

# 2347 44TH AVE SW TOWNHOMES

PROJECT NUMBER: 3034665-EG | SDR GUIDANCE PACKET | DECEMBER 2019.

**PROPERTY OWNER:**

GENOA DEVELOPMENT COMPANY LLC

CC: SUSAN SULLIVAN  
701 5TH AVE, SUITE 4600  
SEATTLE, WA 98104

**ARCHITECT:**

VANDERVORT ARCHITECTS

CC: MARK WIERENGA  
2000 FAIRVIEW AVE E, SUITE 103  
SEATTLE, WA 98102  
(206) 784-1614

**LANDSCAPE ARCHITECT:**

ROOT OF DESIGN, LLC

CC: DEVIN PETERSON  
7104 265TH ST NW #218  
STANDWOOD, WA 98292  
(206) 491-9545



# PROJECT INFORMATION. PROJECT DESCRIPTION

## 01. PROJECT INFORMATION

### PROJECT DESCRIPTION.

Construct four townhomes on an LR-1 zoned site. The site is currently developed with a Single Family Residence and outbuildings on site, all of which will be removed. Two townhomes will front on 44th Ave S, the remaining two townhomes will take access via a pedestrian path on the south side of the site. A total of four parking spaces will be provided, one for each residential unit. Parking will be accessed from the alley at the back of the site.

## 02. SITE ANALYSIS

Our project will provide a much needed dwelling type in the City of Seattle and will fit in with and enhance the context of the neighborhood by taking design queues from the existing well established single-family homes on this block. This project will achieve a Built Green rating of at least four stars.

## 03. DESIGN STANDARDS

## 04. BUILDING DESIGN

PROJECT #.	3034665-EG
LOT AREA.	5,174 SF
PROPOSED COMMERCIAL UNITS.	N/A
COMMERCIAL SQUARE FOOTAGE.	N/A
PROPOSED DWELLING UNITS.	FIVE UNITS
RESIDENTIAL UNIT # / TYPE.	FOUR TOWNHOMES
RESIDENTIAL SQUARE FOOTAGE.	6,318 SF
PARKING.	FOUR SPACES

## 05. CODE ADJUSTMENT





# Community Outreach Site Meeting

To learn more about the proposed 2347 44th Ave SW project.

- The proposed project is construction of four new detached single family homes with four off-street parking places.
- The property is zoned LR1 (M1).

### Learn more

**What:** Meet with the owner's representatives to discuss preliminary project information. No RSVP is required.

**Where:** On the sidewalk in front of 2347 44th Avenue SW. Please do not disturb the occupants if you arrive early.

**Date:** Thursday, April 25, 2019

**Time:** 5:30 p.m. - 6:30 p.m.

### Contact Information

**Website:**  
<https://sites.google.com/jsullivan.org/2347-44th-ave-sw/home>

**Feedback:**  
<https://forms.gle/ByswbwvFbggQ61sD8>

**Owner's Rep.:** Anna Sullivan

**Project Phone:** (509) 302-2289

**Email:** 234744thavesw@jsullivan.org

**Project No.:** 3031667

**Privacy Notice:** The information being collected may be submitted to the City of Seattle. Therefore, personal information entered on this form may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act. Additionally, cameras and audio recording devices may be in use for events.

### COMMUNITY OUTREACH.

COMMUNITY OUTREACH WAS PERFORMED BY AFFORDABLE COMMUNITY OUTREACH, LLC AND WAS COMPLETED IN MAY OF 2019. THE OUTREACH CONSISTED OF POSTERS (HIGHT IMPACT), ELECTRONIC - INCLUDING PROJECT WEBSITE AND ONLINE SURVEY (HIGHT IMPACT), AND IN-PERSON SITE WALK (HIGHT IMPACT).

THERE WAS RESPONSE FROM ONE INDIVIDUAL. THIS IS A SUMMARY OF THE COMMENTS FROM THE COMMUNITY OUTREACH REPORT:

At the site walk and community meeting, there was one attendee — a neighbor. She saw a poster near the project and decided to attend. She had many questions about the project and about the development process generally. She was pleased to learn that off-street parking was planned for the project. She asked questions about the project timeline, which the COT informed her is dependent on many factors, for example, the type of design review that is required, SDCI's availability, and whether corrections are required, some of which are within the developer's control or the developer can reasonably anticipate. She indicated concern about construction noise emanating from the project. Finally, she asked about planned development height and setbacks, which she observed would be about the same as the existing building based on the site plan.

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE ADJUSTMENT

# PROJECT INFORMATION. PROPOSED SITE PLAN

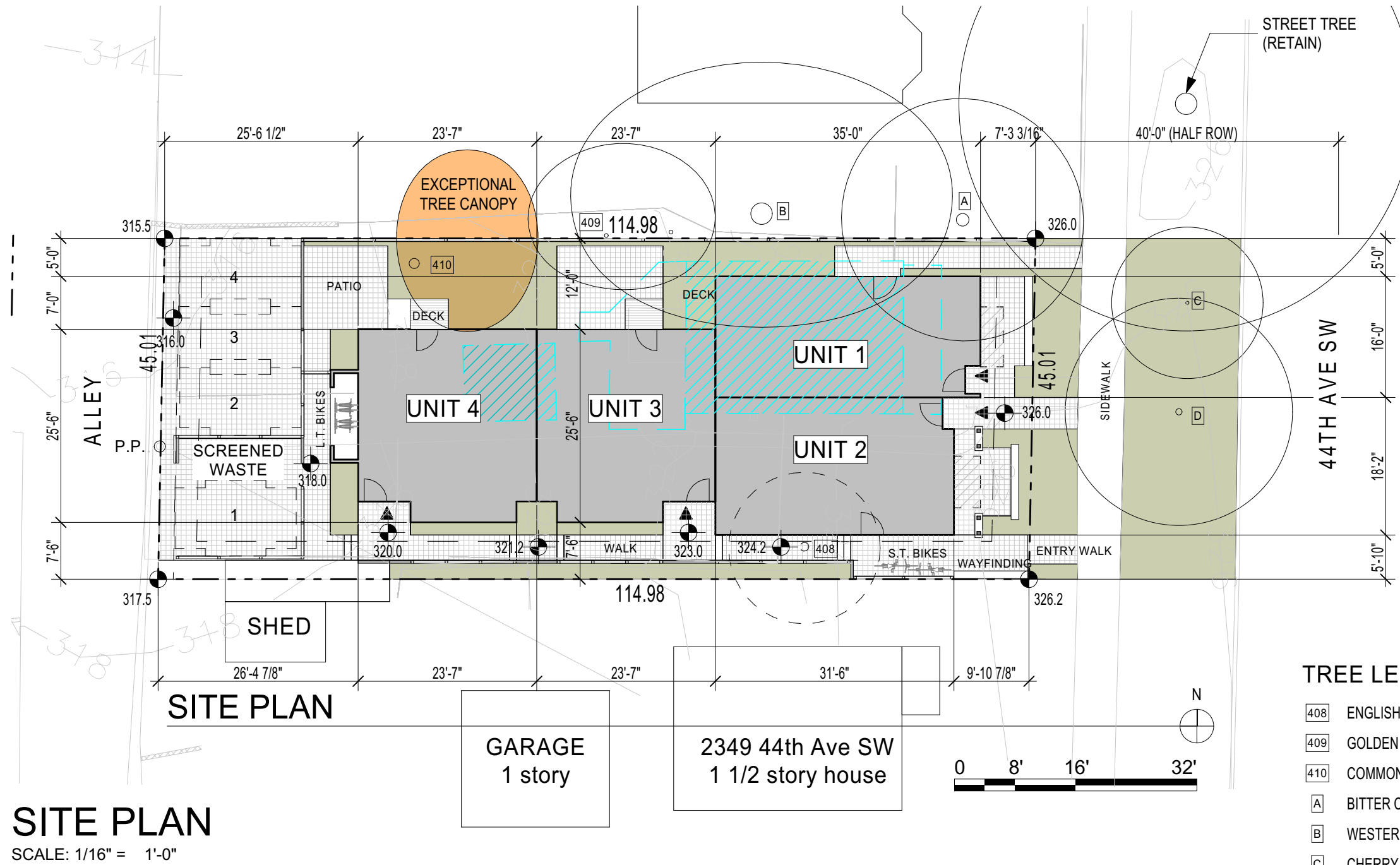
01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE ADJUSTMENT





