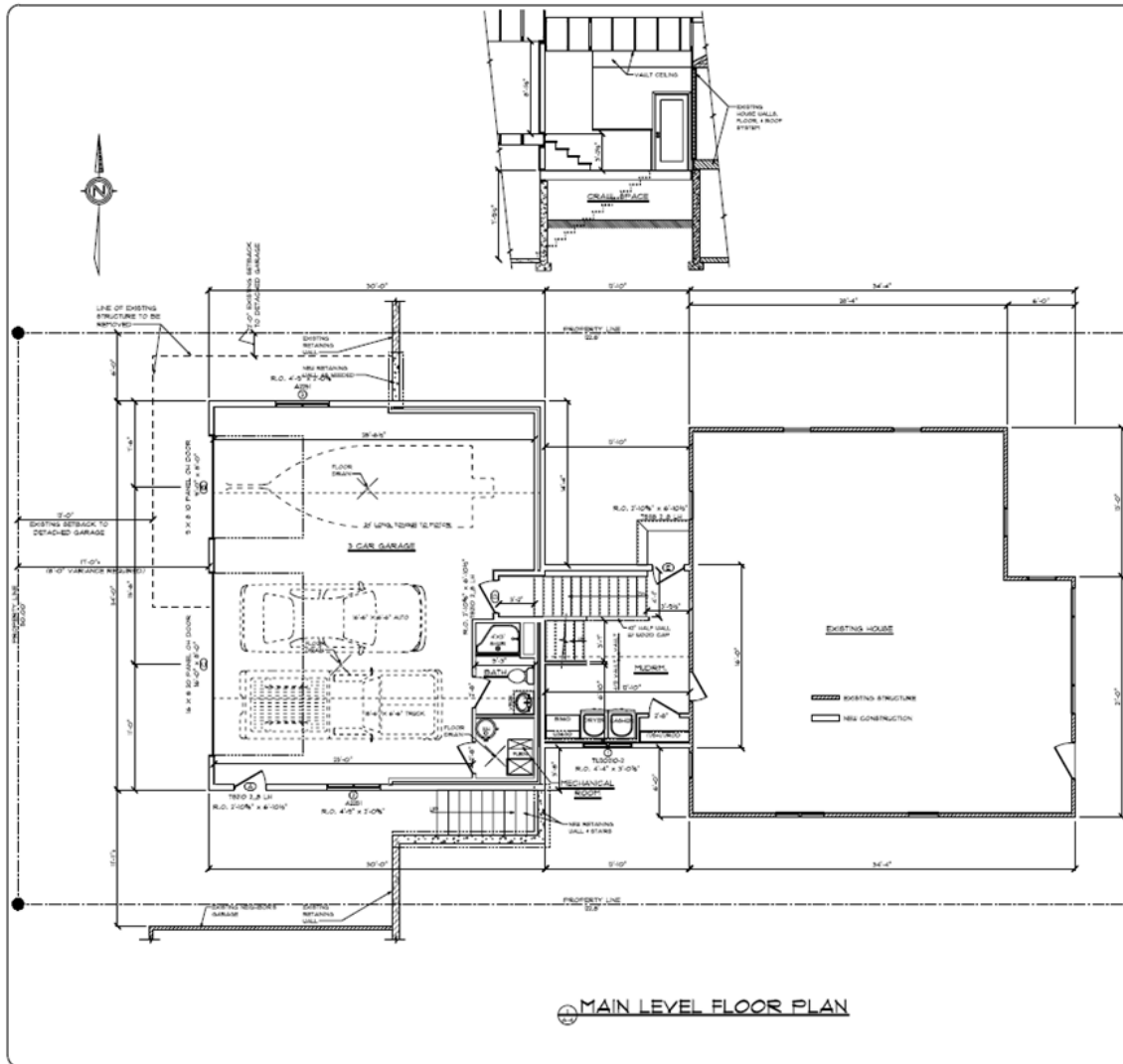
September 20th, 2017

7:00 pm

2522 13th Pl. S.

