

4. If a variation was requested prior to construction plans being approved, and the city and residents had reasonable opportunity to consider the impact before plans were approved, then this would not be a concern.
5. The new building has reduced my winter view to the northwest. At present I do not know the economic impact of my property value due to the loss of that view. I see the new Choi building every day and it clearly takes away some of my enjoyment or my property.
6. I believe the new Choi building has seriously impacted both the view and property value of my neighbor to the north, Helga Brink, who is directly behind the Choi property.

Respectfully,

George Futas

gfutas@gmail.com

425 828 0651

From: George Futas [mailto:gfutas@gmail.com]
Sent: Wednesday, May 25, 2016 3:49 PM
To: Allison Zike <AZike@kirklandwa.gov>
Subject: Choi Variance-VAR16-00891

Dear Allison Zike,

I have been out of town and just received the subject notice. I would like the city to provide me the following information before I submit written comments:

1. Was the applicant or their representative informed by the city of the height limit restriction before building started?
2. Were the building plans for the applicant reviewed and approved by the city before the building started ?
3. If #2 is yes, was the current roofline height (or elevation) noted in the plans?

I live behind and one lot south of the applicant's property. The new house appears to be taller than the former house that was destroyed by fire a few years ago.

Thank you in advance for your timely response.,

George Futas

10219-112th Ave NE

425 828 0651

gfutas@gmail.com

Allison Zike

From: csmithkirkland@comcast.net
Sent: Friday, June 03, 2016 5:02 PM
To: Allison Zike
Subject: Resident Craig Smith objecting to Choi Height Variance

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Zike - My name is Craig Smith and I have lived at 10307 112th Ave. NE in Kirkland for 39 years. My property is well within 300 feet of Choi's house.

I am irritated with the Choi variance request because the already completed construction hampers the view of my neighbor Helga Brink and also might someday affect the value of my property. My house is a guaranteed teardown and there is enough property for at least two homes.

I would hate to see Choi have to tear down what he has built but I feel he should compensate Mrs. Brink, neighbor George Futas and me for his apparent inability to monitor contractors to see that they follow code. Like he didn't think the people in back of him cared about views? Huh?

For the record, I am writing regarding case No. VAR16-0081.

My telephone number is 425-828-0205. My e-mail is

csmithkirkland@Comcast.net.

Please let me know you received this.

Thank you,

Craig Smith

June 10, 2016

City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033

RECEIVED
JUN 10 2016
PLANNING DEPARTMENT PM
BY AMB

Re: Variance Request Case No. VAR16-99891

Attn: Alice Zike, City of Kirkland Planning and Building Dept.

Dear Ms. Zike:

I received the enclosed Notice of Variance regarding the new house of my neighbor to the west of me, SEUNG IL CHOI. I do not support the variance of four feet in height which Mr. Choi is requesting. The City of Kirkland's regulation height is 25 feet and the previous house was within that height. However, Mr. Choi's new house, which was rebuilt after a fire burned down the previous house, is now 4 feet above that according to your own words when I met with you after receiving the variance notice.

Unfortunately, the added 4 feet now block my house's partial view of Lake Washington which I used to be able to see from the rear first floor (the main living area). That side of my house includes 38 feet of glass windows (seen in the submitted photo with plot plan) to capture the western view.

Enclosed are nine attachments supporting my reasons for objecting to the variance. They are identified here with a place for initial to show receipt of each item.

1. Notice of Variance

Rec'd by AMB

2. Picture of original house on Mr. Choi's property with the original Building Permit showing 25 feet height

Rec'd by AMB

3. Comparison pictures of the old original house and the new house on Mr. Choi's property

Rec'd by AMB

4. Plot plan of my property with photo of the rear of my house having 38 feet of windows facing west

Rec'd by AMB

5. A) First floor western view (main living area) of my house facing Mr. Choi's property.
B) Present view from same location after his new house construction

Rec'd by AMB

Rec'd by AMB

Page 2 Letter to Alice Zike of the Kirkland Building Dept.