5. BACKYARD LOOKING EAST



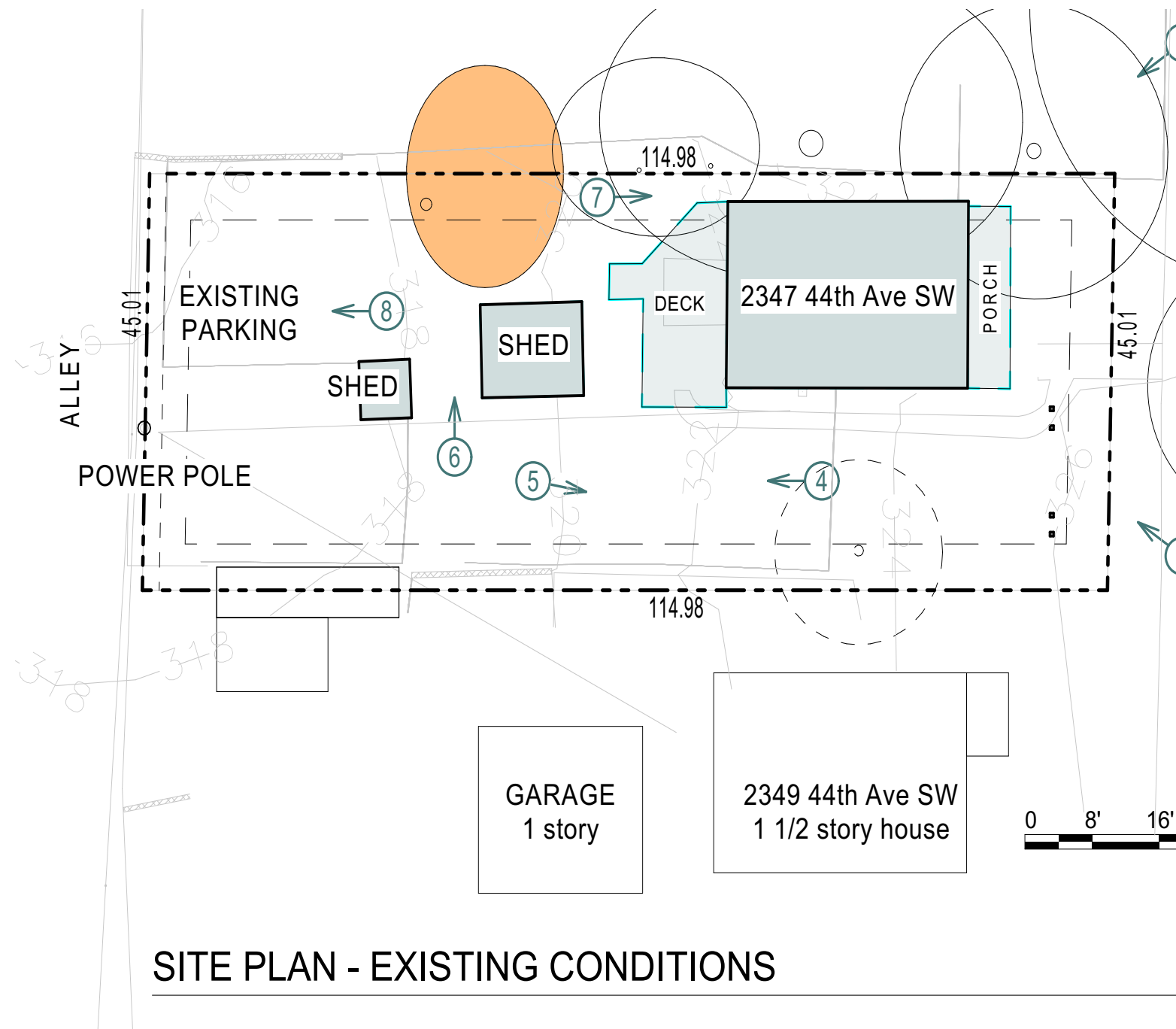
6. BACKYARD LOOKING NORTH



7. SIDERYARD LOOKING EAST



8. BACKYARD TOWARD ALLEY



1. VIEW FROM NE



2. VIEW FROM SE



3. VIEW W/ ADJACENT HOUSE



4. VIEW OF BACK YARD

01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
ADJUSTMENT

# BLOCK FACE STUDY. 44TH AVE S.

01. PROJECT INFORMATION

02. SITE ANALYSIS

S COLLEGE ST  
RIGHT-OF-WAY



03. DESIGN STANDARDS

## VIEW FROM 44TH AVE S LOOKING EAST

S. ADMIRAL  
RIGHT-OF-WAY

PROJECT  
SITE

04. BUILDING DESIGN

05. CODE ADJUSTMENT



## VIEW FROM 44TH AVE S LOOKING WEST

**BLOCK FACE STUDY. 44TH AVE S.**

ACROSS  
FROM PROJECT  
SITE

S ADMIRAL  
RIGHT-OF-WAY



**01.**  
PROJECT  
INFORMATION

**02.**  
SITE  
ANALYSIS

**VIEW FROM 44TH AVE S LOOKING EAST**

S. COLLEGE ST.  
RIGHT-OF-WAY



**03.**  
DESIGN  
STANDARDS

**04.**  
BUILDING  
DESIGN

**05.**  
CODE  
ADJUSTMENT

**VIEW FROM 44TH AVE S LOOKING WEST**

# CONTEXT ANALYSIS. ZONING DATA.

## 01. PROJECT INFORMATION

Lot Area: 5,174 SF  
 Zoning: LR-1 (M1)  
 ECA: NONE  
 Commercial Use: N/A  
 Residential Use: 4 TOWNHOMES  
 FAR: 1.3\* PER TABLE A 23.45.510

## 02. SITE ANALYSIS

HEIGHT: 30' BASE HEIGHT  
 4' OF ADDITIONAL HEIGHT FOR RAILINGS / PARAPETS PER 23.45.514.J2  
 10' OF ADDITIONAL HEIGHT FOR STAIR PENTHOUSES PER 23.45.514.J4  
 5' PITCHED ROOF BONUS IS ALLOWED PER 23.45.514.D.1