- The owner has applied for a permit to construct an addition at this address.
- Municipal code section 115.143 states that there shall be a rear yard having a depth of not less than 20% of the depth of the lot.
- The required rear yard setback is 24 feet 6 inches.
- The owner proposes a rear yard setback of 17 feet.
- For this project to proceed as proposed the board would have to grant a variance of 7 feet 6 inches to the rear yard setback requirement.

2522 13th Pl. S.



PRELIMINARY
 DO NOT USE FOR CONSTRUCTION



THIS FLOOR PLAN WAS PREPARED BY AN ARCHITECT AND IS A REPRESENTATION OF THE ARCHITECT'S DESIGN. IT IS NOT A CONTRACT. THE ARCHITECT'S DESIGN IS SUBJECT TO THE APPROVAL OF THE CITY OF SEATTLE AND THE LOCAL BUILDING CODES.

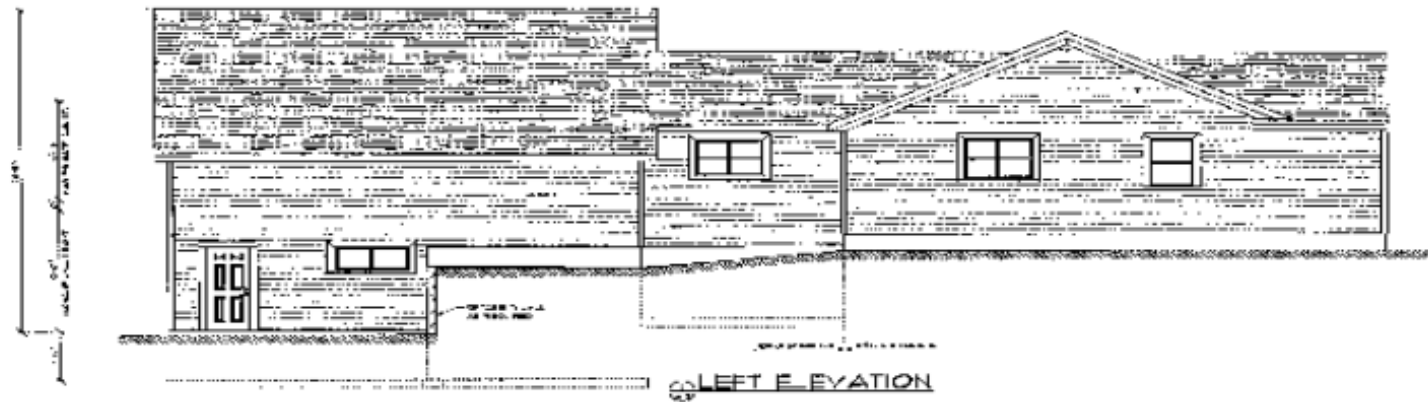
2522 13TH STREET S.

