

Anderson Architecture
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Pre-Application Narrative for a new Building Permit

This is an application for a new building permit to replace permit 1306-055, which expired in October 2019 without notification. The slope of this lot is 19.36%, which allows a 35% lot coverage. This project is a new single family residence of 4,840 s.f. finished area, with an attached garage of 841 s.f. There is also 470 s.f. of open decking, with a GFA of 37.44% < 40%. The project has a gross lot area of 14,203 s.f., which includes an access easement of 2,203 s.f., yielding a net lot area of 12,000 s.f., but only 758 s.f. of this easement is used for access to this lot. There is also 662 s.f. of allowable hardscape surfaces, which is 6.13%, and this is less than the allowable of 1,080 s.f. (9%). The existing building permit 1306-055 was under the previous City Code and included a 5% impervious surfaces deviation, for a total of 40% impervious surfaces.

This permit will be to finish the remainder of the project, which at this time is +98% framed. Also, the fire sprinkler system is 80% installed, along with the majority of the electrical, plumbing and mechanical systems. This property, and the adjacent properties are located in the R-12 Zone.

The City has informed me that since the permit has expired, the owner is not allowed to apply for a building permit extension, and must apply for a new building permit. Since the residence is already framed under the original permit, I have been informed that this new application for permit (PRE20-002) will be specific to the planning portions of the City Code, especially with regards to the remaining land use items of the project that have yet to be completed. These unfinished items include the final site grading, driveway installation and paving, walkways, patio and landscaping. Subject to inspection under the new permit, there will also be window and door installation, siding and trims, along with all the interior cabinets, sprinkler heads, appliances, fixtures and finishes.

Thank you



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