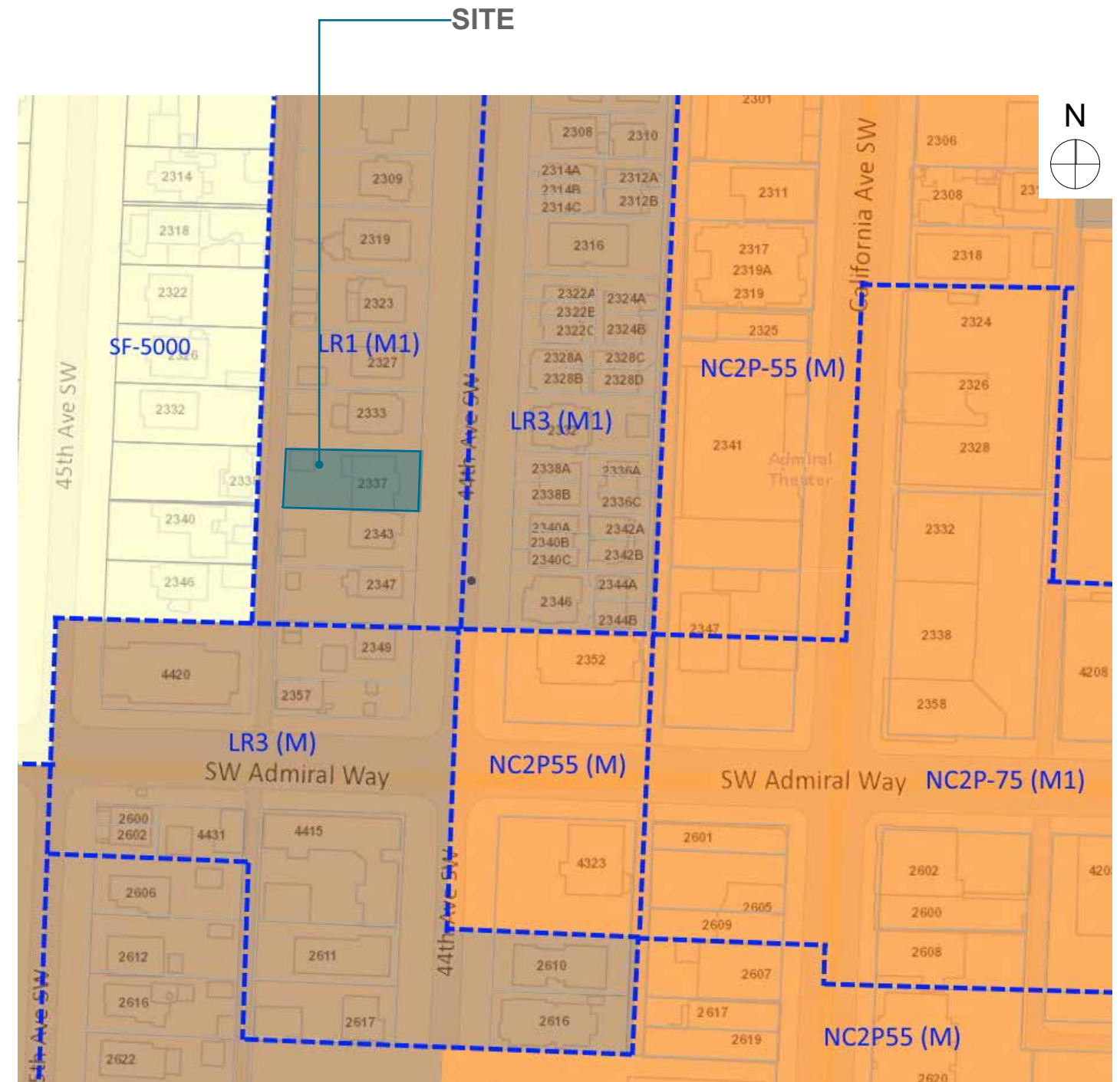
## 03. DESIGN STANDARDS

SETBACKS: FRONT: 7' AVERAGE / 5' MINIMUM PER TABLE A 23.45.518  
 SIDES: 5' FOR FACADES < 40' PER TABLE A 23.45.518  
 7' AVERAGE / 5' MINIMUM FOR FACADES > THAN 40' PER TABLE A 23.45.518  
 REAR: 7' AVERAGE / 5' MINIMUM PER TABLE A 23.45.518

## 04. BUILDING DESIGN

PARKING: ONE SPOT PER DWELLING PER 23.54.015 TABLE B  
 PARKING ACCESS: ACCESS IS PROVIDED BY THE ALLEY AT THE REAR OF THE SITE  
 BICYCLE PARKING: 1 L.T. BIKE PARKING SPACE PER DWELLING (4 TOTAL) - SEE 23.54.015 TABLE D.D2  
 2 S.T. BIKE PARKING SPACES - SEETABLE D.D2  
 AMENITY AREA: 25% OF THE LOT AREA PER 23.45.522A  
 50% OF THE REQUIRED AMENITY AREA MUST BE PROVIDED AT THE GROUND LEVEL  
 EXCEPTIONAL TREE: WE INTEND TO PROTECT THE EXISTING EXCEPTIONAL TREE - SEE PLANS  
 GREEN FACTOR: A GREEN FACTOR SCORE OF 0.6 IS REQUIRED FOR THIS SITE PER 23.45.524.A2

## 05. CODE ADJUSTMENT



**SF-5000**



**CONTEXT ANALYSIS. VICINITY MAP**



**01.**  
PROJECT  
INFORMATION

**02.**  
SITE  
ANALYSIS

**03.**  
DESIGN  
STANDARDS

**04.**  
BUILDING  
DESIGN

**05.**  
CODE  
ADJUSTMENT

# DESIGN STANDARDS. PRIORITY DESIGN GUIDELINES.

## 01. PROJECT INFORMATION

## 02. SITE ANALYSIS



## 03. DESIGN STANDARDS

## 04. BUILDING DESIGN

## 05. CODE ADJUSTMENT

### CS3.A.1 Emphasizing Positive Neighborhood Attributes – Fitting Old and New Together:

This site and block have been recently up-zoned from single family to LR-1. As such, the context along our block face is filled with examples of older traditional / craftsman style homes. One of our goals is to design a project that is sympathetic with the scale and detailing of the existing context. We are using gable forms, large overhangs, and materials that work well with the existing wood-clad exterior homes. We are also looking to add details such as recessed entries and balconies that create a dialogue with the existing front porches that are common in this neighborhood.

### PL3.B.1 Residential Edges – Security and Privacy:

Two of our dwellings front on 44th Ave SW, while the remaining two take entry from an access pathway along the south side of the site. The side entry dwellings are accessed via a pathway on the south side of the site that steps down from the street toward the alley on the west end of the site. Between this path and our neighbor to the south, we are creating a series of fence and wall panels that will align with the proposed dwelling entries, further enhancing privacy for both the existing house to the south and the proposed dwelling units. The north side of our proposed dwellings will have landscaped amenity spaces that provide a little breathing room between our new building and the existing context. Finally, we have placed new window openings such that they do not have direct alignment with the windows of neighboring properties – see window adjacency diagrams in the Architectural Concept portion of this packet.

### DC1.C.4 Parking and Service Uses – Service Uses:

Parking and waste pickup will be accessed via the alley at this site. The waste receptacles will be located in a shared waste collection area that can be easily accessed by dwelling occupants and by the servicing agency. This waste storage enclosure will be fully screened with wood fences and walls.



DC3.A.1  
Building/Open Space Relationship – Interior/Exterior Fit:

Given that we are a mid-block site and that we are arranging two of the proposed dwellings perpendicular to the side lot lines, developing open space between the dwellings and the side lot lines becomes a critical aspect to a successful solution at this site. On the south side of the site, we have allowed an average setback of 8.2' – this allows for landscaping along the south property line, an entry path and planter boxes between the path and the building face. Additionally, we have recessed the entry doors an additional 2.75' and provided cover for the entry doors. On the north side, we are setback 10' or more for dwellings 3 and 4, which allows for an outdoor landscaped area with decks/patios. This space also provides room for the existing tree canopy that exists north of our building. By placing the main living level 1-story above the ground floor, we allow for better solar access from the south, and better tree canopy relationship to the north.



DC4.A.2  
Building Materials – Climate Appropriateness:

Our material palette will consist of three main durable materials:

1. Fiber-cement lap and board&batt made by James Hardie, this product will be painted.
2. Reclaimed barn-wood cladding, applied horizontally in a channel siding configuration. This wood has been aged for decades and will be very stable and will weather to a warm silver-gray over time.
3. Fiber-cement panel cladding in limited areas in order to help visually group window sets where shown on elevations. This product will be painted.

In addition to the three main durable materials, we have planned this project with large roof overhangs- these overhangs will help to protect the building cladding and keep the finishes clean and bright. Balcony railings will be powder-coated fabricated metal, Fascia and rake boards will be 2x\_ finger jointed material, painted the trim color as shown on the elevations. In all, this material palette will provide long-term finish durability.



DC4.D.4  
Trees, Landscape and Hardscape Materials – Place Making:

Our site plan has been very carefully manipulated to take advantage of existing trees – both on and off the site. We will be protecting and retaining the existing Hawthorne tree at the northwest corner of the site, and have oriented our buildings such that the existing significant canopy just north of our site will be maintained by providing space for these tree canopies along the north edge. For dwellings 3 and 4, we have deliberately planned the main living levels on story 2 and oriented them north to take advantage of the beauty and the screening functions of the existing tree canopy. Dwellings 3 thru 4 will also have ground-floor amenity spaces that can take advantage of the tree canopy above for shade and privacy screening.