**FROST ADDITION
 KARI & DUSTIN**

2522 13TH PLACE S.
 LA CROSS ST 34601

SCALE:	DATE:
1" = 1'-0"	10/1/13
1/2" = 1'-0"	10/1/13
1/4" = 1'-0"	10/1/13
1/8" = 1'-0"	10/1/13
1/16" = 1'-0"	10/1/13
1/32" = 1'-0"	10/1/13
1/64" = 1'-0"	10/1/13
1/128" = 1'-0"	10/1/13
1/256" = 1'-0"	10/1/13
1/512" = 1'-0"	10/1/13
1/1024" = 1'-0"	10/1/13
1/2048" = 1'-0"	10/1/13
1/4096" = 1'-0"	10/1/13
1/8192" = 1'-0"	10/1/13
1/16384" = 1'-0"	10/1/13
1/32768" = 1'-0"	10/1/13
1/65536" = 1'-0"	10/1/13
1/131072" = 1'-0"	10/1/13
1/262144" = 1'-0"	10/1/13
1/524288" = 1'-0"	10/1/13
1/1048576" = 1'-0"	10/1/13
1/2097152" = 1'-0"	10/1/13
1/4194304" = 1'-0"	10/1/13
1/8388608" = 1'-0"	10/1/13
1/16777216" = 1'-0"	10/1/13
1/33554432" = 1'-0"	10/1/13
1/67108864" = 1'-0"	10/1/13
1/134217728" = 1'-0"	10/1/13
1/268435456" = 1'-0"	10/1/13
1/536870912" = 1'-0"	10/1/13
1/1073741824" = 1'-0"	10/1/13
1/2147483648" = 1'-0"	10/1/13
1/4294967296" = 1'-0"	10/1/13
1/8589934592" = 1'-0"	10/1/13
1/17179869184" = 1'-0"	10/1/13
1/34359738368" = 1'-0"	10/1/13
1/68719476736" = 1'-0"	10/1/13
1/137438953472" = 1'-0"	10/1/13
1/274877906944" = 1'-0"	10/1/13
1/549755813888" = 1'-0"	10/1/13
1/1099511627776" = 1'-0"	10/1/13
1/2199023255552" = 1'-0"	10/1/13
1/4398046511104" = 1'-0"	10/1/13
1/8796093022208" = 1'-0"	10/1/13
1/17592186044416" = 1'-0"	10/1/13
1/35184372088832" = 1'-0"	10/1/13
1/70368744177664" = 1'-0"	10/1/13
1/140737488355328" = 1'-0"	10/1/13
1/281474976710656" = 1'-0"	10/1/13
1/562949953421312" = 1'-0"	10/1/13
1/1125899906842624" = 1'-0"	10/1/13
1/2251799813685248" = 1'-0"	10/1/13
1/4503599627370496" = 1'-0"	10/1/13
1/9007199254740992" = 1'-0"	10/1/13
1/18014398509481984" = 1'-0"	10/1/13
1/36028797018963968" = 1'-0"	10/1/13
1/72057594037927936" = 1'-0"	10/1/13
1/144115188075855872" = 1'-0"	10/1/13
1/288230376151711744" = 1'-0"	10/1/13
1/576460752303423488" = 1'-0"	10/1/13
1/1152921504606846976" = 1'-0"	10/1/13
1/2305843009213693952" = 1'-0"	10/1/13
1/4611686018427387904" = 1'-0"	10/1/13
1/9223372036854775808" = 1'-0"	10/1/13
1/18446744073709551616" = 1'-0"	10/1/13
1/36893488147419103232" = 1'-0"	10/1/13
1/73786976294838206464" = 1'-0"	10/1/13
1/147573952589676412928" = 1'-0"	10/1/13
1/295147905179352825856" = 1'-0"	10/1/13
1/590295810358705651712" = 1'-0"	10/1/13
1/1180591620717411303424" = 1'-0"	10/1/13
1/2361183241434822606848" = 1'-0"	10/1/13
1/4722366482869645213696" = 1'-0"	10/1/13
1/9444732965739290427392" = 1'-0"	10/1/13
1/18889465931478580854784" = 1'-0"	10/1/13
1/37778931862957161709568" = 1'-0"	10/1/13
1/75557863725914323419136" = 1'-0"	10/1/13
1/151115727451828646838272" = 1'-0"	10/1/13
1/302231454903657293676544" = 1'-0"	10/1/13
1/604462909807314587353088" = 1'-0"	10/1/13
1/1208925819614629174706176" = 1'-0"	10/1/13
1/2417851639229258349412352" = 1'-0"	10/1/13
1/4835703278458516698824704" = 1'-0"	10/1/13
1/9671406556917033397649408" = 1'-0"	10/1/13
1/19342813113834066795298816" = 1'-0"	10/1/13
1/38685626227668133590597632" = 1'-0"	10/1/13
1/77371252455336267181195264" = 1'-0"	10/1/13
1/154742504910672534362390528" = 1'-0"	10/1/13
1/309485009821345068724781056" = 1'-0"	10/1/13
1/618970019642690137449562112" = 1'-0"	10/1/13
1/1237940039285380274899124224" = 1'-0"	10/1/13
1/2475880078570760549798248448" = 1'-0"	10/1/13
1/4951760157141521099596496896" = 1'-0"	10/1/13
1/9903520314283042199192993792" = 1'-0"	10/1/13
1/19807040628566084398385987584" = 1'-0"	10/1/13
1/39614081257132168796771975168" = 1'-0"	10/1/13
1/79228162514264337593543950336" = 1'-0"	10/1/13
1/158456325028528675187087900672" = 1'-0"	10/1/13
1/316912650057057350374175801344" = 1'-0"	10/1/13
1/633825300114114700748351602688" = 1'-0"	10/1/13
1/1267650600228229401496703205376" = 1'-0"	10/1/13
1/2535301200456458802993406410752" = 1'-0"	10/1/13
1/5070602400912917605986812821504" = 1'-0"	10/1/13
