

CHAPTER 30 – WATERFRONT DISTRICT (WD) ZONES

30.05 User Guide. The charts in KZC 30.15 contain the basic zoning regulations that apply in the WD I zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 30.10

Zone
WDI

Section 30.10 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this Code may apply to the subject property.
2. See KZC 30.17 for regulations regarding bulkheads and land surface modification.
3. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if:
 - a. Within 30 feet of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and
 - b. Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and
 - c. The design of the public use area is specifically approved by the City.(Does not apply to Public Access Pier or Boardwalk, Moorage Facility for 1 or 2 Boats, Public Park or Public Utility uses).
4. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties (does not apply to Public Access Pier or Boardwalk, Moorage Facility for 1 or 2 Boats, or Public Park uses).
5. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.
6. May also be regulated under the Shoreline Master Program, KMC Title 24.



DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
Section 30.15	USE ⇩ REGULATIONS ⇩	Required Review Process	Lot Size	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	North Property Line	South Property Line	High Water Line						
.010	Detached Dwelling Unit	None	3,600 sq. ft.	30'	The greater of: a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10'.	10'	The greater of: a. 15' or b. 15% of the average parcel depth.	80%	30' above average building elevation. This provision may not be varied.	E	A	2.0 per unit.	<ol style="list-style-type: none"> No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulations regarding moorages and public access piers, see the specific listings in this zone. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
.020	Attached or Stacked Dwelling Units	Process I, Chapter 145 KZC	3,600 sq. ft. per unit.	The minimum dimension of any yard, other than those listed, is 5'. See General Regulations.					30' above average building elevation. See also Special Regulation 3.	D			<ol style="list-style-type: none"> No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulations regarding moorage and public access piers, see the specific listings in this zone. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public use areas. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and <ol style="list-style-type: none"> The increase is offset by a view corridor that is superior to that required by the General Regulations; or The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

(2) It is proposed by a public agency as part of development or use of the subject property. (Ord. 3153 § 1 (part), 1989; Ord. 2938 § 1 (part), 1986)

24.05.145 Use regulations—Detached dwelling units.

(a) General. This section contains regulations pertinent to the development and use of a detached dwelling unit. These regulations are founded on the goals and policies established in Part II of this chapter. Please see the chart contained in Section 24.05.110 of this chapter to determine in which shoreline environments detached dwelling units are permitted.

(b) Permitted Use.

(1) The principal use permitted in this section is the use of the subject property and dwelling as a place of habitation for one family.

(2) In addition to the principal use listed above, accessory uses, developments and activities normally associated with a detached dwelling unit and residential occupancy are also permitted. This chapter contains specific regulations on bulkheads and other shoreline protective structures, moorage facilities, and other uses, developments and activities which may be conducted accessory to the principal use.

(c) Lot Size.

(1) The minimum lot sizes established below are based on the entire area of the subject property landward of the high waterline, not just the portion of the subject project within the jurisdiction of the Shoreline Management Act and this chapter.

(2) Except for preexisting lots, the minimum lot size for a detached dwelling unit is as follows:

(A) In the Suburban Residential Shoreline Environment, the minimum lot size is twelve thousand five hundred square feet of lot area landward of the high waterline.

(B) In the Conservancy 1 and 2 Shoreline Environments, the minimum lot size is thirty-five thousand square feet of lot area landward of the high waterline.

(C) In all other shoreline environments where detached dwelling units are permitted, the minimum lot size is three thousand six hundred square feet of lot area landward of the high waterline.

(d) Required Yards — Over Water Structures Prohibited. The regulations of this subsection establish the required yards for all buildings and

other major structures associated with this use. No building or other major structure may be located within the following required yards:

(1) In the Suburban Residential Shoreline Environment the required yards are as follows:

(A) The front yard is twenty feet.

(B) The high waterline yard is the greater of either fifteen feet or fifteen percent of the average parcel depth.

(C) Notwithstanding any of the regulations in this subparagraph (d)(1), if dwelling units exist immediately adjacent both to the north and south of the subject property, the high waterline yard of the subject property is increased or decreased to be the average of the high waterline yards of these adjacent dwelling units. If the high waterline yard is increased as a result of these adjacent dwelling units, the required yard opposite the high waterline yard may be decreased to be the average of the yards of the properties immediately adjacent to the subject property on the north and south.

(D) The minimum dimension of any required yard other than listed above is five feet.

(2) In the Conservancy 2 Shoreline Environment the required yards are as follows:

(A) The front yard is twenty feet.

(B) The side yard is five feet, but two yards must equal at least fifteen feet.

(C) The rear yard is ten feet.

(D) The high waterline yard is one hundred feet from Lake Washington and fifty feet from the canal.

(3) In all other shoreline environments where detached dwelling units are permitted the required yards are as follows:

(A) The front yard for properties lying waterward of Lake Washington Boulevard, Lake Street South, 98th Avenue NE, or Juanita Drive is thirty feet; provided, however, that this distance may be reduced one foot for each one foot of this yard that is developed as a public use area if:

(i) Any portion of a structure that is within thirty feet of the front property line, is set back from the front property line by a distance greater than or equal to the height of that portion of the structure above the front property line; and

(ii) Substantially the entire width of this yard is developed as a public use area; and

(iii) The design of the public use area is specifically approved by the city.

(B) The front yard for properties lying east of Lake Washington Boulevard, Lake Street South, or 98th Avenue NE is twenty feet.

(C). The high waterline yard is the greater of fifteen feet or fifteen percent of the average parcel depth.

(D) The minimum dimension of any required yard other than as listed above is five feet.

(4) No structure regulated under this section may be located waterward of the high waterline. This chapter contains regulations on bulkheads and other shoreline protective structures, moorage facilities and other components which may be accessory to this use located waterward of the high waterline. In addition, floating homes are not permitted, nor may boats or other water craft be used as dwelling units.

(e) Minimum View Corridor Required. For properties lying waterward of Lake Washington Boulevard or Lake Street South, a minimum view corridor of thirty percent of the average parcel width must be maintained. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from these rights-of-way to and beyond Lake Washington.

(f) Height.

(1) In the Suburban Residential and Conservancy I Shoreline Environments, the height of a structure associated with this use may not exceed twenty-five feet above average grade level.

(2) In all other shoreline environments wherein detached dwelling units are permitted, the height of structures associated with this use may not exceed thirty feet above average grade level. (Ord. 3153 § 1 (part), 1989; Ord. 2938 § 1 (part), 1986)

24.05.150 Use regulations—Attached and stacked dwelling units.

(a) General. This section contains regulations pertinent to the development and use of attached and stacked dwelling units. These regulations are founded on the goals and policies established in Part II of this chapter. Please see the chart contained in Section 24.05.110 of this chapter to determine in which shoreline environments attached and stacked dwelling units are permitted.

(b) Permitted Use.

(1) The principal use permitted under this section is as dwelling units that are physically connected or attached to each other.

(2) In addition to the principal use listed above, accessory uses, developments and

activities normally associated with residential development and use are also permitted. This chapter contains specific regulations on bulkheads and other shoreline protective structures, moorage facilities, and other uses, developments and activities which may be conducted accessory to the principal use.

(c) Lot Size.

(1) The minimum lot sizes established below are based on the entire area of the subject project landward of the high waterline, not just the portion of the subject property within the jurisdiction of the Shoreline Management Act and this chapter.

(2) Minimum lot size in the Urban Mixed Use 1 Shoreline Environment is seven thousand two hundred square feet of lot area landward of the high waterline, with at least one thousand eight hundred square feet of lot area landward of the high waterline per dwelling unit.

(3) Minimum lot size in the Urban Mixed Use 2 Shoreline Environment is seven thousand two hundred square feet of lot area landward of the high waterline, with at least three thousand six hundred square feet of lot area landward of the high waterline per dwelling unit.

(4) Minimum lot size in the Conservancy 2 Shoreline Environment is thirty-five thousand square feet of lot area landward of the high waterline, with at least thirty-five thousand square feet of lot area landward of the high waterline per dwelling unit.

(5) The minimum lot size for this use in all other shoreline environments where stacked and attached dwelling units are permitted is three thousand six hundred square feet of lot area landward of the high waterline with at least three thousand six hundred square feet of lot area landward of the high waterline per dwelling unit.

(d) Required Yards—Over Water Structures Prohibited. The regulations of this subsection establish the required yards for all buildings and other major structures associated with this use. No building or other major structure may be located within the following required yards:

(1) The required yards in the Urban Mixed Use 1 Shoreline Environment are as follows:

(A) The front property line yard is zero; provided, however, that any portion of a structure that exceeds a height of thirty feet above average grade level must be set back from the front property line one foot for each five feet that portion exceeds thirty feet in height above average grade level.

ATTACHMENT 8

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PLANNING DEPARTMENT

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Arborists Site Evaluation

Chesmore/Buck Architecture
405 Lake Street Short Plat
Kirkland, WA

February 2007



Northwest Woodlands
Urban Forestry Consultants, Inc.