01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
ADJUSTMENT

# BUILDING DESIGN. EAST ELEVATION

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE ADJUSTMENT



BARNWOOD CLADDING

BLACK WINDOWS & DOORS

WHITE FRIEZE AND WINDOW TRIMS

SMOOTH LAP SIDING  
6" EXPOSURE  
PAINTED WHITE

METAL RAILINGS  
POWDER-COATED  
ALUMINUM FRAME  
COLOR: BLACK

WAYFINDING

HOUSE TO SOUTH

COMPOSITION ROOFING  
(TYPICAL)

HOUSE TO NORTH - SIMILAR  
SCALE & PROPORTIONS

WHITE FASCIA BOARDS

BOARD & BATTEN  
SIDING, PAINTED WHITE

BLACK WINDOWS &  
DOORS

WHITE GUTTERS &  
DOWNSPOUTS

LOW WALLS CLAD IN  
MASONRY W/ CONC. CAP

FENCE: STAINED  
BLACK

## EAST ELEVATION

SCALE: 1/8" = 1'-0"



# SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

# BUILDING DESIGN. WEST ELEVATION

01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
ADJUSTMENT



## WEST ELEVATION

SCALE: 1/8" = 1'-0"

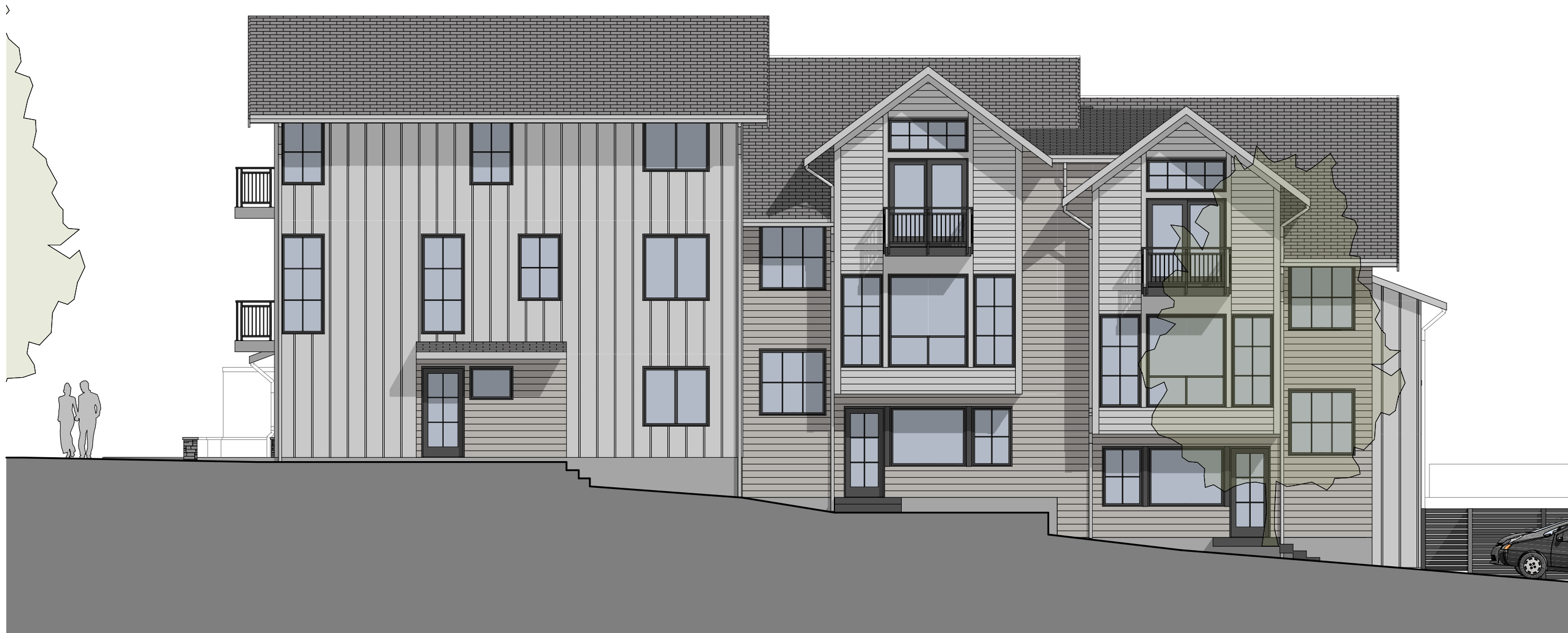
01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
ADJUSTMENT



# NORTH ELEVATION

SCALE: 1/8" = 1'-0"

# BUILDING DESIGN. FIRST FLOOR PLAN

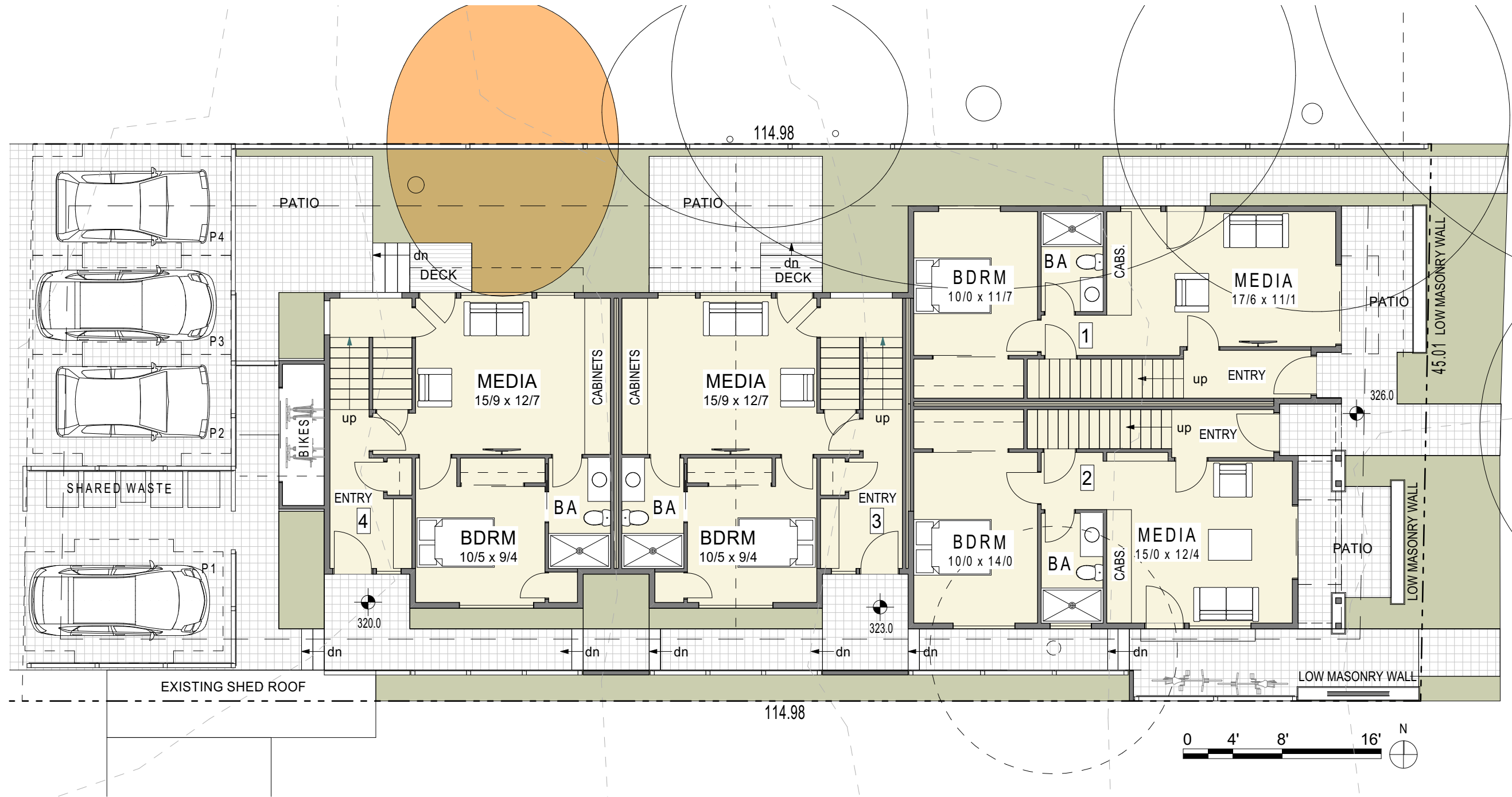
01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE ADJUSTMENT



## FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

### UNIT 4

1ST FLR: 531  
 2ND FLR: 522  
 3RD FLR: 557  
 TOTAL FAR: 1,610 SF  
 FOR SALE: 1,771 SF

### UNIT 3

1ST FLR: 531  
 2ND FLR: 522  
 3RD FLR: 557  
 TOTAL FAR: 1,610 SF  
 FOR SALE: 1,771 SF

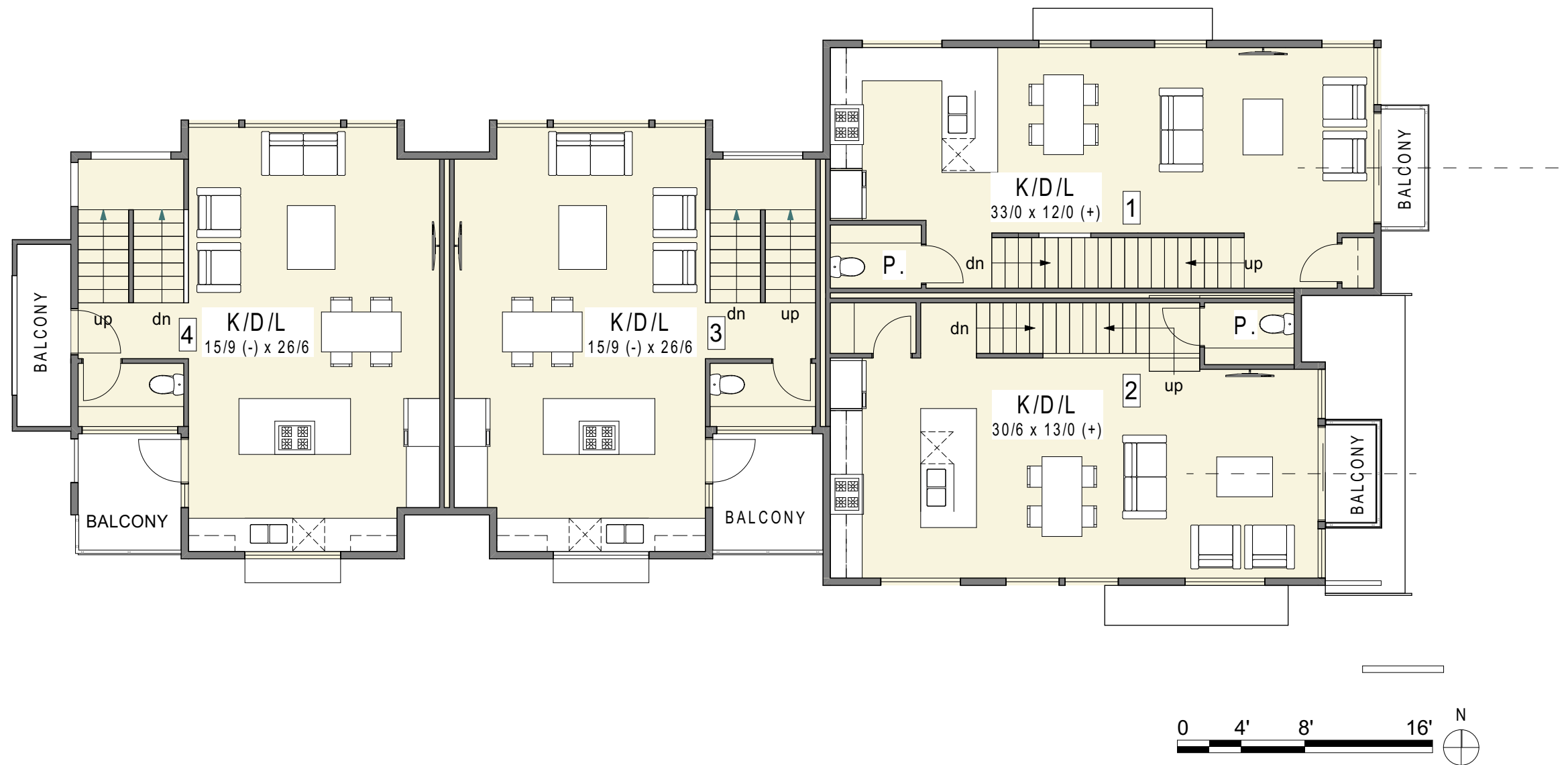
### UNIT 2

1ST FLR: 521  
 2ND FLR: 521  
 3RD: 521  
 TOTAL FAR: 1,563 SF  
 FOR SALE: 1,720 SF

### UNIT 1

1ST FLR: 507  
 2ND FLR: 514  
 3RD FLR: 514  
 TOTAL FAR: 1,535 SF  
 FOR SALE: 1,689 SF





01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
ADJUSTMENT

## SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

# BUILDING DESIGN. THIRD FLOOR PLAN

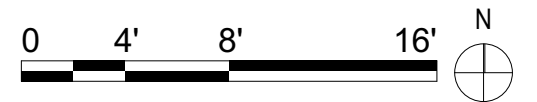
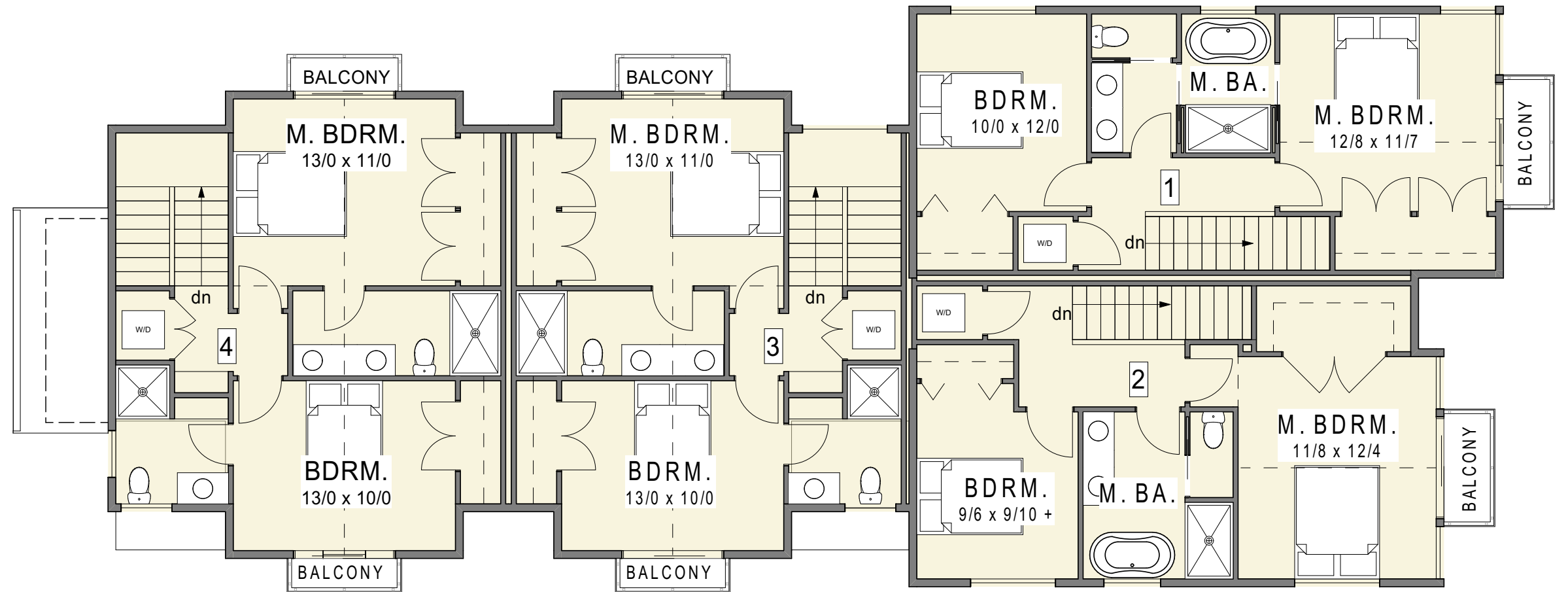
01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
ADJUSTMENT



## THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

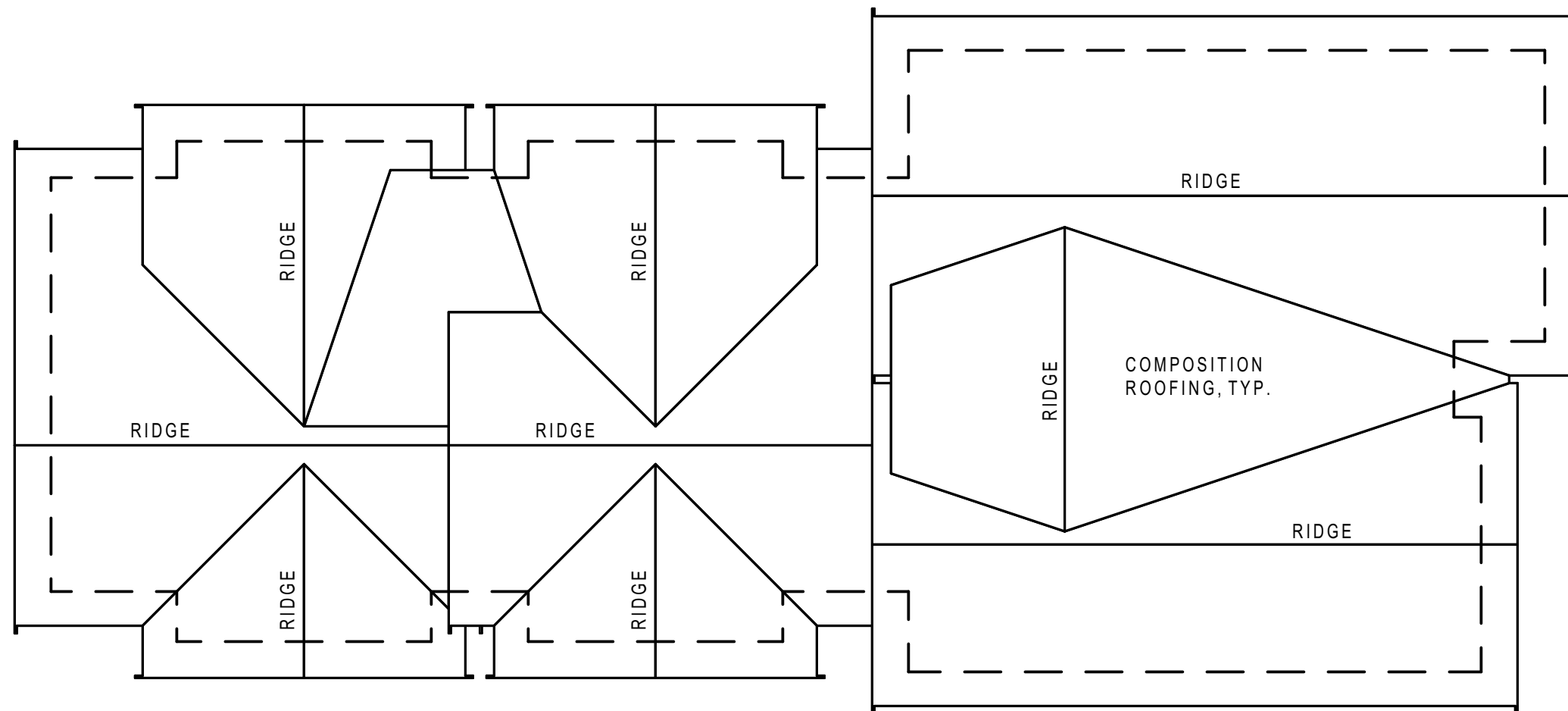
01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
ADJUSTMENT



# ROOF

SCALE: 1/8" = 1'-0"

# BUILDING DESIGN. LANDSCAPE PLAN

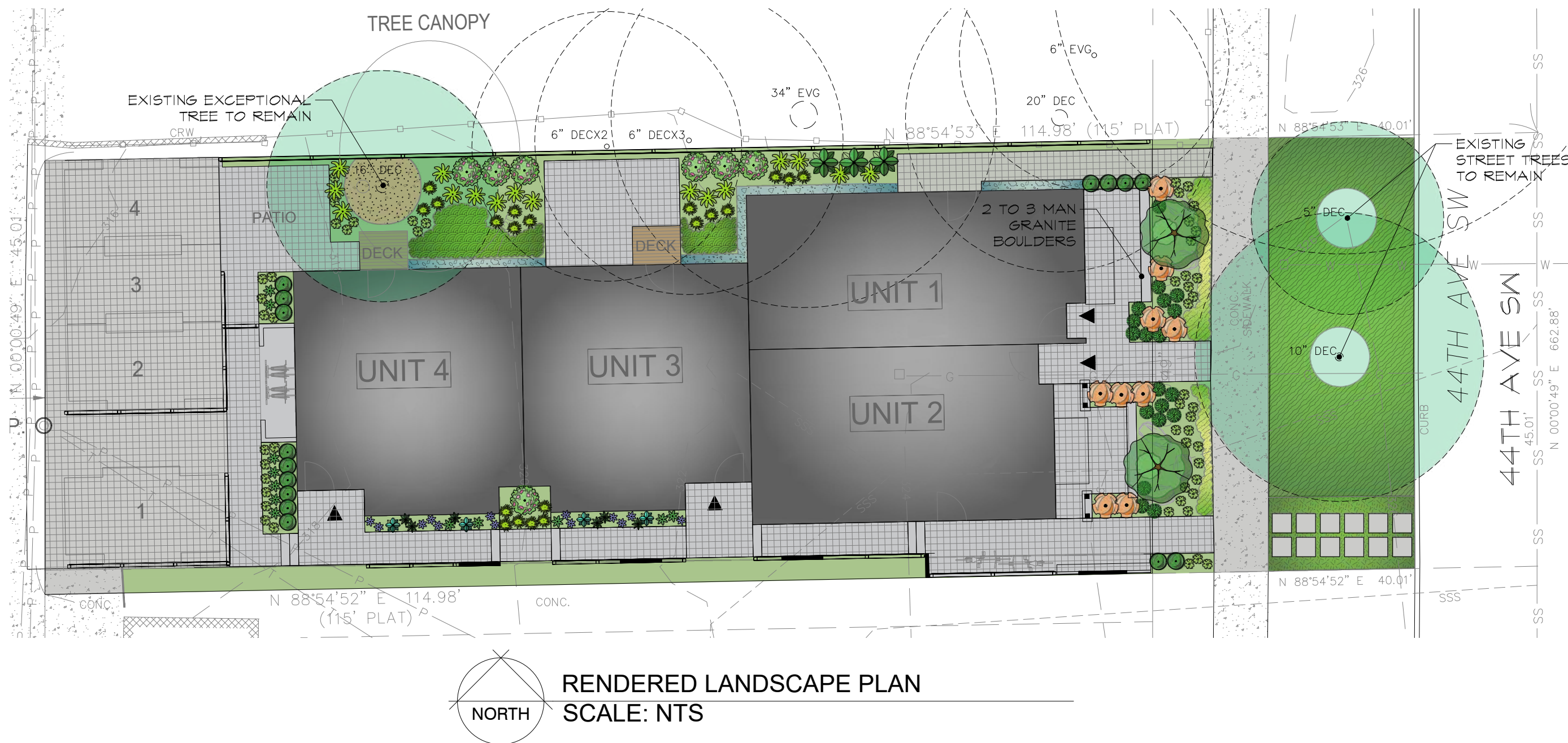
01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE ADJUSTMENT