1/10141204801825835211973625643008" = 1'-0"	10/1/13
1/20282409603651670423947251286016" = 1'-0"	10/1/13
1/40564819207303340847894502572032" = 1'-0"	10/1/13
1/81129638414606681695789005144064" = 1'-0"	10/1/13
1/162259276829213363391578010288128" = 1'-0"	10/1/13
1/324518553658426726783156020576256" = 1'-0"	10/1/13
1/649037107316853453566312041152512" = 1'-0"	10/1/13
1/1298074214633706907132624082305024" = 1'-0"	10/1/13
1/2596148429267413814265248164610048" = 1'-0"	10/1/13
1/5192296858534827628530496329220096" = 1'-0"	10/1/13
1/10384593717069655257060992658440192" = 1'-0"	10/1/13
1/20769187434139310514121985316880384" = 1'-0"	10/1/13
1/41538374868278621028243970633760768" = 1'-0"	10/1/13
1/83076749736557242056487941267521536" = 1'-0"	10/1/13
1/166153499473114484112975882535042072" = 1'-0"	10/1/13
1/332306998946228968225951765070084144" = 1'-0"	10/1/13
1/664613997892457936451903530140168288" = 1'-0"	10/1/13
1/132922799578491587290380706028336576" = 1'-0"	10/1/13
1/265845599156983174580761412056673152" = 1'-0"	10/1/13
1/531691198313966349161522824113346304" = 1'-0"	10/1/13
1/1063382396627932698323045648226692608" = 1'-0"	10/1/13
1/2126764793255865396646091296453385216" = 1'-0"	10/1/13
1/4253529586511730793292182592906770432" = 1'-0"	10/1/13
1/8507059173023461586584365185813540864" = 1'-0"	10/1/13
1/17014118346046923173168730371627081728" = 1'-0"	10/1/13
1/3402823669209384634633746074325416352" = 1'-0"	10/1/13
1/6805647338418769269267492148650832704" = 1'-0"	10/1/13
1/13611294676837538538534984297301665408" = 1'-0"	10/1/13
1/27222589353675077077069968594603310816" = 1'-0"	10/1/13
1/54445178707350154154139937189206621632" = 1'-0"	10/1/13
1/108890357414700308308279874378413243264" = 1'-0"	10/1/13
1/217780714829400616616559748756826486528" = 1'-0"	10/1/13
1/435561429658801233233119497513652973056" = 1'-0"	10/1/13
1/871122859317602466466238995027305946112" = 1'-0"	10/1/13
1/174224571863520493293247799005461189224" = 1'-0"	10/1/13
1/348449143727040986586495598010922378448" = 1'-0"	10/1/13
1/696898287454081973172991196021844756896" = 1'-0"	10/1/13
1/1393796574908163946345982320043689513792" = 1'-0"	10/1/13
1/2787593149816327892691964640087379027584" = 1'-0"	10/1/13
1/5575186299632655785383929280174758055168" = 1'-0"	10/1/13
1/11150372599265311570767858560349516110336" = 1'-0"	10/1/13
1/22300745198530623141535717120699032220672" = 1'-0"	10/1/13
1/44601490397061246283071434241398064441344" = 1'-0"	10/1/13
1/89202980794122492566142868482796128882688" = 1'-0"	10/1/13
1/178405961588244985132285736965592257765376" = 1'-0"	10/1/13
1/356811923176489970264571473931184515530752" = 1'-0"	10/1/13
1/713623846352979940529142947862369031061504" = 1'-0"	10/1/13
1/1427247692705959881058285895724738062123008" = 1'-0"	10/1/13
1/2854495385411919762116571791449476124246016" = 1'-0"	10/1/13
1/5708990770823839524233143582898952248492032" = 1'-0"	10/1/13
1/11417981541647679048466287165797904496984064" = 1'-0"	10/1/13
1/22835963083295358096932574331595808993968128" = 1'-0"	10/1/13
1/45671926166590716193865148663191617987936256" = 1'-0"	10/1/13
1/91343852333181432387730297326383235975872512" = 1'-0"	10/1/13
1/18268770466636286477546059465276647195174528" = 1'-0"	10/1/13
1/36537540933272572955092118930553294390349152" = 1'-0"	10/1/13
1/73075081866545145910184237861106588780698304" = 1'-0"	10/1/13
1/146150163733090291820368475722213177561396608" = 1'-0"	10/1/13
1/292300327466180583640736951444426355122793216" = 1'-0"	10/1/13
1/584600654932361167281473902888852710245586432" = 1'-0"	10/1/13
1/1169201309864722334562947805777705420491172864" = 1'-0"	10/1/13
1/2338402619729444669125895611555410840982345728" = 1'-0"	10/1/13
1/4676805239458889338251791223110821681964691456" = 1'-0"	10/1/13
1/9353610478917778676503582446221643363929382912" = 1'-0"	10/1/13
1/1870722095783555735	