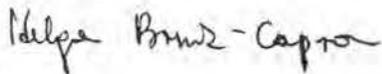
Re: Variance Request Case No. VAR16-99891

- 6. A) Letter from Mr. Pallis, Windermere Realty, with
B) attached (8.5 x 11) photo showing my present
partial view and loss of privacy Rec'd by Alice Z
- 7. Copy of notarized letter from previous tenant
occupant during 2012 regarding view Rec'd by Alice Z
- 8. A) Copy of email communication from my neighbor to
the south, George Futas, to Alice Zike
B) Her email response Rec'd by Alice Z
- 9. Copy of email letter from my neighbor to the north,
Mr. & Mrs. Craig Smith, regarding future impact on
their property by Mr. Choi's new house height Rec'd by Alice Z

I hope that the City of Kirkland Planning Dept. will take a serious look at the impact of Mr. Choi's requested variance. I wish to remind the City that the height limit of 25 feet, which was established a long time ago, has been kept by other property owners. Please take due notice that Mr. Choi's house is already occupied much to the astonishment of neighbors.

Again I would like to emphasize that I DO NOT agree to the variance.

Sincerely,



Helga Brink-Capra
10223 112th Avenue NE
Kirkland, WA 98033
425-576-8907



CITY OF KIRKLAND
NOTICE OF APPLICATION
CHOI HEIGHT VARIANCE, CASE NO. VAR16-00891

PROPOSAL: Seung Il Choi, the applicant, is requesting a Process I Height Variance to allow approximately 4 feet of additional height on a single-family residence that has completed construction. The application was received by the City on April 20, 2016 and was deemed complete on May 18, 2016.

LOCATION: 10230 111th Ave NE

NEIGHBORHOOD: Highlands

REVIEW PROCESS: The decision on this application will be made by the Planning Director. Prior to the decision, there is an opportunity for the public to submit written comments, as described below. The Director will also receive a report from the Planning and Building Department staff making a recommendation on the application. The decision will be based on whether the application complies with Kirkland's Zoning Code and other applicable codes.

PUBLIC COMMENT: Comments may be provided in writing only. **To be considered, written comments must be received prior to 5 p.m. on June 13, 2016.** Send written comments to project planner, Allison Zike, 123 5th Avenue, Kirkland, WA. 98033 or to e-mail azike@kirklandwa.gov. **Please indicate your name, mailing address, e-mail address and refer to permit number VAR16-00891.** A copy of the Director's decision will be mailed to those providing written comments before the comment deadline. Others may obtain copies from the Planning and Building Department.

APPEALS: *The Planning Director's decision may be appealed to the Hearing Examiner only by the applicant or those who submitted written comments by the comment deadline.* Additional information about how to appeal will appear in the staff report and Planning Director's decision.

FOR MORE INFORMATION: For more information about this application, please contact project planner, Allison Zike, City of Kirkland Planning and Building Department at 425.587.3259 or azike@kirklandwa.gov. (Additional information is available at www.mybuildingpermit.com). Application materials are contained in the official file available in the Planning and Building Department, 123 5th Avenue, Kirkland, 8 a.m.-5 p.m. Mon.-Fri.

