



Request for Land Use Analysis Letter

Legal Building Site letter (minimum charge 4 hours)*

I am requesting a Legal Building Site letter to analyze whether a parcel qualifies for separate development. I understand this is not a binding legal building site interpretation, see [Tip 255](#).

Submit these documents: Request for Land Use Analysis Letter including description (this form), analysis of the property (including legal description), permit history, historic permit records/plans, survey

Transfer of Development Rights letter (minimum charge 4 hours)*

I am requesting a Transfer of Development Rights (TDR) or Transfer Development Potential (TDP) letter to determine the amount of gross floor area that is available to send from a site.

This request can also be for Transfer Development Potential (TDP) letters.

Submit these documents: Request for Land Use Analysis Letter including description (this form), floor area ratio calculation (analysis of TDR floor plans), plan set, title report

Reasonable Accommodation request (no charge)

I am requesting a Reasonable Accommodation request under the Federal Fair Housing Act, as referenced in SMC 23.40.040, that allows for use of my house and property such as putting ramps or other accommodations within a setback where they would not typically be allowed

Submit these documents: Request for Land Use Analysis including description (this form) and including the specific code section from which relief is requested and the reason why this is needed, medical professional's letter (emailed to reviewer when requested), and plan set

Preliminary Zoning Analysis Opinion letter (minimum charge 1 hour)*

I am requesting a Preliminary Zoning Analysis Opinion letter for analysis of a *single* development standard such as determination of alley versus street access to off-street parking, or review of Type 1 exceptions from street level development standards in commercial zones. Use this option for covenant release and easement analysis requests. This option is generally not recommended for projects that are going through the Master Use Permit approval process.

Submit these documents: Request for Land Use Analysis including description (this form), plan set

Detailed Zoning Analysis Opinion letter (minimum charge 4 hours)*

I am requesting a Detailed Zoning Analysis Opinion letter for analysis or *more than one* development standard or analysis that requires significant research. This option is generally not recommended for projects that are going through the Master Use Permit approval process. **Submit these documents:** Request for Land Use Analysis including description (this form), plan set

*Current rate is \$394.00 per hour as of [2020 Fee Subtitle](#). The minimum charge is typically enough and additional hours will be charged at the current rate.

Description of Request (include a detailed written description of the proposal, **what question are you asking**, the related code section(s), and project(s) if applicable):