2522 13th Pl. S.



2522 13th Pl. S.



2522 13th Pl. S.



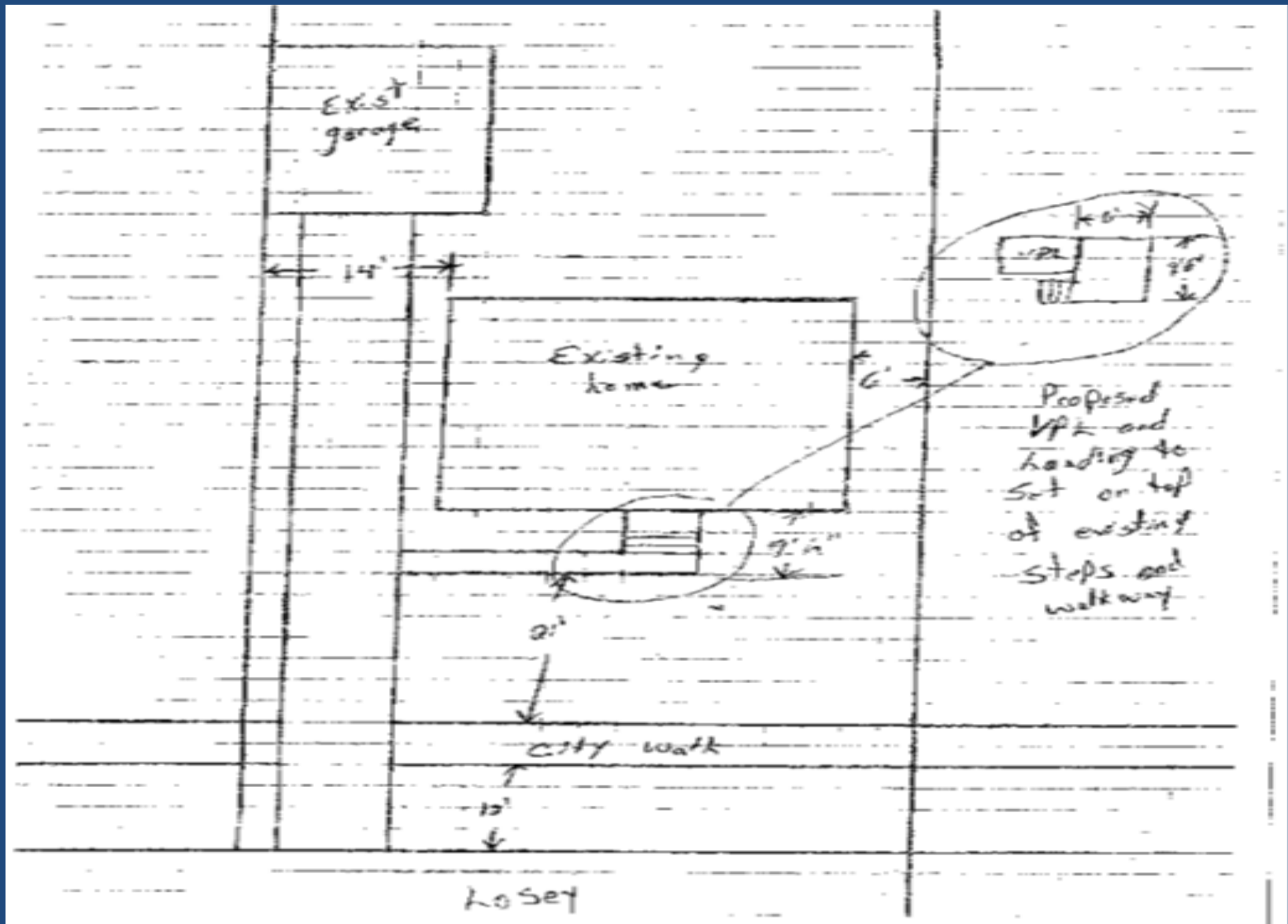
1230 Losey Blvd. S.

