

## Shoreline Exemption Narrative

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Houtchens Residence

9/28/2023

Our permitted project (2209-080) is currently progressing through the foundation stage of construction. Recently, it was decided in the field that we should shift the footprint of the home 6' to the south. Please note this meant moving the house **6' further away** from Lake Washington and lessening the impact of the new project within the shoreline 25' and 50' buffers. This movement also had no impact to trees.

This was done for two reasons. First, it was determined during excavation that moving the house away from the water and slightly uphill on the site would allow for the house to be raised 6" in elevation. This was important for maintaining adequate fall for drainage and decreased the depth of excavation. This also gave the owner an opportunity to expand the size of the pool just a bit. The size of the pool was always limited by the sewer easement that runs diagonally through the rear yard. The pool is located at the rear of the house, elevated largely above grade, and faces Lake Washington. It is well within the setbacks and outside of the 25' and 50' shoreline buffer areas. It is still within the 200' shoreline offset, as is much of the house (although less so now that we moved the house back).

The pool in question was a part of the original submittal but was removed during subsequent reviews. This was because the pool contractor was unable to provide the appropriate pool-related details in a timely manner for review. We decided then to remove the pool and add later as a revision when those documents were available to keep things moving more swiftly.

We recently resubmitted our revision to permit 2209-088 that included moving the house 6' and adding back in the pool. Surprisingly, this relatively small revision submittal triggered the requirement for a Shoreline Exemption review, even though most of our project is fully permitted and under way.

**Please note that our revision submittal does nothing but lessen the impact of the new home to Lake Washington and its offset buffers from the what is currently permitted.**

Thank you,



Matthew Mawer