**01.**  
PROJECT  
INFORMATION

**02.**  
SITE  
ANALYSIS

**03.**  
DESIGN  
STANDARDS

**04.**  
BUILDING  
DESIGN

**05.**  
CODE  
ADJUSTMENT

**THIS PAGE BLANK**

# BUILDING DESIGN. RENDERINGS

01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
ADJUSTMENT



**FRONT VIEW FROM SOUTHEAST**



**FRONT VIEW FROM NORTHEAST**



**BIRDSEYE VIEW FROM SOUTHEAST**



NORTH ELEVATION - WINDOW ADJACENCY



SOUTH ELEVATION - WINDOW ADJACENCY

01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
ADJUSTMENT

# BUILDING DESIGN. MASSING COMMENTS

01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
ADJUSTMENT

CLEAR DEFINITION OF DWELLING UNITS RELATES TO ESTABLISHED S.F. NEIGHBORHOOD

DEEP MODULATION RELATES WELL TO HUMAN SCALE AND REINFORCES CLARITY OF PARTS

WAYFINDING KIOSK HELPS ORIENT VISITORS TONON STREET-FACING DWELLINGS

1 1/2 STORY WOOD FRAMED HOUSE

PITCHED ROOF RELATES TO EXISTING STREETScape

CLADDING SYMPATHETIC TO EXISTING BUILT ENVIRONMENT

EXISTING 2-STORY WOOD-FRAMED HOUSE

BALCONIES RELATE TO ESTABLISHED FRONT PORCHES

RECESSED FRONT ENTRIES



MASSING VIEW FROM STREET



# BUILDING DESIGN. MASSING COMMENTS



AERIAL VIEW FROM SW

SOUTH FACADE HAS DEEP RECESSES THAT ALLOW FOR EXPRESSION OF INDIVIDUAL DWELLING UNITS

DWELLING ENTRIES ARE RECESSED FOR PRIVACY

FENCE AND WALLS REINFORCE ENTRIES AND ENHANCE PRIVACY

SCREENED WASTE ENCLOSURE

NORTH FACADE OF DWELLING STEPPED BACK FROM NORTH LOT LINE TO ENHANCE PRIVACY

TREES TO THE NORTH ARE MAINTAINED AND BECOME PART OF THE SCREENING FOR NEW AND EXISTING DWELLINGS

EXCEPTIONAL TREE RETAINED

AT-GRADE PARKING OFF OF ALLEY



NORTH VIEW

01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

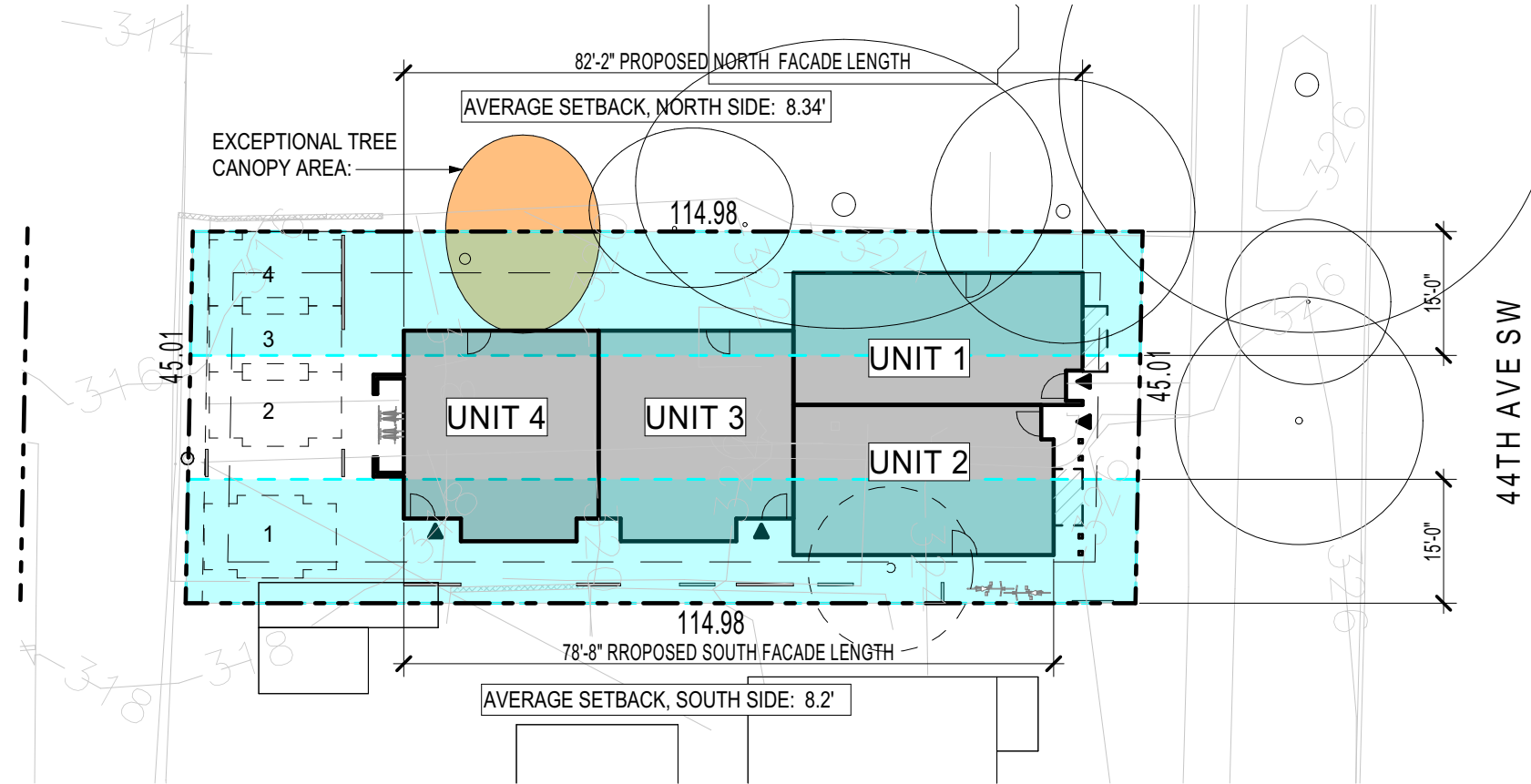
05.  
CODE  
ADJUSTMENT

# SDR ADJUSTMENTS. FACADE LENGTHS

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS



CODE- ALLOWED FACADE LENGTH, NORTH & SOUTH SIDES:  
 $114.98' \times .65 = 74.74'$

10% INCREASE ALLOWED UNDER SMC 23.41.018.D.3.d:  
 $74.74' \times 1.1 = 82.21'$

PROPOSED FACADE LENGTH, NORTH SIDE: **82.16'**

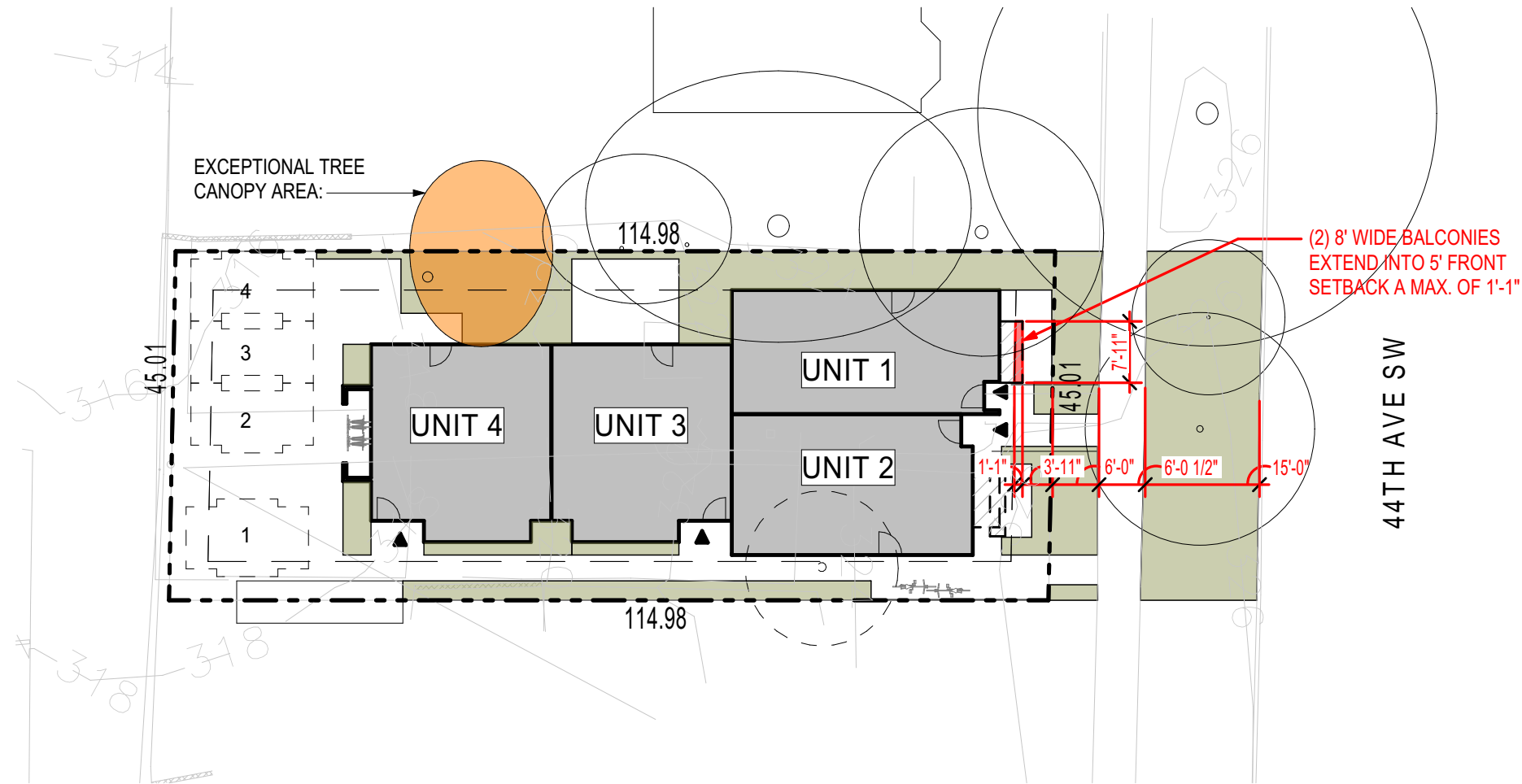
PROPOSED FACADE LENGTH, SOUTH SIDE: **78.67'**

## ADJUSTMENT ANALYSIS - FACADE LENGTHS

04. BUILDING DESIGN

05. CODE ADJUSTMENT

ADJUSTMENT	CODE CITATION	PROPOSED MODIFICATION	REASON FOR REQUEST	DESIGN GUIDELINES CITED
<p>FACADE LENGTH:</p> <p>TO ALLOW THE BUILDING TO EXCEED THE MAXIMUM FACADE LENGTH ALLOWED ALONG THE NORTHERN PROPERTY LINE.</p>	<p>SMC 23.45.527.B.1:</p> <p>THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THAT LOT LINE, EXCEPT AS SPECIFIED IN SUBSECTION 23.45.527.B.2</p>	<p>AT NORTH PROPERTY LINE:</p> <p>INCREASE MAXIMUM FACADE LENGTH WITHIN 15 FEET OF THE NORTH PROPERTY LINE TO 71.5% OF THE LENGTH OF THE NORTH LOT LINE  <math>114.98 \times .715 = 82.16'</math></p>	<p>OUR SITE CONCEPT IS TO PROVIDE OUTDOOR AMENITY SPACES AT GRADE ON THE NORTH SIDE OF DWELLINGS 3 AND 4. THIS AMENITY SPACE PROVIDES A LANDSCAPED BUFFER TO THE PROPERTY NORTH OF OUR SITE THAT IS WELL BEYOND THE CODE MINIMUM WIDTH OF 5'. IN ADDITION, WE ARE PLANNING TO RETAIN AN EXCEPTIONAL TREE THAT IS NORTH OF DWELLING 4, AND TO PROVIDE SPACE FOR EXISTING OFF-SITE MATURE TREES TO THE NORTH. THIS ADDITIONAL SPACE IMPACTS THE PRACTICAL LIMITS OF OUR DWELLING PLANS AND REQUIRES THAT WE EXTEND THE BUILDING LENGTH IN THE EAST/WEST DIRECTION TO ACCOMMODATE THIS.</p>	<p>PL3.B.1 SECURITY AND PRIVACY                      DC3.A.1 BUILDING - OPEN SPACE RELATIONSHIP                      DC3.C.3 SUPPORT NATURAL AREAS</p>