- A detached deck and lift have been constructed at this address without a permit.
- Municipal code section 115-390 (2) states such detached accessory buildings may be placed in the rear, or side yard.
- Municipal Code 115-142 (2) states there shall be a front yard having a depth of not less than 25 feet.
- The detached deck and lift was constructed in the front yard, and is set back 21 feet
- Two variances will need to be granted for this project to proceed as proposed. 1) To allow an accessory structure in the front yard. 2) A variance of 4 feet for the front yard setback.

1230 Losey Blvd. S.



1230 Losey Blvd. S.



1230 Losey Blvd. S.



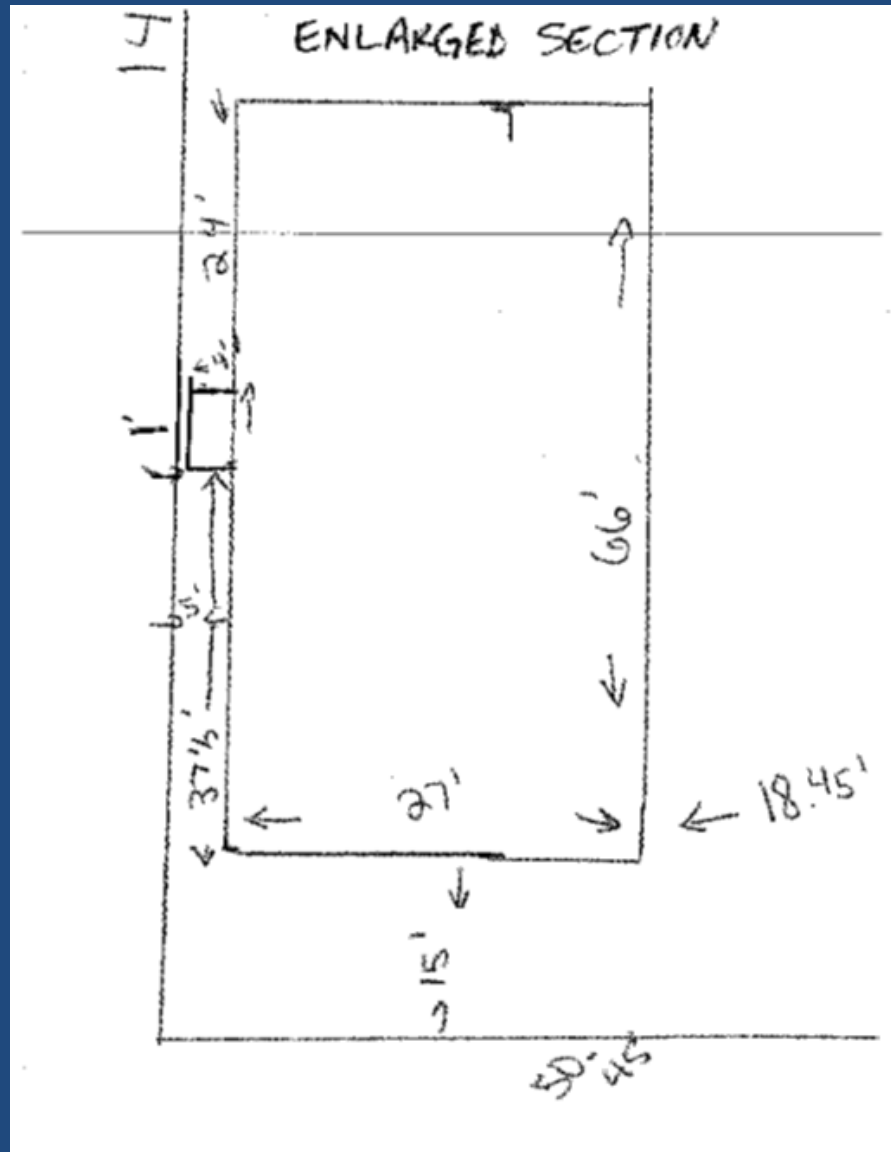
1552 Loomis St.