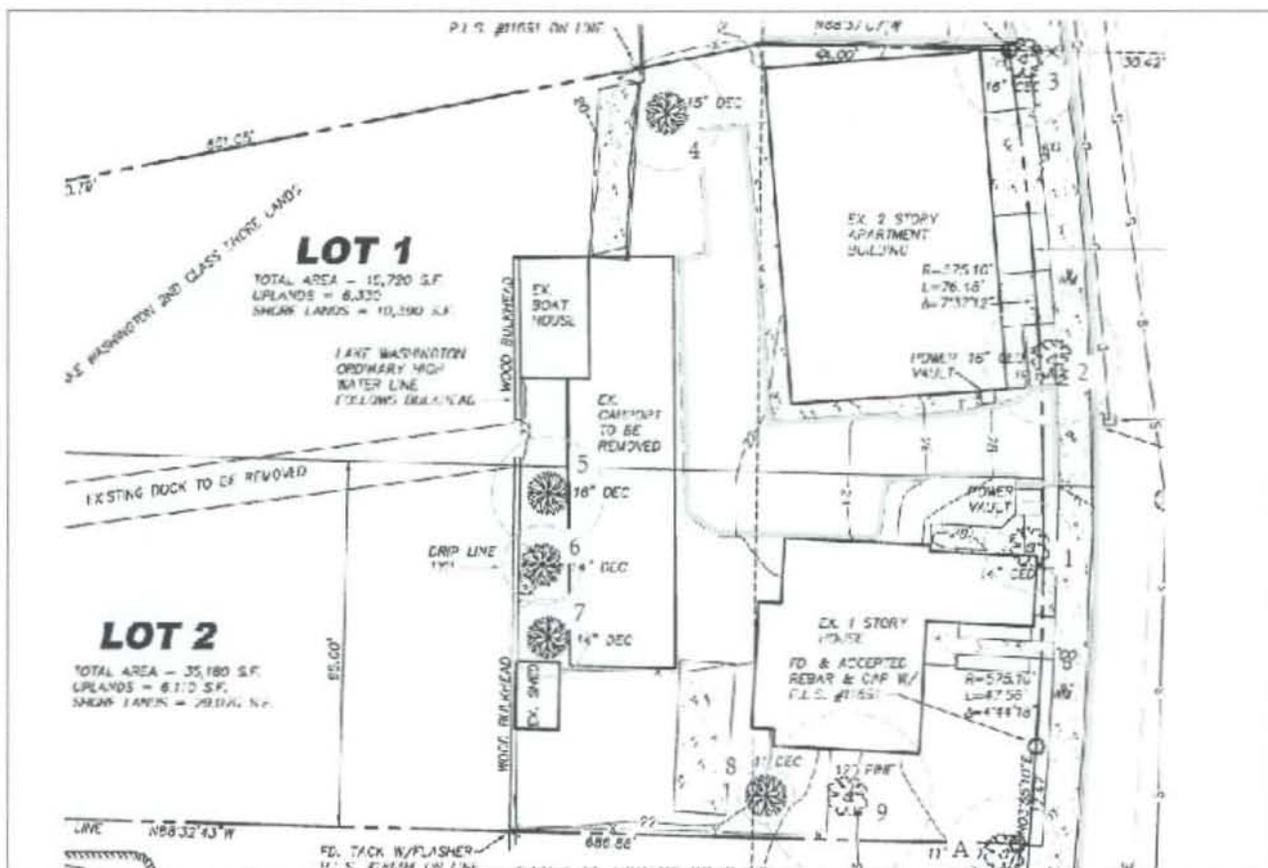
Objectives

On 2/13/07, NorthWest Woodlands was contracted by Chesmore/Buck Architecture to conduct an Arborists site evaluation at 405 Lake Street Short Plat in Kirkland, WA. This report is designed to serve as a Tree Plan III for submittal to the City of Kirkland Planning Department.

This report will identify the size, species, average drip line and general health of each tree as well as a brief discussion of particular trees. Visual above ground structural deficiencies and obvious signs of disease will also be evaluated as needed. Tree identification corresponds with the location of the trees on the attached site maps; trees have been identified in the field with aluminum tags on the trunk of each tree.

Please be aware that the arborist has used best available knowledge in determining the species and health of the tree covered within this report. Outward visual deficiencies and growth patterns suggest the nature of the tree. It is possible that some trees may contain conditions not apparent to arborist. Root defects, internal stress cracks and other deficiencies may exist within trees but not be visible at the time of the evaluation.

Site Map:



Findings:

Tree ID	DBH (Inches)	Species	Drip line (Radius-Feet)	General Health	Comments	Tree Credit Value
1	15	Cypress spp.	6'	Fair-Good		3
2	15/8	Incense cedar	12'	Poor-Fair	Co-dominant w/multiple leaders off each stem	3
3	20/13	Incense cedar	12'	Fair	Co-dominant w/multiple leaders off each stem	6
4	10/10	Cherry spp.	9'	Poor	Rot in main leads	1
5	16*	Cherry spp.	8'	Poor		4*
6	14*	Cherry spp.	6' West only	Poor	In decline & dying. Very low LCR	3*
7	18*	Cherry spp.	9'	Poor	Rot in main stems and scaffold limbs	5*
8	14	Ash spp.	6'	Poor	Topped @ 3' above grade	3
9	16	Shore pine	12'	Fair		4

DBH – Diameter at Breast Height

* Diameter was measured 1.5' above base. Multiple leads at this level did not allow for standard DBH measurements.

Poor (Low Viability) – Tree exhibits major structural deficiencies, has low live crown ratio for the species, may have wounding or other major deficiencies.

Fair (Moderate Viability) – Tree exhibits minor structural deficiencies, moderate live crown ratios, partially suppressed, minor leaning.

Good (Viable) – Tree is upright and stable in appearance, vibrant and healthy foliage with average or better live crown ratios, no visible significant defects.

Discussion:

The above table represents those trees found throughout the property that are equal to or greater than 6 inches in diameter. In general, the trees located on this lot appear to have been planted during development of the existing structures and have gone un-maintained for some time.

Tree #1 is in fair to good condition and is potentially a viable candidate for preservation through development. This is only feasible if the existing structures can be demolished without damaging the root system and trunk. This tree is located within a couple feet from the foundation of the existing structure and has a hard surface pathway surrounding the remainder of the trunk. Should this tree be designated as a save tree into the future, the pathway should be removed by hand to prevent excess damage to the roots and extreme care will need to be taken during demolition of the existing structure.



The two Incense cedars (#2&3) both are similar in condition with co-dominant stems near the base leading into multiple leaders throughout the canopies. Both contain ingrown bark at the co-dominant junctions with tree #2 being more severe than #3. The foliage on both of these trees appears somewhat sparse and both trees are located just behind the existing sidewalk in small cutouts that appear to have been formed when the trees were originally installed. For these trees to be viable into the future, it would be recommended to increase the size of the planter areas surrounding the trees. As with tree #1; should these be designated as save trees into the future, care will need to be taken with the demolition of the existing structure to the west. If the sidewalk is to be replaced, the panels immediately around the trees should be broken and removed by hand and not lifted with heavy equipment to prevent damages to the root system that may exist under the sidewalk.



Tree #4 is an open grown Cherry species that has been pollarded in the past and has rot throughout the main stems with severe rot in the eastern most stem. This tree is not viable into the future and will continue to decline.

Trees #5-7 are all in varying states of decline and exhibit poor branch unions near the base, ingrown bark, cracking in the scaffold limbs and rot pockets. Of these trees, #5 is potentially viable into the short term future as it contains little to no rot pockets and has a good live crown ratio. The junction of 4 scaffold limbs at 24" above grade appears to have weak unions and ingrown bark is evident leading to potential limb failure. Tree #6 has only a small percentage of live crown growing to the west that is unlikely to support the remainder of the tree and tree #7 has rot pockets throughout the lower trunk and scaffold limbs.

Tree #8 has been topped at three feet above grade. It is being maintained as a smaller multi-stem version through basal sprouts at a height of around 15 feet. The natural form of this tree has been permanently destroyed and while the tree may survive and possibly thrive into the future, it will never achieve the desired form for the species. It would not be recommended to attempt to preserve this tree during redevelopment of the site.



Tree #9 is a Shore pine growing out of a moderate to steep slope on the southern portion of this site; it is currently in fair condition and could be viable into the future as long as the hillside it is growing is not severely re-graded around the base of the tree. Another alternative would be to retain this tree by constructing a small wall below the tree and raising the grade below the tree to match the grade at the base. Care would need to be taken during this process to not disturb the existing root system and to minimize the amount of existing root that would be buried under new soils.

At this time, no details pertaining to the proposed structures or any indication of trees to be retained have been established. This report serves to establish the general condition of the existing trees for reference purposes; detailed information for each tree such as unique tree protection measures, detailed limits of disturbance and additional measures to maximize the trees viability into the future can be developed as further information is provided.

In general, all trees to be retained during construction should be surrounded by tree protection fencing extending to at least the edge of the drip line; further if space is available, a tree protection fencing detail is attached to the end of this document. If groups of trees are to remain, the tree protection fencing should surround all trees within the group and extend to the farthest reach of the drip line in all directions. Should work need to occur within the tree protection fencing, the fencing can be temporarily removed and re-installed upon completion of the work each day. Hand work only should be allowed within the tree protection zone, no heavy machinery or mechanized machinery should be allowed within this zone. Please keep all debris and construction equipment outside of the protection zone. If work is done nearby the trees during dry months, the base of the tree should have mulch installed within the tree protection zone to a depth of 2 inches. Weekly deep root watering within this area is critical to ensure that the roots do not suffer from dry conditions; the amount of water will depend on the size of the tree and the proximity of the construction activities.

