

UPSTATE



engineering, inc.

22002 64TH AVE W - SUITE 2C, MOUNTLAKE TERRACE, WA 98043
SERVICES@UPST8.COM TEL: (425) 354-4105 FAX: NOPE

July 11, 2024

Snohomish County
Planning and Development
3000 Rockefeller Avenue
Everett, WA 98201

Upstate Job #1759
Martinez Duplex
19923 Scriber Lake Rd
Lynnwood WA 98036

Design Criteria Decision

We are proposing to build a second story on top of the existing duplex located at 19923 Scriber Lake Rd, Lynnwood WA 98036. The two existing units will each have a second story with the addition of two bedrooms and one bathroom each.

This is a Corner lot. To the west is Scriber Lake Rd and to the south is 200th street SW. The lot is 7840 sf, and has an existing duplex of 1800 sf.

PARCEL #: 00565300001305

Zoning: RMM

Category: R2

Site address: 19923 Scriber Lake Rd, Lynnwood WA 98036

We are applying for a variance regarding setbacks citing the following applicable decision criteria from the Lynnwood Municipal Code Section 21.26.350:

A. The variance for the subject property will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and the zone in which the property is located; and

The goal is to develop the subject property to the potential afforded to neighboring properties within a reasonable budget. The owner will not be developing the subject property in excess of what is allowable with regard to height, square footage, use, etc.

B. The variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the land use zone in which the subject property is located; and

The structure has existed within the setbacks since 1955 and the City has grown around it. The current setback requirements would result in higher construction costs to square footage coupled with an unconventional architectural appearance. Variances as requested would result in a more appealing structure.

C. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is located; and

It is our opinion that the variances applied for would have no impact to public welfare nor neighboring properties. Additionally, the resulting structure and updated landscaping would enhance the major intersection where it is located.

D. The special circumstances of the subject property make the strict enforcement of the provisions of this code an unnecessary hardship to the property owner; and

Due to the shape of the property and, thus, the shape of the buildable area within the setbacks would require a far more complicated and expensive structure as a result of non-stacking exterior walls.

E. The special circumstances of the subject property are not the result of the actions of the applicant or a predecessor in interest; and

There have been zoning changes since the building's construction that were out of the control of the owner or any previous owner.

F. The variance is the minimum necessary to fulfill the purpose of a variance and the need of the applicant; and

The variances within this application are the minimum to allow for use of the existing structure and foundation upon which to construct a second story.

G. The variance is consistent with the purpose and intent of the zoning code; and

The purpose of this project is within the allowable uses for the current zoning code.

H. The variance is in accord with the comprehensive plan. (Ord. 2441 § 9, 2003; Ord. 2020 § 13, 1994)

The purpose of this project is within the allowable uses for the current zoning code.

Summary

We are requesting that the City permit these variances pertaining to setbacks and frontage allowing the owner to maximize usage of the property based on the above decision criteria summary, while updating the aesthetic of the property, intersection and surrounding neighborhood.