- An entry deck and stair was built without a permit at this address.
- Municipal Code 115-143 (c) (3) (a) states there shall be two side yards, one on each side , neither such side yards shall be less than six feet.
- The deck and stair was built with a side yard setback of 1 foot.
- The board would have to grant a variance of 5 feet to the 6 foot side yard setback for this deck and stair to remain as it has been built.

1552 Loomis St.



1552 Loomis St.



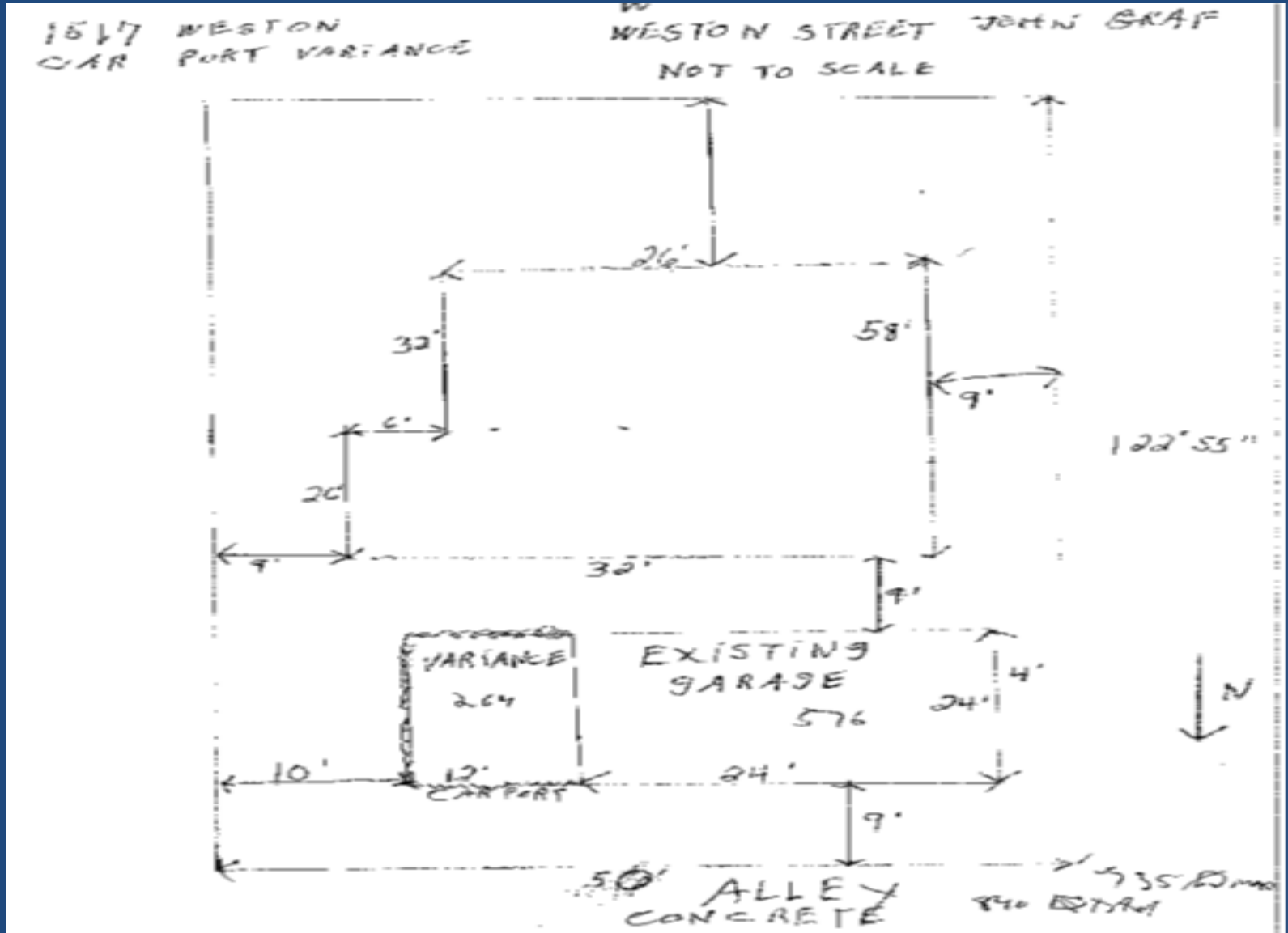
1552 Loomis St.