Tree Credit Information:

Lot 1

Lot Size (Lot 1) = 6,330ft² (uplands)

Minimum tree density = 30 credits per acre (City requirements)

Minimum tree density calculation = $(6330/43560) * 30 = 4.4$ credits

Existing Tree Credits = 10 (#2-3,#3-6,#4-1)

*Multi stem trees have been calculated by using the largest of the stems as the main leader

Lot 2

Lot Size (Lot 2) = 6,110ft² (uplands)

Minimum tree density = 30 credits per acre (City requirements)

Minimum tree density calculation = $(6110/43560) * 30 = 4.2$ credits

Existing Tree Credits = 22 (#1-3,#5-4, #6-3,#7-5,#8-3,#9-4)

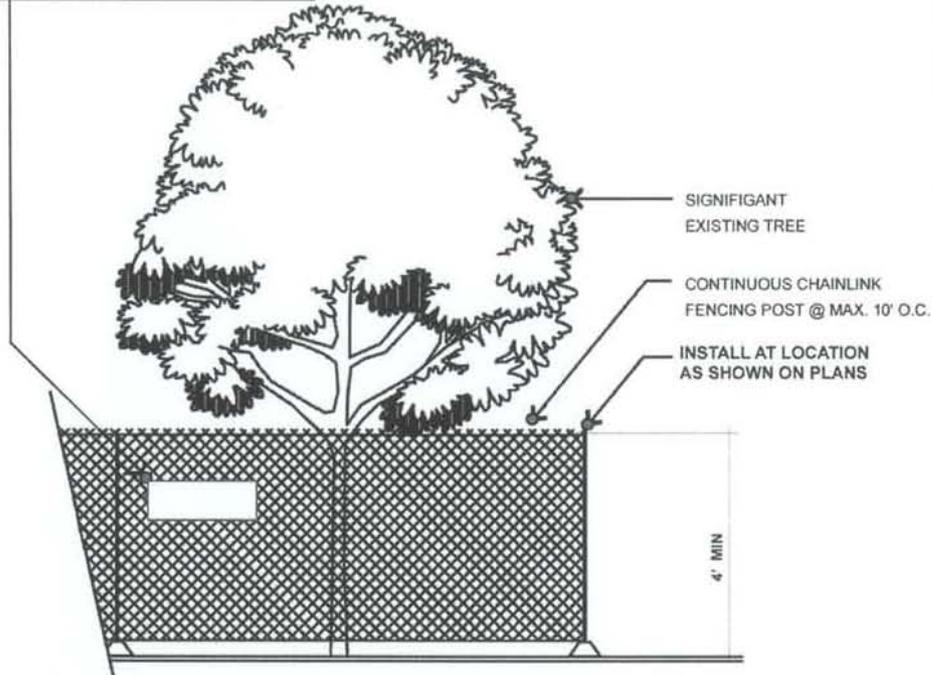
Please feel free to contact NorthWest Woodlands with any questions or comments pertaining to this report.

Don McQuilliams

Certified Arborist # PN1202A
Owner/Consultant
NorthWest Woodlands, Inc.
Don@Northwestwoodlands.com

FENCING SIGN DETAIL

Tree Protection Area, Entrance Prohibited
To report violations contact
City Code Enforcement
at (425)587-3225



1. MINIMUM FOUR (4) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE (S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.



**TREE PROTECTION
FENCING DETAIL**

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PLANNING DEPARTMENT

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Lot 1 Zoning Variance Criteria

Lot '1' Proposal

The proposed development requests variances to the front yard setback, north property line setback and view corridor. The proposal will create a dedicated view corridor where currently one does not exist and a widened public sidewalk to 10'. The existing Use will be brought into conformance by creating one detached dwelling unit on Lot 1.

VARIANCE CRITERIA 1:

1. The variance will not be materially detrimental to the property or improvements in the area of the subject property or to the City in part or as a whole;

FRONT YARD VARIANCE LOT '1':

The subject property is 70'-8" wide at the street frontage. The existing apartment building is zero feet from the front property line at it's closest near the north property line. The existing apartment building is 60' wide along the street frontage.

The variance request would establish the front yard setback at 3'-0". This will match the front yard setback variance of the property to the south (Valente IIA-00-9). The increased setback will allow widening of the sidewalk to match properties to the south. A front yard setback of 3'-0" will allow a garage orientation for the proposed residence that will make for safer vehicle access to and from Lake Street. Only a portion of the residence is proposed at the 3'-0" setback to allow for backing and entering of the garage.

The proposed garage is 28' wide along the street frontage and it is only this portion of the house and 2nd story that will be 3' from the property line. The rest of the house will be setback 21'-5" from the front property line. Currently residents park in a carport constructed within the shoreline setback of Lake Washington. A front yard setback of 3'-0" will allow a garage orientation with a side entrance that will make for safer vehicle access to and from Lake Street. With this garage orientation, vehicles will be able to turn around within the driveway area creating greater visibility for both vehicles and pedestrians.

Decreasing the front setback at this location is consistent with the developments on either side of the proposal that have setbacks of zero feet or 3'. The proposal is also consistent with good urban design as it reinforces the street edge along Lake Street and does not create a void space. Any yard that is created between the structures and the Lake Street right-of-way would be private space, but would

not be functionally useable because of privacy and safety issues. A homeowner would be required to landscape and maintain the setback created space but because of the noise and traffic of Lake Street it would not be usable space.

A second floor will be placed on top of the garage. Design and aesthetic techniques will be employed to reduce the apparent mass of the building adjacent to the sidewalk. A 3' wide planter strip between the garage and the sidewalk will allow vegetation to soften the impact of the new garage. Approximately 30% of the 2nd story will be set back from Lake Street to reduce the impact of the new building. Other techniques will be used including color, materials modulation, and window placement to reduce the mass of the structure near the front property line.

Although the zoning ordinance 30.10.3 does allow a reduction of the front setback, note b. requires the entire width of the yard be developed as a public use area. To allow safe access to and from Lake Street, most of the yard will be used for driveway access so development as a public use area is not practical.

A 10' wide sidewalk will be provided along Lake Street, with street trees and tree grates as required.

VIEW CORRIDOR VARIANCE LOT '1':

The required 30% view corridor is requested to be reduced to 25%. There currently is no view corridor. This proposal offers a 17'-6" wide view corridor which enhances the privacy and open space for the neighbors to the north and creates views to the lake from Lake Street and for property owners to the east. Seven feet of the 10' south property line setback will be dedicated as view corridor so that the total area of view corridor provided by the two lots will equal the width prescribed by the ordinance.

NORTH PROPERTY LINE SETBACK LOT '1':

The required north setback is 35'. This proposal requests a 17'-6" wide setback (the same as the view corridor) that enhances the privacy and open space for the neighbors to the north and creates views to the lake from Lake Street and for property owners to the east.

VARIANCE CRITERIA 2:

2. The variance is necessary because of special circumstances regarding the size, shape, topography, or location of the subject property, or the location of a preexisting improvement on the subject property that conformed to the Zoning Code in effect when the improvement was constructed; and

The variance is necessary because of special circumstances regarding the size and shape of the Lot. Application of the Zoning Code and Shoreline Master Plan standard setback requirements to Lot 1 would result in an unreasonably small buildable area. Compliance with the zoning code would reduce the allowable building footprint of the 6,304 square foot lot to only 840 square feet and an unreasonable 25'-4" wide building pad.

FRONT YARD VARIANCE LOT '1':

The requested variance establishes the existing building setback (three feet) for the legally constructed building to the south (Valente IIA-00-9) as the new legal setback. The lot depth is just 79' at the mid-point. Compliance with the zoning code, the required 30' front yard, together with the 15' shoreline setback, would reduce the building footprint depth to just (79'-45') 34' on the street level. Almost the entire depth (24' minimum) of the buildable footprint at the street level would be required for the garage leaving no room for normal residential ground floor functions like kitchen, dining room and living room.

VIEW CORRIDOR VARIANCE LOT '1':

No view corridor currently exists on lot 1. The existing structure is built without setback from the north or front property lines. This proposal would provide a view corridor of 25% of the proposed lot width along the north property line. The proposed lot is small and requires partial relief from the view corridor requirement to make a reasonable residence.

NORTH PROPERTY LINE SETBACK LOT '1':

The requested variance requests a reduction of the required north property line setback from 35' to 17'-6 3/4". Compliance with the zoning code would reduce the allowable building footprint of the 6,304 square foot lot to only 840 square feet. The existing building footprint is 2,419 square feet. The existing building has no setback from the north property line.

VARIANCE CRITERIA 3:

3. The variance will not constitute a grant of special privilege to the subject property which is inconsistent with the general rights that this code allows to other property in the same area and zone as the subject property.

FRONT YARD VARIANCE LOT '1':

The requested variance would establish a three foot setback. This is greater than the setback of property to the north and equal to the lot south of lot 2 (Valente IIA-00-9). The proposal is for a single family home with an attached two-car garage. Two-car garages are typical for single family residences. There are existing, legal structures north of the subject property and in the same zone as this property that have no setback from the front property line (219, 301, 307, 313, and 319 Lake Street South). The property to the south, 407 Lake Street South was granted a variance to the front setback requirement. The next property south contains a multi-family carport that runs the length of the front property line extending to the sidewalk. As noted below there are numerous instances of front yard setback variances being granted along Lake Street South.

VIEW CORRIDOR VARIANCE LOT '1':

This variance will not constitute a grant of special privilege. There currently is no view corridor. Approval will provide a view corridor consistent with nearby properties and other properties on Lake Street.

NORTH PROPERTY LINE SETBACK LOT '1':

The variance is critical to allowing development of the subject lot by providing a development footprint large enough to create a reasonable detached single family home.

There are numerous instances of setback variances being granted along Lake Street South in order to establish reasonable building areas.

407 Lake Street South

IIA-00-9

Variance to Front setback, North setback and view corridor

1015 Lake Street South

SV-IIA-90-2

Variance to Front setback, North setback and view corridor

6027 Lake Washington Blvd.

IIA-SV-96-18

Variance to setbacks and view corridor

6209 Lake Washington Blvd

V-76-23

Variance to north setback

215 Lake Street South

Variance to view corridor setback

Granting the requested variances will bring the site into conformance with the density requirements of the Zoning Code and will allow for widening of the sidewalk along Lake Street South. Views to the lake will be enhanced by establishing a dedicated view corridor and waterfront carports and boathouse will be removed. Vehicle access to and from the site will be safer by increasing sight distances.

