

INTAKE COMMENTS

Permit # 2305-015

Project Address: 5222 W. Mercer Way

Scope of Work: ADU above garage

Owner: Elaine Berryman

CST

Additional Items to be Addressed Prior to Intake:

Water Meter Sizing Worksheet: *Attached*

Energy Form: *Attached*

PLANNING

Site Plan

Indicate Building Dimensions :

NOTE 1 on Site Drawing

Indicate Building Pad:

NOTE 2 on Site Drawing

Indicate Critical Areas and Buffers (wetland, watercourse, steep slope):

Note 3 on Site Plan

Provide Land use Zone (R8,r,9.6,12,15):

Note 4 on Site Plan

Topo/Boundary Line Survey:

Indicated on Site Plan

Provide a Site plan to Scale:

Note 5 on Site Plan

Indicate yard setbacks (minimum distance from structures to property lines):

Note 6 Site Plan

Elevation Drawings

Indicate existing grade and finished grade

Note 8 Elevation Drawings

Indicate Average Building Elevations (ABE) on all elevation drawings with ABE calcs

Note 9 on Elevation Drawings

Indicate maximum downhill building façade and height

Note 10 on Elevation Drawings

Indicate allowable building height on al elevation drawings

Note 11 on Elevation Drawings

Additional Comments

60-foot buffer of a mapped Type NP watercourse

Note 4 on Site Plan

The proposed ADU is located within the watercourse buffer, as well as within mapped geologically hazardous areas.

A Critical Area Review will be required for any addition outside of existing building footprints (including the proposed deck and any second story cantilevers). If the additions do not extend closer to the watercourse than the existing building and if the addition measures less than 200 square feet a Critical Area Review 1 will be required.

Since the proposed deck is outside of the watercourse buffer and the additional cantilevered floor space is within the original footprint of the existing structure and less than 200 s.f., a Critical Area Review 1 is required.

Please update the setbacks on the site plan as follows:

- The 20-foot front yard setback must be measured from West Mercer Way.

Indicated on Site Plan

- The 25-foot rear yard setback must be opposite the front yard, so it would be measured from the east property lines.

Indicated on Site Plan per:

9.02.020 - Development standards.

Rear yard. Except as allowed in subsections (C)(2)(a)(ii) and (iii) of this section, the rear yard is the yard opposite the front yard. The rear yard shall extend across the full width of the rear of the lot, and shall be measured between the rear line of the lot and the nearest point of the main building including an enclosed or covered porch. If this definition does not establish a rear yard setback for irregularly shaped lots, the code official shall establish the rear yard based on the following method: The rear yard shall be measured from a line or lines drawn from side lot line(s) to side lot line(s), at least ten feet in length, parallel to and at a maximum distance from the front lot line.

Alternatively, MICC 19.02.020(C)(2)(a)(ii)((a)) states that if a 20-foot setback is provided along both property lines abutting streets (in this case from the west property line and from the edge of the access easement in the southern portion of the lot), the 25-foot rear yard setback can be measured from either the north or east property lines.

- The side yards must add up to 17% of the lot width, with a minimum side yard setback depth of 33% of the total side yard depth.

Indicated on Site Plan

- Please also show the 5-foot setback from the edge of the access easement in accordance with MICC 19.02.20(H)(1)

Indicated on Site Plan Note 8

Please note that any additions to existing structures will need to meet current setback requirements.

Please show the existing grade, finished grade, average building elevation, maximum allowed building height, and maximum downhill facade height on the elevations. Note 8

Please also provide calculations for the average building elevation as per MICC 19.02.020(E)(4).

Note 9

Please provide a project narrative for the ADU application that describes how the proposal meets the requirements of MICC 19.02.030.

Indicated on Site Plan Sheet Note 7

