

RECEIVED

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October 31, 2024

To: Linda Ritter

Senior Planner, City of Mukilteo
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Project Narrative:

The proposed project is a 3-storey; wood framed, single family home with attached garage and partial daylight basement. The proposed home footprint is 1,464.56 sq.ft. and a total gross of approximately 3,401.72 sq.ft. Due to the Top of Slope delineation, landscaping is limited to a small 460 sq.ft. area adjacent to the entry.

Parcel 00596901100100; unaddressed on 4th St. Mukilteo, WA is an undeveloped 1 Acre lot. Owned by SRS Construction, Inc. It is zoned RD 7.5 Single Family Residential.

Legal Description:

THOMAS ADD TO MUKILTEO BLK 011 D-00 - LOTS 1 & 2 & 5-6-7-8 TGW TH PTN VAC
ALLEY, 4TH ST & PARK AVE PER CITY OF MUK ORD #1055 REC AFN 200209171215

The parcel is located west of Saint John Mission Church on 4th St. The proposed house has no neighbors to the west and is adjacent to the church parking lot to the east. Houses across 4th St to the south are single family residential.

The site is currently undeveloped and mostly covered in mature trees and vegetation. The site contains a ravine with wetlands and steep slope provisions. The lowest point of the site is along 3rd St. and its highest point along 4th st.

The reasonable buildable area is located in the South-East corner of the parcel. This area is along 4th St. and allows connectivity to established infrastructure. The front yard setback, in conjunction with the delineated Steep Slope boundary confines the buildable area within a triangle, approximately 1,586.51 sq.ft. The buffer required for a steep slope and wetlands areas would eliminate all buildable area on the site.

To develop this site as designated in the zoning code, the following variances are being requested:

1. Reasonable use variance allowing construction within the steep slope buffer.
2. Reasonable use variance allowing construction within the wetland buffer.
3. Reduction of the Front Yard Setback from 20'-0" to 15'-0" for the Garage.

Rationale for Variance:

The parcel meets all requirements for a Reasonable Use Variance per 17.52.025. A full explanation of applicable regulations is included with this submission.

The variance request is consistent with the rules and regulations governing the uses of other properties in the area. Granting the variance will not be materially detrimental to public welfare or injurious to property improvement in the area. The zoning designation of the property will remain RD 7.5 Single Family Residential. The variance is necessary due to the topography of the site and adjacent ravine. Financial hardship is not the grounds for the variance request.

The owner of the property is Shawn Roten, owner of SRS Construction Inc. and is the financial responsible party.

Frontage improvements are not required and the project does not trigger a ROW dedication on 3rd or 4th Streets. Water, sewer and power are available from 4th Street.

The following methods will be used to treat and regulate stormwater runoff:

1. Downspout infiltration.
2. Biofiltration
3. Dispersion.
4. Permeable Pavement
5. Rain Gardens.

The project proposes 3,950 sq.ft in clearing, 10 cubic yards of cut/excavation with 10 cubic yards of fill. The proposed new hard surface area is 2,210 sq.ft. Erosion and sediment control measures will be taken as follows:

1. Preserve vegetation and mark clearing limits.
2. Establish construction access.
3. Control flow rate of stormwater discharges.
4. Install sediment controls.

5. Stabilize soils.
6. Protect slopes.
7. Protect drain inlets
8. Stabilize channels and outlets.
9. Control pollutants
10. Control de-watering
11. Maintain BMP's
12. Manage the project in terms of existing topography, drainage patterns, erosion control and minimize duration of area exposed, keep runoff velocities low, retain sediment, monitor and maintain ESC measures, and schedule earthwork during dry season.
13. Prior to roof completion, roof drainage BMP's will be in-place. Impervious surfaces will not be allowed to sheet-flow over cleared areas.

Anticipated earthwork is projected to begin summer 2022. Construction will run through spring 2023.

Thank you for considering this proposal.

Sincerely,



Jan Hromada
Principal Architect

LEV architecture

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