Lot 2 Zoning Variance Criteria

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Lot '2' Proposal

The proposed development requests variances to the front yard setback, north property line setback, and view corridor. This proposal will create a dedicated view corridor where currently one does not exist, and a widened public sidewalk to 10'. The existing Use will be brought into conformance by creating one detached dwelling unit on Lot 2.

VARIANCE CRITERIA 1:

1. The variance will not be materially detrimental to the property or improvements in the area of the subject property or to the City in part or as a whole.

FRONT YARD VARIANCE LOT '2':

The subject property is 70'-8" wide at the street frontage. The existing building is within 1'-4" of the front property line at it's closest, near the north property line.

The variance request would establish the front yard setback at 3'-0". This will match the front yard setback variance granted the property to the south (Valente IIA-00-9). The increased setback will allow widening of the sidewalk to match properties to the south. A front yard setback of 3'-0" will allow a garage orientation for the proposed residence that will make for safer vehicle access to and from Lake Street. Only a portion of the residence is proposed at the 3'-0" setback to allow for backing and entering of the garage.

The proposed garage is 25' wide along the street frontage and it is only this portion of the house and 2nd story that will be 3' from the property line. The rest of the house will be set back 23' from the front property line. The existing triplex has a garage that is setback only 1'-4" from the front property line and requires the backing of vehicles across the sidewalk and into traffic on Lake Street. Other residents park in carports constructed within the shoreline setback. A front yard setback of 3'-0" will allow a garage orientation with a side entrance that will make for safer vehicle access to and from Lake Street. With this garage orientation, vehicles will be able to turn around within the driveway area creating greater visibility for both vehicles and pedestrians.

Decreasing the front setback at this location is consistent with the developments on either side of the proposal that have setbacks of zero feet or 3'. The proposal is also consistent with good urban design as it reinforces the street edge along Lake Street and does not create a void space. Any yard that is created between the structures and the Lake Street right-of-way would be private space, but would

not be functionally useable because of privacy issues. A homeowner would be required to landscape and maintain the setback created space but because of the noise and traffic of Lake Street it would not be usable space.

A second floor will be placed on top of the garage. Design and aesthetic techniques will be employed to reduce the apparent mass of the building adjacent to the sidewalk. A 3' wide planter strip between the garage and the sidewalk will allow vegetation to soften the impact of the new garage. Approximately 30% of the 2nd story will be set back from Lake Street to reduce the impact of the new building. Other techniques will be used including color, materials modulation, and window placement to reduce the mass of the structure near the front property line.

Although the zoning ordinance 30.10.3 does allow a reduction of the front setback, note b. requires the entire width of the yard be developed as a public use area. To allow safe access to and from Lake Street, most of the yard will be used for driveway access so development as a public use area is not practical.

A 10' wide sidewalk will be provided along Lake Street, with street trees and tree grates as required.

VIEW CORRIDOR VARIANCE LOT '2':

The required 30% view corridor is requested to be reduced from 21'-2" to 17'-8" (25%) and be located along the north property line. The requested reduction will not reduce the view from Lake Street and property owners to the east because there currently is no existing dedicated view corridor, only a 23'-4" wide space between the existing buildings that allows view access. This view space will be increased to 27'-8" when combining the south 10' setback of Lot 1, and 17'-8" view corridor of Lot 2. The existing waterfront carports and boathouse will be removed to enhance views. Seven feet of the 10' south property line setback will be dedicated as view corridor so that the total area of view corridor provided by the two lots will equal the width prescribed by the ordinance.

NORTH PROPERTY LINE SETBACK LOT '2':

The variance request would reduce the required north property line setback from 35' and establish the building setback at 17'-8" (same setback variance as property to the south). There is currently a space between the existing structures of 23'-4". This proposal will in-fact create an increase in the distance between the new structures at 27'-8" (17'-8" plus 10' south setback). Without the benefit of the variance the 70'-8" lot width would result in an unreasonable 25'-8" wide building pad. A normal two-car garage would require the entire width of the building pad.

VARIANCE CRITERIA 2:

2. The variance is necessary because of special circumstances regarding the size, shape, topography, or location of the subject property, or the location of a preexisting improvement on the subject property that conformed to the Zoning Code in effect when the improvement was constructed;

The variance is necessary because of special circumstances regarding the size and shape of the Lot. Application of all of the standard setback requirements to Lot 2 would result in an unreasonably small buildable area. Compliance with the zoning code would reduce the allowable building footprint of the 6,110 square foot lot to only 1245 square feet and a building pad an unreasonable 25'-8" wide.

FRONT YARD VARIANCE LOT '2':

The requested variance reduces the required setback to 3'-0" to align with the property to the south (Valente). The building setback for the existing garage structure is only 1'-4" and creates an unsafe situation for vehicles entering traffic on Lake Street. The reduction in the front yard setback is required due to the shallow depth of the lot. The variance will allow a two-car garage to be constructed and oriented for side entry which will provide space for cars to turn around and enter and leave the site driving forward.

VIEW CORRIDOR VARIANCE:

Given the property dimensions, a 30% view corridor would unreasonably put constraints on a new single family dwelling. This proposal provides for a dedicated 25% view corridor (same as adjoining south property) for enjoyment by Lake Street users and property owners to the east.

NORTH PROPERTY LINE SETBACK LOT '2':

The requested variance establishes 25% of the lot width as the new north property line setback. Compliance with the zoning code would reduce the allowable building footprint of the 6,653 square foot lot to only 1255 square feet. The existing building footprint is 1,288 square feet. A new building, complying with the ordinances, would only be allowed to be an unreasonable 25'-8" wide.

VARIANCE CRITERIA 3:

3. The variance will not constitute a grant of special privilege to the subject property which is inconsistent with the general rights that this code allows to other property in the same area and zone as the subject property.

FRONT YARD VARIANCE LOT '2':

The requested variance would not be a special privilege, and establishes a setback equal to the setback of the property to the south (Valente). The requested variance is a larger setback than the structures to the north and larger than the setback of the existing building. The proposal is for a single family home with an attached two-car garage. Two-car garages are typical for single family residences. There are existing, legal structures north of the subject property and in the same zone as this property that have no setback from the front property line (219, 301, 307, 313, and 319 Lake Street South). The property to the south, 407 Lake Street South was granted a variance to the front setback requirement. The next property south contains a multi-family carport that runs the length of the front property line extending to the sidewalk. As noted below there are numerous instances of front yard setback variances being granted along Lake Street South.

VIEW CORRIDOR VARIANCE LOT '2':

The proposed 17'-8" wide view corridor is 25% of the lot width. This is the same percentage of the lot width as each property bordering. This variance will not constitute a grant of special privilege. There currently is no view corridor. Approval will provide a view corridor consistent with nearby properties and other properties on Lake Street.

NORTH PROPERTY LINE SETBACK LOT '2':

The proposed setback is the same as the adjoining property to the south and larger than properties to the north. There are numerous instances of north property line setback variances being granted along Lake Street South in order to establish reasonable building areas.

407 Lake Street South

IIA-00-9

Variance to Front setback, North setback and view corridor

1015 Lake Street South

SV-IIA-90-2

Variance to Front setback, North setback and view corridor

6027 Lake Washington Blvd.

IIA-SV-96-18

Variance to setbacks and view corridor

6209 Lake Washington Blvd

V-76-23

Variance to north setback

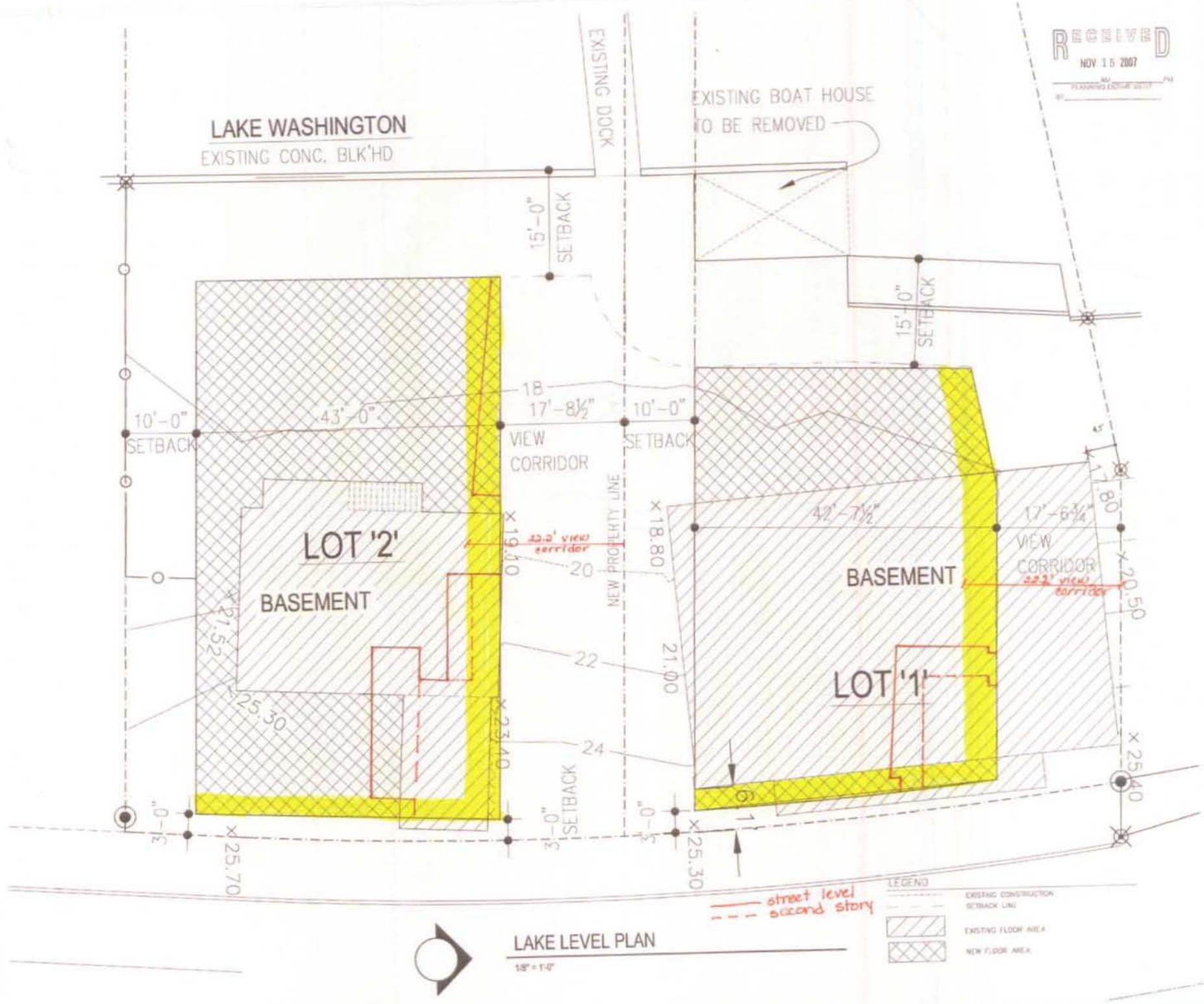
215 Lake Street South
Variance to view corridor setback