1517 Weston St.

- The owner has applied for a permit to construct a single stall carport addition to an existing detached garage.
- Municipal Code 115-390 states that in all residential zoning districts the building area of all detached accessory buildings shall not exceed thirty-five percent of the area of the rear yard.
- The area of the rear yard is 2100 sq. ft., resulting in a maximum 735 sq. ft. of accessory structure allowed.
- The owner proposes having an accessory structure totaling 852 sq. ft.
- A variance of 117 sq. ft. would need to be granted for this project to proceed as proposed.

1517 Weston St.



1517 Weston St.



1517 Weston St.



324 10th St. S.

- The owner has proposed to build a 5 foot fence in the front yard.
- Municipal Code 115-398 (c) (1) states that residential fences shall not exceed 48 inches in height from grade in the front yard setback abutting a public sidewalk.
- The owner proposed a fence height of 5 feet in the front yard.
- A variance allowing a fence height of more than 4 feet in the front yard will need to be granted for this project to proceed as proposed.

The diagram is a hand-drawn site plan of a building complex. At the top, a large building is shown with various rooms and corridors. To the left of this building is a smaller structure labeled '933 CARICAN'. Below the main building is a large rectangular area containing a table with specifications. The table is divided into four columns and three rows. The first column contains general information like 'DATE', 'SCALE', and 'DRAWN BY'. The second column contains 'DRAWN TIME' and 'OWNER'. The third column contains 'ADDRESS', 'SCOPE', and 'LOT PARCEL NO.'. The fourth column contains 'FENCE', 'CONTENT', and 'COLUMN'. The table is surrounded by various annotations and dimensions. At the bottom of the diagram, there is a 'KING WALK' and a 'LOT LINE'.

DATE: 19-3-19	MINIMUM: 1' 0" (1' 0" MINIMUM)	ADDRESS: 324 S. 10th	FENCE: MOUNTAIN 5' ALTERNATE: 1' 0" 80% WGS THROUGH
SCALE: 1/2"	DRAWN TIME: 10:00 AM	SCOPE: 1' 0" MINIMUM 1' 0" MINIMUM	CONTENT: 1' 0" MINIMUM 1' 0" MINIMUM
DRAWN BY: GORDON WEND	OWNER: 1' 0" MINIMUM 1' 0" MINIMUM	LOT PARCEL NO. 30048 50	COLUMN: 1' 0" MINIMUM 1' 0" MINIMUM

324 10th St. S.



324 10th St. S.