Publishing Date: May 26, 2016



Original home 10230 - 111 of Ave NE KIRKLAND 98033

Old house



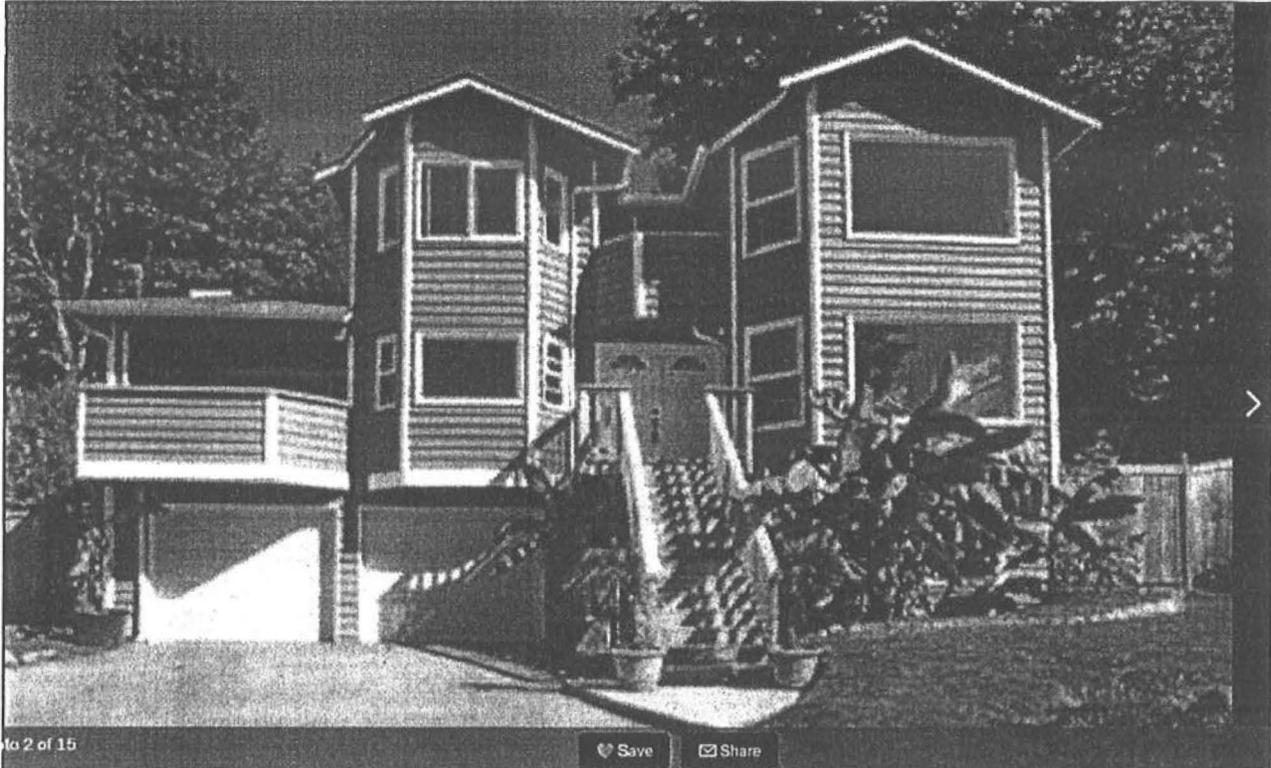
CITY OF KIRKLAND		BUILDING PERMIT		BUILDING DEPT 828-1138	
PERMIT NO. 850418	OWNER'S NAME Doug & Judith Bartholomew	JOB ADDRESS 10230 111th Ave NE			
CONTRACTOR Woodcraft Homes Inc	ADDRESS 23106 100th Ave N Edmonds	CONT. PHONE 775-1591			
COST. REG. NO. WOODCH118608	OWNER'S PHONE 771-5221	OWNER'S ADDRESS 1010 Main St.			
TYPE CONST.: NEW RESIDENCE <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> NEW INDUSTRIAL <input type="checkbox"/> NEW COMMERCIAL <input type="checkbox"/>		COMMERCIAL ADD. <input type="checkbox"/> INDUSTRIAL ADD. <input type="checkbox"/>			
NEW MULTI-FAMILY (UNITS) <input type="checkbox"/> ROOF <input type="checkbox"/> OTHER <input type="checkbox"/>					
TAX ACCOUNT NO.		LEGAL DESCRIPTION Lot 2, Dogwood-Vine Addition to the City of Kirkland.			
ISSUED BY <i>A. K. Hilde</i>	DATE OF ISSUE <i>8/17/85</i>	DATE OF APPLICATION <i>8/17/85</i>	ICD	FEF	IFD
BUILDING INFORMATION					
ZONE <i>R-2</i>	OCCUPANCY <i>Res</i>	TYPE OF CONSTRUCTION <i>ADDITION</i>	ACR. SQ. FT. <i>3090</i>		
SET BACKS: FRONT <i>20'</i>	SIDE <i>5/15'</i>	REAR <i>10'</i>	STORIES <i>3</i>	HEIGHT LIMIT <i>25'</i>	VALUATION <i>78,006.50</i>
PLUMBING	NO.	MECH. APPL.	NO.	MECH. APPL.	NO.
WATER CLOSETS	3	GAS PIPING (FEET)	2.00	BOILER	
BATHUBS	1	COMPRESSOR		TANK(S)	
SHOWERS	1	FORCED AIR FURNACE	6.00	AIR HANDLING UNIT	
LAVATORIES	4	GAS HOT WATER HEAT.		OTHER	
SINKS	1	CONVERSION BURNER		TOTAL MECHANICAL	8.00
DISHWASHERS	1	UNIT HEATER			
ELC. HOT WATER HEAT.					