Granting the requested variances will bring the site into conformance with the density requirements of the Zoning Code and will allow for widening of the sidewalk along Lake Street South. Views to the lake will be enhanced by establishing a dedicated view corridor and waterfront carports and boathouse will be removed. Vehicle access to and from the site will be safer.



SET SOUTH

ATTACHMENT 10
 SPL07-00008



LAKE LEVEL PLAN
 1/8" = 1'-0"

LEGEND

- EXISTING CONSTRUCTION SETBACK LINE
- EXISTING FLOOR AREA
- NEW FLOOR AREA

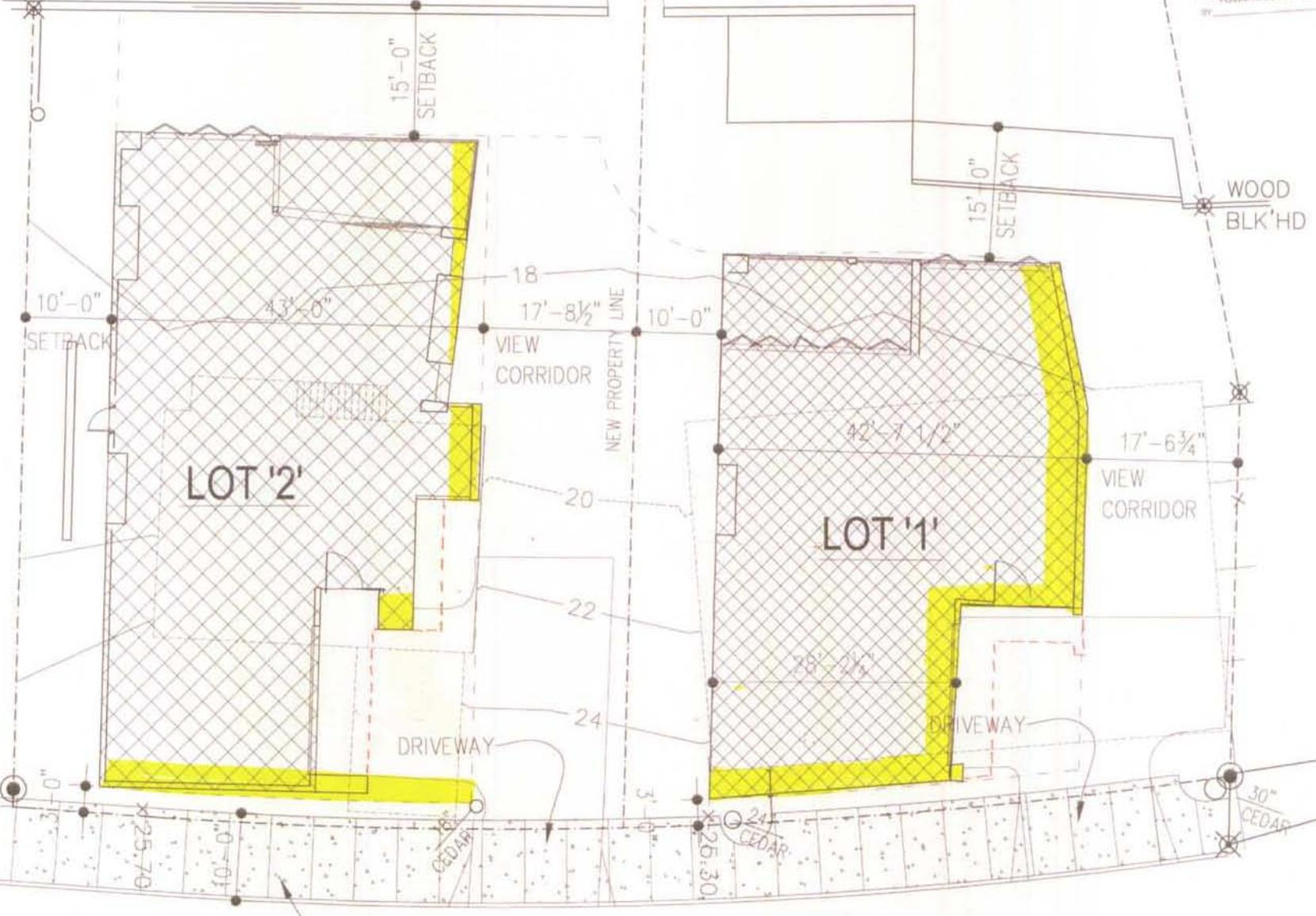
— street level
 - - - second story

020

LAKE WASHINGTON

RECEIVED
NOV 15 2007
PLANNING DEPARTMENT

CHESMORE/BUCK
architecture
12 LAKE STREET, SUITE 100
KIRKLAND, WA 98033
PHONE: 425.827.1827
FAX: 425.825.2023



NEW 10' SIDEWALK

LAKE STREET

--- Upper Level

LEGEND

- EXISTING CONSTRUCTION
- SETBACK LINE
- NEW FLOOR AREA



STREET LEVEL PLAN

1/8" = 1'-0"

405 LAKE STREET SOUTH

STREET LEVEL

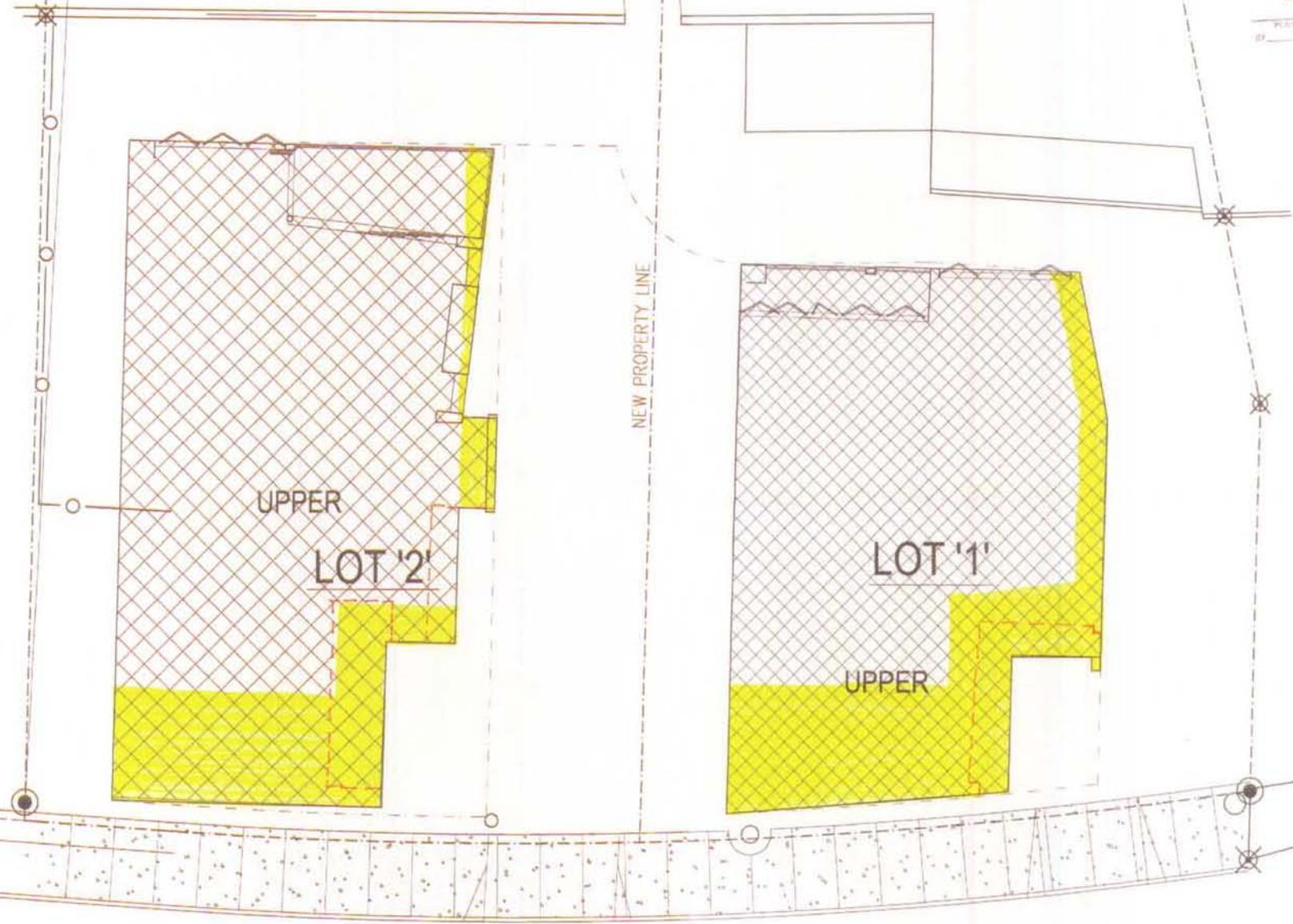
Sheet No.	2
Project No.	0621
Date	05/14/07

