

UPSTATE



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

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

Project Narrative

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.

Please note the potential forthcoming building permit application will not be submitted concurrently, as the results of this variance application are a part of the feasibility phase of this project. In addition, the Landscape Plan provided with this submittal should be viewed as preliminary. Lastly, we are requesting that the Design Review materials be submitted with the building permit at a later date. No other building permit applications will be submitted at this time.

PARCEL #: 00565300001305

Zoning: RMM

Category: R2

Site address: 19923 Scriber Lake Rd, Lynnwood WA 98036

Code compliance issues are listed on the proposed Site Plan. They include the following:

List of development standard requesting relaxation:

Because of the shape, size and location of the lot, (major intersection and heavily trafficked roads surrounding the lot), it is our professional opinion that a variance to allow development of the duplex is warranted. We are requesting the minimum to allow for development of the property in an effort to maximize its intended use and beautify this major intersection.

1- South property setback and frontage

Per the recent survey (Acreage Land Surveying #24005) the south wall of the structure encroaches into the setback at an angle with the greatest encroachment measuring 8 inches.

Additionally, the frontage measured along the south property line was measured to be 67.69 feet (70' required). We are requesting a variance from LMC 21.43.200, Table 21.43.02 with regard to both setbacks and frontage to permit the proposed upper floor to align with the existing wall and foundation as-built.

2- Northwest corner deck / balcony

Per the aforementioned survey, the northwest corner encroaches into the setback 11'-4" from the south and 6'-8" from the east. We are proposing to build a waterproof deck on the northwest corner above the existing living space. We are requesting a variance from LMC 21.43.200, Table 21.43.02 with regard to setbacks to permit a deck rail to be constructed within the setback. No other construction will encroach in a worse condition than exists.

3- East elevation of the new upper floor duplex

Per the aforementioned survey, the east side of the structure encroaches into the setback up to 5'-6". We are requesting a variance from LMC 21.43.200, Table 21.43.02 to permit the proposed upper floor to align with the existing wall and foundation as-built.

The survey shows that the neighboring structure was constructed 20' from the property line and the subject structure is 9'-6" from the property line for a total of 24'-6" side yard setback combined. In addition, we are proposing that the new construction be fire-rated as required by the City.

Summary

We are requesting the above variances from LMC 21.43.200, Table 21.43.02 with regard to setbacks and frontage (South property line only) allowing the owner to maximize usage of the property without undue cost, with a commitment to using this opportunity to beautify the property, upgrade this major intersection aesthetically and subsequently enhancing the neighborhood.