LAUNDRY DRAINS	1	GAS PIPING O.K.		WATER LINE O.K.	
URINALS		REMARKS:		BUILDING INSPECTIONS	
DRINK. FOUNTAINS		Must meet conditions recommended by soils report dated August 5, 1985 by Shannon & Wilson Inc. Pages 3-6. Provide adequate drainage protection for adjacent properties. Foot drain must be connected to the storm drain system. That portion of driveway within City right-of-way shall be asphalt. Pressure reducing valve required on domestic water line. Any public improvements damaged during construction shall be replaced prior to final building inspection. Concurrent agreement on file may be called any within 15 years.		SET BACKS AND FOOTINGS	
MISC.				DATE _____ BY _____	
TOTAL FIXTURES	13 1/2			O.K. TO FOUR FOUNDATION WALLS	
				DATE _____ BY _____	
PERMIT FEE	320.00			PLUMBING GROUNDWORK	
PLAN CHECK FEE	240.50			DATE _____ BY _____	
PLUMBING FEE	30.00			PLUMBING ROUGH IN	
MECHANICAL FEE	8.00			DATE _____ BY _____	
OTHER FEE(S)	26.50			MECHANICAL INSPECTION	
TOTAL BLDG. FEES	657.50			DATE _____ BY _____	
PART. P/C REC.	(101.30)			O.K. TO ENCLOSE FRAMING	
SEPA REVIEW				DATE _____ BY _____	
WATER SERVICE	250.00			WALL BOARD AND FIRE WALL	
WATER MAIN CHRG.	838.00			DATE _____ BY _____	
AMOUNT DUE	1,669.70			FINAL O.K. TO OCCUPY	
ALL PERMITS EXPIRE 100 DAYS AFTER ISSUANCE IF NO WORK IS STARTED. RESIDENTIAL PERMITS EXPIRE ONE YEAR AFTER DATE OF ISSUANCE.					
I CERTIFY THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THE APPLICABLE CITY OF KIRKLAND REQUIREMENTS WILL BE MET.					
OWNER OR AGENT <i>M. B. Hilde</i>	DATE <i>8/17/85</i>	84 of 146			