3

LAKE WASHINGTON

RECEIVED
NOV 15 2007
PLANNING DEPARTMENT

CHESMORE/BUCK
architecture
1011 1st Avenue South
Seattle, WA 98104
PHONE: 206-467-1467
FAX: 206-465-2633



UPPER

LOT '2'

LOT '1'

UPPER

NEW PROPERTY LINE

--- street Level

LEGEND

--- EXISTING CONSTRUCTION

--- SETBACK LINE

[Cross-hatched box] NEW FLOOR AREA



UPPER LEVEL PLAN

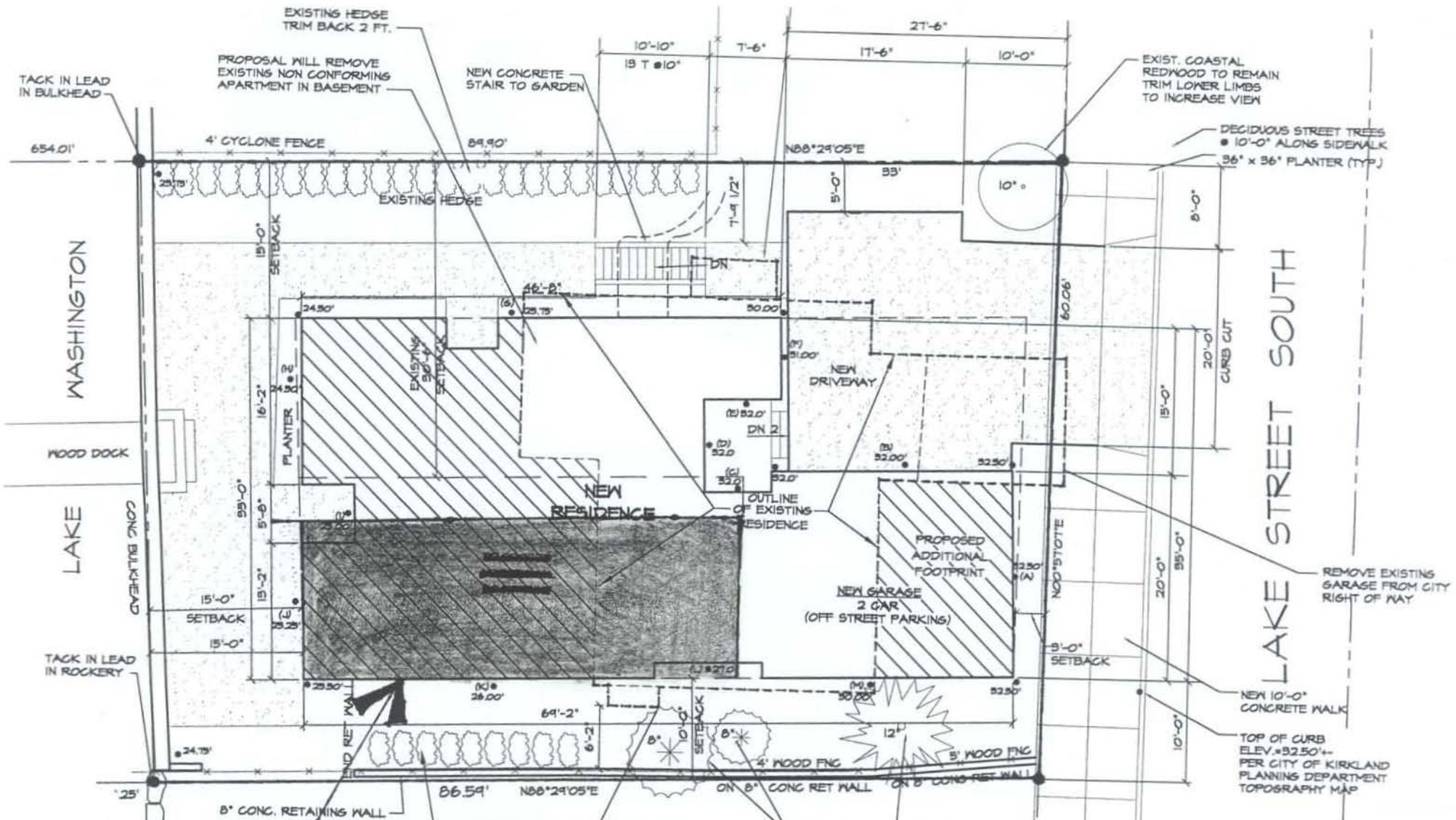
1/8" = 1'-0"

405 LAKE STREET SOUTH

UPPER LEVEL

Sheet No. 3
Project No. 0801
Date: 11/14/07

BS



15' x 43'
BUILDING ENVELOPE
ALLOWED BY CODE.

EXISTING HEDGE TRIM 2 FT. FROM TOP
 REMOVE EXISTING CHIMNEY TO INCREASE SIDE YARD VIEWS.
 EXISTING HEMLOCKS TO REMAIN TRIM LOWER LIMBS TO INCREASE SIDE YARD VIEW
 EXISTING PINE

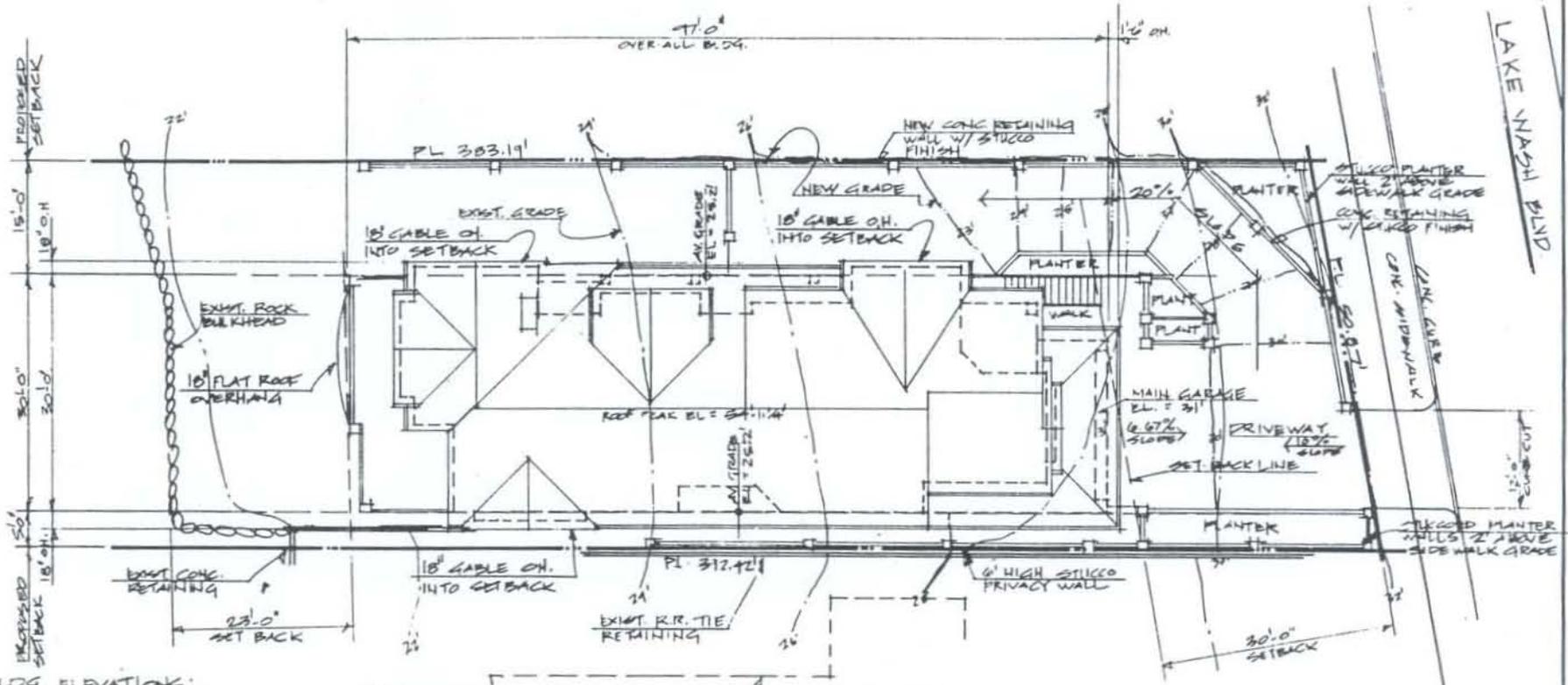
THE SANDS
 A CONDOMINIUM
 VOL 10 - PGS 1-2



PROPOSED SITE

SINGLE FAMILY RESIDEN
 407 LAKE STREET SOUTH
 Kirkland, Washington 98033
 04/13/01

ATTACHMENT 11
 SPL07-00008



BLOG ELEVATIONS:
 BEAMT. SLAB EL. = 22.0'
 MAIN R.R. EL. = 31.4'
 UPPER FLR. EL. = 41.2'
 UPPER PL. EL. = 48.11'
 ROOF PEAK EL. = 54.114'
 AVERAGE GRD. EL. = 29.916'
 H/L OF BLDG. AT AN GRADE = 29.916'
 80% ALLOWED