<p>FACADE LENGTH:</p> <p>TO ALLOW THE BUILDING TO EXCEED THE MAXIMUM FACADE LENGTH ALLOWED ALONG THE SOUTHERN PROPERTY LINE.</p>	<p>SMC 23.45.527.B.1:</p> <p>THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THAT LOT LINE, EXCEPT AS SPECIFIED IN SUBSECTION 23.45.527.B.2</p>	<p>AT SOUTH PROPERTY LINE:</p> <p>INCREASE MAXIMUM FACADE LENGTH WITHIN 15 FEET OF THE SOUTH PROPERTY LINE TO 68.4% OF THE LENGTH OF THE SOUTH LOT LINE:  <math>114.98 \times .684 = 78.67'</math></p>	<p>THE SOUTH SIDE OF OUR SITE WILL PROVIDE ENTRY TO DWELLINGS 3 &amp; 4. AS ON THE NORTH SIDE, IT IS OUR GOAL TO CREATE ENOUGH SPACE ALONG THIS FACADE TO ALLOW FOR MORE GRACIOUS ENTRIES. TO ACCOMPLISH THIS, WE HAVE INCREASED THE SETBACK ALONG THIS SECTION OF THE FACADE TO 7.5', WITH ENTRIES RECESSED AN ADDITIONAL 2.75'. PRIVACY IS MANAGED ALONG THIS FACADE WITH A FENCE AT GROUND LEVEL THAT ALTERNATES BETWEEN OPAQUE AND FULLY SOLID.</p>	<p>PL3.B.1 SECURITY AND PRIVACY                      DC3.A.1 BUILDING - OPEN SPACE RELATIONSHIP                      DC3.C.3 SUPPORT NATURAL AREAS</p>



01.  
PROJECT  
INFORMATION

02.  
SITE  
ANALYSIS

03.  
DESIGN  
STANDARDS

04.  
BUILDING  
DESIGN

05.  
CODE  
ADJUSTMENT

## ADJUSTMENT ANALYSIS - BALCONY PROJECTION INTO SETBACK

ADJUSTMENT	CODE CITATION	PROPOSED MODIFICATION	REASON FOR REQUEST	DESIGN GUIDELINES CITED
<p>PROJECTIONS INTO SETBACK:</p> <p>TO ALLOW TWO BALCONIES TO PROJECT INTO THE FRONT YARD SETBACK, AND BE NO CLOSER THAN 3'-11" TO THE FRONT LOT LINE.</p>	<p>SMC 23.45.518.H.7:</p> <p>UNENCLOSED DECKS AND BALCONIES MAY PROJECT A MAXIMUM OF 4 FEET INTO REQUIRED SETBACKS IF EACH ONE IS:</p> <p>a. NO CLOSER THAN 5' TO ANY LOT LINE                      b. NO MORE THAN 20' WIDE                      c. SEPARATED FROM OTHER DECKS AND BALCONIES....</p>	<p>AT STREET FRONT PROPERTY LINE:</p> <p>ALLOW TWO BALCONIES TO PROJECT INTO THE FRONT SETBACK AND BE NO CLOSER THAN 3'-11" TO FRONT PROPERTY LINE.</p>	<p>IN ORDER TO PROVIDE A LARGER BUFFER BETWEEN UNITS 3/4 AND OUR NEIGHBOR TO THE NORTH, WE HAVE PROVIDED SPACE FOR BACK GARDENS AT UNITS 3/4. THIS AREA ALSO PROVIDES ADEQUATE SPACE FOR THE ON-SITE SIGNIFICANT TREE AND THE LARGE TREES ON THE SITE TO THE NORTH. THIS SITE PLANNING DECISION, AND THE DEPTH OF THE REQUIRED PARKING OFF THE ALLEY PUSHES UNITS 1 &amp; 2 CLOSER TO 44TH AVE SW. AS PART OF OUR ATTEMPT TO PROVIDE HIGH-QUALITY AMENITY AREAS, WE ARE PROPOSING BALCONIES THAT ARE 3' DEEP AND PROJECT INTO THE 5' FRONT SETBACK. FORTUNATELY, THE 44TH AVE BLOCK FACE ACCOMODATES THIS ARRANGEMENT NICELY IN THAT THERE IS A VERY LARGE SPACE BETWEEN THE SIDEWALK AND THE FRONT PROPERTY LINE (6') AND A VERY LARGE PLANTING STRIP BETWEEN THE SIDEWALK AND THE STREET (15'). THE RELATIVE DISTANCE BETWEEN THE SIDEWALK AND THE PROPOSED BALCONIES WILL THEREFORE BE MUCH GREATER (10') THAN WHAT WOULD TYPICALLY BE FOUND IN A FRONT BALCONY ARRAGEMENT WERE THE SIDEWALK ARRANGEMENT MORE TYPICAL.</p>	<p>PL3.B.1 SECURITY AND PRIVACY                      DC3.A.1 BUILDING - OPEN SPACE RELATIONSHIP                      DC3.C.3 SUPPORT NATURAL AREAS</p>