3

OLD structure vs NEW structure

Please take a look at the image of the old structure that was built on 1986.

It's important to note the height of the property against the neighboring fence that you see on the right.



Let's take a look at the new structure and once again, let's reference the fence on the right hand side of the picture.



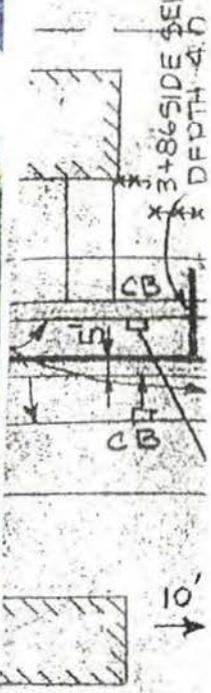
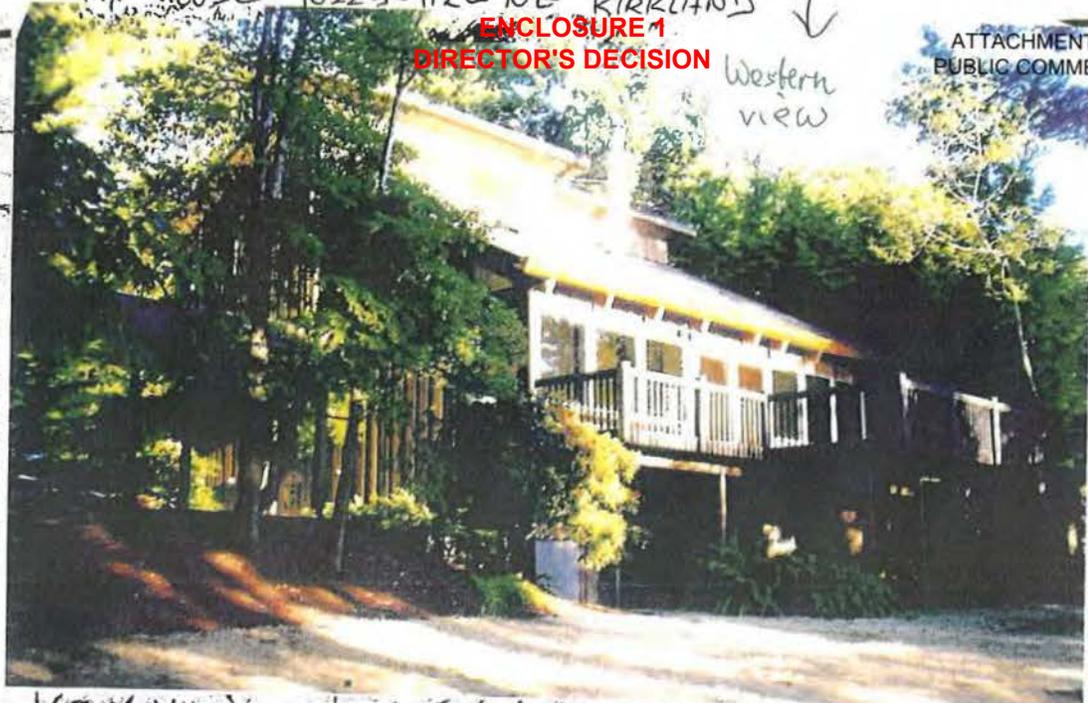
my house 10223-112G NB KIRKLAND

ENCLOSURE 1
DIRECTOR'S DECISION

ATTACHMENT 13
PUBLIC COMMENT

#4

Western view



(2% MIN.)

SIDE SEWER
DEPTH

10223-112



38' VIEW

Yours

George

Vander

2+53

10230-111

WOODED

DOUBLE SERVICE
SIDE SEWER
DEPTH 5.0'

MATCH CROWNS 6" TO 8"
& INSTALL SIDE SEWER
AT CONSTANT SLOPE
(2% MIN.)

MAIN B

111 TH AVE N.E. 0133

M.H. A-2

EXIST. GRAVEL SURF.

MH
LATERAL A-2

**ENCLOSURE 1
DIRECTOR'S DECISION**

View before 2016

5A



13 of 22

ENCLOSURE 1
DIRECTOR'S DECISION

#5B

14 of 22





#6A

June 7, 2016

Ms. Helga Brink-Capra
10223 112th Avenue NE
Kirkland, Wa 98033

Re: property located at 10223 112th Ave NE, in the Dogwood View to City of Kirkland
Subdivision: Plat Lot #7.

Dear Ms Brink,

In my expert opinion, the home situated west of your property and located at 10230
111th Ave NE has negatively impacted the property value of your home.

The increased height of that home, above and beyond the City of Kirkland's allowable
height restriction has effectively blocked a substantial portion of your westerly views
previously enjoyed. (See attached photo)

With an estimated market value in the \$850,000 range, I estimate the loss of value to
be \$50,000, minimum.

Please feel free to call with questions.

Sincerely,

A handwritten signature in blue ink that reads "Nick Pallis".

Nick Pallis, Broker
CNE, RELO, ABR, CFS

#6B

Area over height restriction
impacting privacy and line of sight
westerly views

Approximate
Maximum Legal Height
Restriction

17 of 22

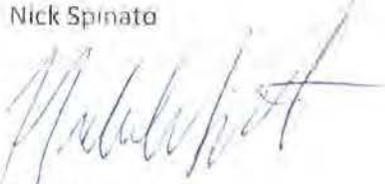
7

Dear Helga,

I went through all of the photos we have taken from the time we had previously rented from you and could only find a few (with not a lot of great angles). From what I can remember there were peek-a-boo views of Lake Washington and in the fall the views became a lot better due to the leaves falling.