LOT COVERAGE:
 AREA OF (BLDG. + IMPRV.) ÷ TOTAL SF LOT = 61.1%
 80% ALLOWED



Legal Description:
 BEGINNING AT THE MEANDER CORNER BETWEEN SECTION 8 AND 7, TOWNSHIP 25 NORTH, RANGE 5, EAST W.M.; THENCE ALONG THE SECTION LINE PRODUCED WESTERLY, SOUTH 89° 24' 50" WEST 48.73 FEET; THENCE NORTH 11° 13' 20" WEST 167.88 FEET; THENCE SOUTH 89° 24' 50" WEST 30.52 FEET TO THE WEST MARGIN OF LAKE AVENUE; THENCE NORTH 11° 13' 20" WEST ALONG SAID WEST MARGIN 80.44 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 11° 14' 20" WEST 152.62 FEET; THENCE CONTINUING NORTH THE SOUTH LINE OF FRENCH'S HOMESTEAD VILLA DIV. ONE, AS PER PLAT RECORDED IN VOLUME 20 OF PLATS, PAGE 74, PRODUCED WESTERLY TO THE W. BOUNDARY OF SECOND CLASS SHORELANDS AND BEING THE INNER HARBOR LINE IN FRONT OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M.; THENCE SOUTHERLY ALONG SAID WEST BOUNDARY 150 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 89° 24' 50" WEST FROM THE TRUE POINT OF BEGINNING;
 EXCEPT THE NORTH 100 FEET THEREOF;
 SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

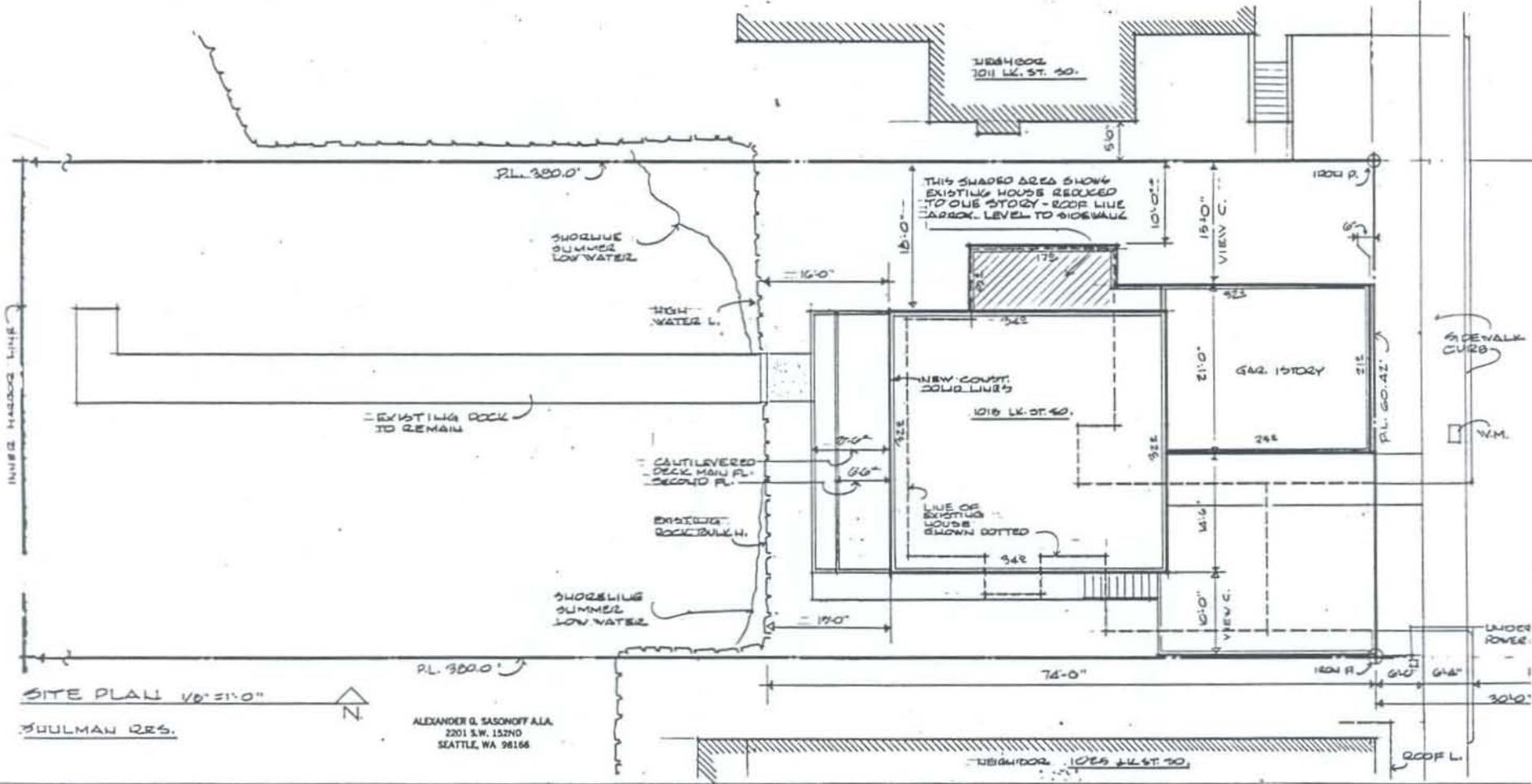
FLOOR AREA:
 UPPER FLOOR = 1920 SF
 MAIN FLOOR = 1510 SF
 GARAGE = 616 SF
 LOWER FLOOR = 1502 SF
 GARAGE = 751 SF
 TOTAL FINISH FLOOR: 5000 SQ FT

ZONING: WD-1
 SINGLE FAMILY R-1 (PROPOSED)

	SITE PLAN		1" = 10'-0"	PRJ# 1
	VOLLESTEDT FAMILY 0027 LAKE WASH BLVD			
Drawn By: J.M. Date: 12-75				

SEE PAGE 2/7 FOR VICINITY MAP AND AVERAGE GRADE CALC'S

ATTACHMENT 12
SPL07-00008



SITE PLAN 1/8" = 1'-0"

SHULMAN RES.



ALEXANDER G. SASONOFF AIA
2201 S.W. 152ND
SEATTLE, WA 98166

ATTACHMENT 13
SP107-00008

PLANNING DEPARTMENT

BY _____

Lot '1' Shoreline Variance Criteria

- 1) That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property;

Application of the setback and view corridor regulations imposed by the Shoreline Master Program would preclude reasonable use of the property by mandating a building footprint of only 840 square feet for a lot of 6,304 square feet, 13.3% of the lot area. The building pad area would be just 25'-3" wide and 34' deep. This building pad would allow little more than a two-car garage on the street level.

Section 24.05.145.d (3) (A) does allow the reduction of the front yard setback but only if "substantially the entire width of this yard is developed as a public use area" which would not be practical given that the area would have to be used as the access to and from the site.

Decreasing the front setback at this location is consistent with the developments on either side of the proposal that have setbacks of zero feet or 3'. The proposal is also consistent with good urban design as it reinforces the street edge along Lake Street and does not create a void space. Any yard that is created between the structures and the Lake Street right-of-way would be private space, but would not be functionally useable because of privacy and safety issues. A homeowner would be required to landscape and maintain the setback created space but because of the noise and traffic of Lake Street it would not be usable space.

- 2) That the hardship described in (a) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions;

The subject property is 80' deep and 70' wide. Application of the Zoning Ordinance and Shoreline Master Program setbacks and view corridors would result in a building foot print of 840 square feet. The building pad area would be just 25'-3" wide.

Because the existing parcel being subdivided is shallow, only 94' deep at its deepest, it is not unique among parcels on the west side of Lake Street where very few meet the front setback or north setback requirements. A variance for the front setback would be necessary for reasonable use of the property regardless of the subdivision.

- 3) That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline

master program and will not cause adverse impacts to the shoreline environment;

The proposal is for a single family detached dwelling unit which brings the site density into conformance with the Urban Residential 1 Shoreline Environment and the WD I allowed uses. The design of the project is compatible with the multifamily uses to the north and the single family uses to the south since many of those structures currently encroach into the front yard setback, north setback, and view corridor. The proposal will remove waterfront carports and a boathouse and will provide enhancement plantings for fisheries on the shoreline.

4) That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;

The existing development to the north (307-319 Lake Street South) is also in the WDI zone and Urban Residential 1 shoreline environment and does not have any front yard setback. The next building north (219 Lake Street South) also in the same zone has no setback.

There are numerous instances of setback variances being granted along Lake Street South in order to establish reasonable building areas.

407 Lake Street South
IIA-00-9
Variance to Front setback, North setback and view corridor

1015 Lake Street South
SV-IIA-90-2
Variance to Front setback, North setback and view corridor

6027 Lake Washington Blvd.
IIA-SV-96-18
Variance to setbacks and view corridor

6209 Lake Washington Blvd
V-76-23
Variance to north setback

215 Lake Street South
Variance to view corridor

5) That the variance requested is the minimum necessary to afford relief;

The variance request seeks to provide a three foot front setback, an increase from the existing zero front setback. A view corridor equal to 25% of the lot width (17'-6 ¾") will be created along the north property line where no setback or view

corridor currently exists. The proposal will conform to the south property line setback of ten feet and the 15' shoreline setback and height requirements. The proposal is the minimum necessary to accomplish a reasonable building pad for a single family residence and garage and is consistent with previously approved projects.

The zoning and shoreline ordinances would allow a footprint width of only 25'-4" (reduced to 21' on the west side) and a depth of 35'-7", the total footprint area being just 840 square feet. The proposal would allow a 43' width (reduced to 39' on the west) and 62'-6" depth for a building pad area of 2,264 square feet. This area is necessary to provide a two-car garage and normal ground floor residential functions like kitchen, living room and dining room.

