

**ONE & TWO FAMILY RESIDENTIAL ZONING PLAN REVIEW SHEET**

**APPLICANT:** This sheet is part of your approved building permit. This sheet must be attached to the plans at the construction site.

Address: 7835 SE Raymond  
 R# 214023 Lot Size: 3520  
 Addition, Block, and Lot: Marysville, Lot 11 TL7000(PARCEL 1)  
 Zone: R250 Plan District: \_\_\_\_\_  
 Property Status (circle one) Lot Lot of Record  
 Lot of Record Deed Provided? Y N Year: \_\_\_\_\_

Permit # 17-188547 RS  
 Planner: DAWKINS Date: 7/5/17  
 EN Plan Check Required Y N/A  
 Community Design Standards Apply (33.218) Y N/A  
 Title 11 Requirements Met Y N/A  
 Parking Required? Y N

**LU/PR HISTORY:**

PR: \_\_\_\_\_ PLA recorded/LC completed? Y N N/A  
 LDP/LDS: 16-144753 LDP Trees to be preserved? Y N N/A  
 LU: \_\_\_\_\_ Conditions of approval satisfied? Y N N/A

**BASE ZONE STANDARDS**

33.110.220, Table 110-3 (p. 11)

Minimum Setbacks	Req'd	Proposed	Projection
Front	<u>10</u>	<u>18</u>	<u>X</u>
Left Side	<u>5</u>	<u>6'5"</u>	<u>1</u>
Right Side	<u>5</u>	<u>6'5"</u>	<u>1</u>
Rear	<u>5</u>	<u>36'10"</u>	<u>X</u>
Garage	<u>18</u>	<u>18</u>	<u>X</u>
Max Transit	_____	_____	<u>N/A</u>

33.110.215, Table 110-3 (p. 11)

**Maximum Height** 35 (allowed) 22'10" (proposed)  
 Base Point 1 Base Point 2 Base Point Elevation? 0.0  
 20% slope 23 feet above - Avg. Street Grade 22'10"  
 Please note base point on plans.

33.110.225, Table 110-4 (p. 19)

**Maximum Building Coverage**  
1,695 (allowed) 1,208 (proposed)

33.110.235, Table 110-3 (p. 11)

**Minimum Outdoor Area**  
250 sf and 12 ft by 12 ft Met? Y N

33.266.120C.3. (p. 11)

**Maximum Front/Side Yard Paving (33.266.120)**  
40% or 20% = 230 (allowed) 162 (proposed)

33.266.120D.1. (p. 11), Figure 266-2 (p. 13)

Parking Pad outside front or side street setback? Y N N/A  
 9' X 18' clear parking space? Y N N/A

**BASE ZONE DESIGN STANDARDS (9-3-99)**

Apply? Y N  
 Exemptions: Flag lots, sites with over 20 percent slope, R20 and RF zones.

Where is the longest street-facing dwelling unit wall located?

	Main Floor	<u>Second Floor</u>	Both/Other	
<b>33.110.230</b>	Main Entrance Faces Street? and			<u>Y</u> <u>N</u>
	Within 8' of longest DU Wall? and			<u>Y</u> <u>N</u>
	Faces public street if corner (4/24/10)?			<u>Y</u> <u>N/A</u>
<b>33.110.253</b>	Length of Garage Wall is 50% or less? or			<u>Y</u> <u>N</u>
	12' or less on a façade 24' or less?			<u>Y</u> <u>N</u> <u>N/A</u>
<b>33.110.253</b>	Garage flush/behind longest DU wall? or			<u>Y</u> <u>N</u>
	Within 6' of DU wall (40% gar. and porch)?			<u>Y</u> <u>N</u> <u>N/A</u>

**33.110.232** 15% Street Facing Façade Windows/Main Entrance?

Front: 66.15 (req'd) 76 (prop'd)  
 Side: \_\_\_\_\_ (req'd) \_\_\_\_\_ (prop'd) N/A

**OTHER OVERLAYS, DISTRICTS, INSPECTOR NOTES, ETC.**

**JOHNSON CREEK STANDARDS (South or Floodplain Subdistrict)**

Apply? Y N  
 50% max Impervious Area \_\_\_\_\_ (allowed) \_\_\_\_\_ (proposed)  
 Tree Removal? Y N  
 Tree Preservation Plan? Y N

**FLAG LOT STANDARDS**

Apply? Y N  
 Setbacks \_\_\_\_\_ (N) \_\_\_\_\_ (S) \_\_\_\_\_ (E) \_\_\_\_\_ (W)  
 Building Coverage met? (flag portion only) Y N  
 Landscaping Met for flag lots less than 10,000 sf? Y N N/A

**ADDITIONAL DEVELOPMENT STANDARDS (33.110.213)**

Apply? Y N  
 Lot confirmation lots in RF-R7 less than 36 feet wide, R5 under 36 feet wide or 3,000 square feet in area or R2.5 under 1,600 square feet in area.

Max Height 1.5 x width \_\_\_\_\_ (allowed) \_\_\_\_\_ (proposed)  
 Max 40% Building Coverage \_\_\_\_\_ (allowed) \_\_\_\_\_ (proposed)  
 Main Entrance less than 4' above grade? Y N  
 Minimum 3.5" Trim? Y N  
 Street-facing Garage Door 8' wide? Y N  
 Minimum 12" Eaves? Y N  
 Exterior Finish Materials OK? Y N  
 Maximum of 2 Attached Houses? Y N N/A

**NARROW LOT STANDARDS (7-1-02/4-24-10)**

Apply? Y N  
 Single dwelling zone lots created through a land division submitted after June 30, 2002 that do not meet minimum lot width standards.

**33.110.215** Maximum Height

1.2 or 1.5 x width \_\_\_\_\_ (allowed) \_\_\_\_\_ (proposed)  
**33.110.253** Garage Wall Max 50% of Façade Y N  
 Not allowed on front façade if façade is less than 22' long

**33.610.200.D** Alley Access Used? Y N

**Attached Houses only:**

**33.110.230** Main Entrance < 4' above grade? Y N  
**33.110.240.C** Minimum Front Yard Landscaping? Y N

**EASEMENTS**

Location, dimension and purpose on site plan? Y N/A  
 Encroachments allowed? Y N/A  
 Access easement recorded? Y N/A