I sure hope this helps in your quest to get the variance the home owners are now trying to get after they have put the roof on their house rejected. A simple "google" search easily shows maximum height limitations for Kirkland WA, with few exceptions.

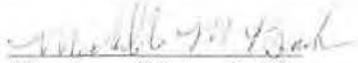
Nick Spinato



2670 Jason Lp.
Richland WA 99352
708.369.2508

State of Washington
County of Benton

Subscribed and sworn to before me this 20th day of
February, 2016.


Signature of Notary Public
My Commission Expires:
10/8/18

Michelle M Barker
Notary Public
State of Washington
My Commission Expires: 10/8/2018



George Futas <gfutas@gmail.com>

Choi Variance-VAR16-00891

George Futas <gfutas@gmail.com>
To: azike@kirklandwa.gov

Wed, May 25, 2016 at 3:49 PM

Dear Allison Zike,

I have been out of town and just received the subject notice. I would like the city to provide me the following information before I submit written comments:

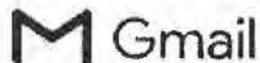
1. Was the applicant or their representative informed by the city of the height limit restriction before building started?
2. Were the building plans for the applicant reviewed and approved by the city before the building started ?
3. If #2 is yes, was the current roofline height (or elevation) noted in the plans?

I live behind and one lot south of the applicant's property. The new house appears to be taller than the former house that was destroyed by fire a few years ago.

Thank you in advance for your timely response.,

George Futas
10219-112th Ave NE
425 828 0651
gfutas@gmail.com

8 B



George Futas <gfutas@gmail.com>

Choi Variance-VAR16-00891

Allison Zike <AZike@kirklandwa.gov>
To: George Futas <gfutas@gmail.com>

Fri, May 27, 2016 at 8:03 AM

Mr. Futas,

To answer your questions, the building plans for the home was reviewed and approved prior to issuance of the building permit. The maximum ridge elevation noted in the approved plan set was 318.76. A survey of the roof ridge post-construction (but prior to a final of that permit) found that the house had exceeded that elevation, and my staff report for the variance application will include an analysis of what lead to this discrepancy. The variance application is a proposal from the applicant to keep the ridge at its existing height as you see it today. The formal comment period began yesterday and runs through June 13th; submitting a comment during this time will make you a party of record.

Thank you,

Allison Zike | Planner

Planning and Building Department

City of Kirkland

p: 425.587.3259

From: George Futas [mailto:gfutas@gmail.com]

Sent: Wednesday, May 25, 2016 3:49 PM

To: Allison Zike <AZike@kirklandwa.gov>

Subject: Choi Variance-VAR16-00891

[Quoted text hidden]

#9

RE: Case No. VAR16-0081.

From: csmithkirkland@comcast.net
To: AZike@Kirklandwa.gov
Sent: Friday, June 3, 2016 5:02:06 PM
Subject: Resident Craig Smith objecting to Choi Height Variance

Ms. Zike - My name is Craig Smith and I have lived at 10307 112th Ave. NE in Kirkland for 39 years. My property is well within 300 feet of Choi's house.

I am irritated with the Choi variance request because the already completed construction hampers the view of my neighbor Helga Brink and also might someday affect the value of my property. My house is a guaranteed teardown and there is enough property for at least two homes.

I would hate to see Choi have to tear down what he has built but I feel he should compensate Mrs. Brink, neighbor George Futas and me for his apparent inability to monitor contractors to see that they follow code. Like he didn't think the people in back of him cared about views? Huh?

For the record, I am writing regarding case No. VAR16-0081.

My telephone number is 425-828-0205. My e-mail is

csmithkirkland@Comcast.net.

Please let me know you received this.

Thank you,

Craig Smith

Ms. Zike, I, Julie S. Smith, wife of Craig and neighbor of Ms. Brink, concur in disapproving the height variance # 15-0081.

Thank you.
Julie S. Smith