6) *That the public interest will suffer no substantial detrimental effect.*

The proposal will have a beneficial effect on the public interest because it will provide a wider walkway along Lake Street South and greater view access from Lake Street via a dedicated view corridor. The project will maintain significant trees along the right-of-way and at the same time allow widening of the sidewalk and right-of-way. The proposal will remove waterfront carports and a boathouse and will provide enhancement plantings for fisheries on the shoreline.

The proximity of the new garage and second story to the front property line will be balanced with a planting strip and wider sidewalk width. The architect will apply design and aesthetic techniques to reduce the apparent mass of the building. Examples include colors, materials, spacial modulation and window placement to reduce the mass of the structure.

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MAR 31 2008

AM
PLANNING DEPARTMENT

Lot '2' Shoreline Variance Criteria

- BY _____
- 1) That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property;

Application of the setback and view corridor regulations imposed by the Shoreline Master Program and Zoning Code would preclude reasonable use of the property by mandating a building footprint of only 1,255 square feet for a lot of 6,653 square feet, just 18.9% of the lot area. The building pad area would be just 25'-8" wide and 49' deep.

Section 24.05.145.d (3) (A) does allow the reduction of the front yard setback but only if "substantially the entire width of this yard is developed as a public use area" which would not be practical given that the area would have to be used as the access to and from the site.

Decreasing the front setback at this location is consistent with the developments on either side of the proposal that have setbacks of zero feet or 3'. The proposal is also consistent with good urban design as it reinforces the street edge along Lake Street and does not create a void space. Any yard that is created between the structures and the Lake Street right-of-way would be private space, but would not be functionally useable because of privacy and safety issues. A homeowner would be required to landscape and maintain the setback created space but because of the noise and traffic of Lake Street it would not be usable space.

- 2) That the hardship described in (a) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions;

The subject property is 94' deep and 71' wide. Application of the Zoning Ordinance and Shoreline Master Program setbacks and view corridors would result in a building foot print of 1,255 square feet. The building pad area would be just 25'-8" wide.

Because the existing parcel being subdivided is shallow, only 94' deep at its deepest, it is not unique among parcels on the west side of Lake Street where very few meet the front setback or north setback requirements. A variance for the front setback would be necessary for reasonable use of the property regardless of the subdivision.

- 3) That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program and will not cause adverse impacts to the shoreline environment;

The proposal is for a single family detached dwelling unit which brings the site density into conformance with the Urban Residential 1 Shoreline Environment and the WD I allowed uses. The design of the project is compatible with the multifamily uses to the north and the single family uses to the south since many of those structures currently encroach into the front yard setback, north setback, and view corridor. The proposal will remove waterfront carports and a boathouse and will provide enhancement plantings for fisheries on the shoreline.

4) That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;

The existing development to the north (307-319 Lake Street South) is also in the WDI zone and Urban Residential 1 shoreline environment and does not have any front yard setback. The next building north (219 Lake Street South) also in the same zone has no setback.

There are numerous instances of setback variances being granted along Lake Street South in order to establish reasonable building areas.

407 Lake Street South
IIA-00-9

Variance to Front setback, North setback and view corridor

1015 Lake Street South
SV-IIA-90-2

Variance to Front setback, North setback and view corridor

6027 Lake Washington Blvd.
IIA-SV-96-18

Variance to setbacks and view corridor

6209 Lake Washington Blvd
V-76-23

Variance to north setback

215 Lake Street South
Variance to view corridor

5) That the variance requested is the minimum necessary to afford relief;

The variance request will increase the existing 1'-4" front setback to three feet, the same as the property to the south (Valente). Only a portion of the proposed single family residence will be built 3' from the front property line. A 25% north setback and dedicated view corridor (17'-8 1/2") will be provided to allow views

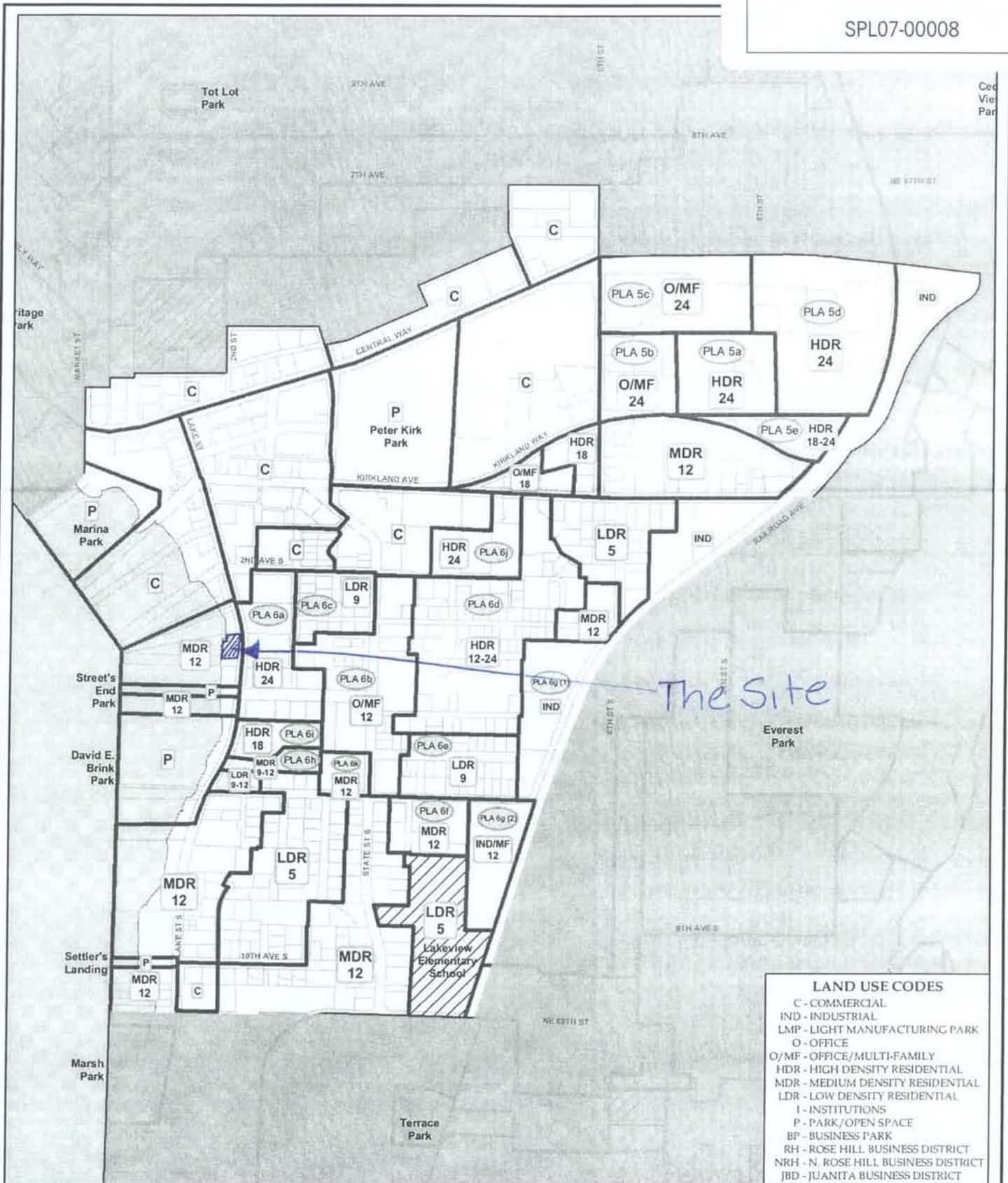
from the widened walkway on Lake Street. The proposal will conform to the shoreline setback, south property line setback and height requirements. This proposal is the minimum necessary to accomplish a reasonable building pad for a single family residence and garage.

The application of the shoreline ordinance and zoning code would result in a building pad on this lot just 25'-8" wide. This entire width would be taken up by the two-car garage. The extra width and depth requested will allow the garage to be oriented away from the street and provide space for normal ground floor residential functions like kitchen, dining and living rooms.

6) That the public interest will suffer no substantial detrimental effect.

The proposal will have a beneficial effect on the public interest because it will provide a wider walkway along Lake Street South and greater view access from Lake Street via a dedicated view corridor. The project will maintain significant trees along the right-of-way and at the same time allow widening of the sidewalk and right-of-way. The proposal will remove waterfront carports and a boathouse and will provide enhancement plantings for fisheries on the shoreline.

The proximity of the new garage and second story to the front property line will be balanced with a planting strip and wider sidewalk width. The architect will apply design and aesthetic techniques to reduce the apparent mass of the building. Examples include colors, materials, spatial modulation and window placement to reduce the mass of the structure.



LAND USE CODES

- C - COMMERCIAL
- IND - INDUSTRIAL
- LMP - LIGHT MANUFACTURING PARK
- O - OFFICE
- O/MF - OFFICE/MULTI-FAMILY
- HDR - HIGH DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- I - INSTITUTIONS
- P - PARK/OPEN SPACE
- BP - BUSINESS PARK
- RH - ROSE HILL BUSINESS DISTRICT
- NRH - N. ROSE HILL BUSINESS DISTRICT
- JBD - JUANITA BUSINESS DISTRICT

Moss Bay Neighborhood Land Use Map

ORDINANCE NO. 3974
 ADOPTED by the Kirkland City Council
 December 14, 2004

- LAND USE BOUNDARIES
 - PUBLIC FACILITIES
 - PLANNED AREA NUMBER
 - PARCEL BOUNDARIES
 - SUBAREA BOUNDARY
 - TOTEM CENTER
 - LAND USE CODE
 - DENSITY (UNITS/ ACRE)
- NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
 *INDICATES CLUSTERED LOW DENSITY

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 No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

