



MEDINA, WASHINGTON

HEARING EXAMINER

Remote Public Hearing

Tuesday, March 22, 2022 – 3:00 PM

AGENDA

Virtual Meeting Participation

City of Medina's city hall is currently closed to the public. The scheduled hearing will be held using remote meeting technology. Please either log in or call in a few minutes prior to the start of the meeting to participate. Written comments may still be submitted prior to the hearing by emailing Stephanie Keyser, Planning Manager at skeyser@medina-wa.gov comments are given the same weight as public testimony.

Join Zoom Meeting

<https://us06web.zoom.us/j/85129703509?pwd=U3FHYZZDSWVTWWhZVVneWpKMG1WUT09>

Meeting ID: 851 2970 3509

Passcode: 868235

One tap mobile +12532158782,,85129703509#,,,,*868235# US (Tacoma)

Public Hearings:

***NOTE:** The Hearing Examiner has the discretion to limit testimony to relevant non-repetitive comments and to set time limits in order to ensure an equal opportunity is available for people to testify.*

PRE-DECISION HEARING:

File No.: P-22-002 Non-Administrative Variance

Proposal: Non-Administrative Variance Request for a non-administrative variance to reduce the south side yard setback from 10-feet to 5-feet and to increase the existing nonconforming structural coverage by 77 square feet for a maximum of 4,790 square feet or 40.73% of the lot to accommodate a garage bay addition.

Location: 922 87TH Avenue NE

Time: 3:00 PM

Applicant: Gunjan Sood (Owner/Agent)



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

STAFF ANALYSIS AND RECOMMENDATION SOOD NON-ADMINISTRATIVE VARIANCE APPLICATION

Prepared by: Stephanie Keyser, AICP, Planning Manager
Date: March 15, 2022

Summary of Recommendation: No recommendation.

PART 1 – GENERAL INFORMATION

CASE NO: P-22-002

LOCATION: 922 87th Avenue NE

TAX PARCEL NO: 062690-0020

PROPERTY OWNER: Gunjan Sood (Owner/Agent)

LEGAL DESCRIPTION:

LOT 2, BEARDSLEY'S ADD., VOL. 55, P. 2, KING COUNTY

PROPOSAL: Non-administrative variance to reduce the south side yard setback from 10-feet to 5-feet and to increase the existing nonconforming structural coverage by 77 square feet for a maximum of 4,790 square feet or 40.73% of the lot to accommodate a garage bay addition.

ZONING: Single Family Residence, R-16

COMPREHENSIVE PLAN DESIGNATION: Single Family Residential

CRITICAL AREAS: None

ENVIRONMENTAL (SEPA) REVIEW: The proposal is exempt from environmental (SEPA) review pursuant to WAC 197-11-800(6)(e).

EXHIBITS:

1. Staff Report
2. Declaration of Agency, received January 24, 2022
3. Statutory Warranty Deed, received January 24, 2022
4. Legal Notices
 - a. Notice of Complete Application, dated January 24, 2022
 - b. Notice of Application, dated January 31, 2022
 - c. Notice of Hearing, dated February 24, 2022
5. Non-Administrative Variance application, received January 24, 2022
6. Original Grade Report, received January 24, 2022
7. Variance Drawings, received January 24, 2022
8. Public Comment from Victor Hung, 1034 84th Ave NE, received via email January 6, 2022

9. Structural Coverage Diagrams, Existing and Proposed

PART 2 – SITE CHARACTERISTICS

EXISTING CONDITIONS: The subject property is developed with a single-family residence and related site improvements.

SURROUNDING ZONING:

Direction	Zoning	Present Use
North	R-16 District	Residential
South	R-16 District	Residential
East	R-16 District	Residential
West	R-16 District	Residential

ACCESS: Ingress and egress is from 87th Avenue NE

PART 3 – COMPREHENSIVE PLAN

It is the basic policy of the City to retain and promote the high-quality residential setting that has become the hallmark of the Medina community.

The following comprehensive plan goals and policies apply to the proposed project:

LU-G1: To maintain Medina’s high-quality residential setting and character.

H-G1: The City shall preserve and foster housing development consistent with Medina’s high-quality residential setting.

PART 4 – AGENCY REVIEW/PUBLIC COMMENT

NOTICES: (Exhibit 4)

Application received:	January 24, 2022
Determination of Completeness:	January 24, 2022
Notice of Application:	January 31, 2022
Notice of Hearing:	February 24, 2022

The application was received on January 24, 2022, and was determined complete on January 24, 2022, pursuant to MMC 16.80.100. A Notice of Application was issued on January 31, 2022, by mailing to property owners pursuant to MMC 16.80.140(B)(2); posting on-site; and posting at other public notices locations (City Hall, Medina Post Office, Park Board, and City of Medina website). A 14-day comment period was used pursuant to MMC 16.80.110(B)(7). A Notice of Hearing was issued on February 24, 2022, consistent with MMC 16.80.120. The notice was mailed to property owners pursuant to MMC 16.80.140(B)(2), published in *The Seattle Times* newspaper, and posted on the site and other public notices locations (City Hall, Medina Post Office, Medina Park Posting Board, and City of Medina website).

GENERAL PUBLIC COMMENTS: As of the date of the staff report, the City received one written comment (Exhibit 8).

Who	Summary of Comments
Pete Vall-Spinosa 8623 NE 7 th Street <i>Emailed February 20, 2022</i>	<ul style="list-style-type: none"> • Objects to variance request • Bellevue has a 5' rule and it is a horrible precedent • Medina requires the agreement of the neighbors on huge lots • Next house on the lot will be able to remodel and have a wall at 5' • A wall intruding into the setbacks is one of the primary reasons Medina was incorporated

AGENCY COMMENTS: No agency comments were received.

PART 5 – STAFF ANALYSIS

GENERAL:

1. Gunjan Sood is the owner and taxpayer of record of the property identified as 922 87th Avenue NE, tax parcel no. 062690-0020, according to King County Department of Assessments and the Statutory Warranty Deed (Exhibit 3). The owner is acting as his own agent (Exhibit 2).
2. The property is zoned R-16 and is approximately 11,761 square feet (.27 acres) in size (Exhibit 7). The lot is rectangular shaped with maximum overall dimensions of approximately 117.01 feet at its greatest length and approximately 106.12 feet at its greatest width. The lot is developed with a single-family dwelling and related site improvements, including driveway, and landscaping.
3. The applicant has requested to reduce the south side yard setback from 10-feet to 5-feet and to increase the existing nonconforming structural coverage by 77 square feet for a maximum of 4,790 square feet or 40.73% of the lot to accommodate a garage bay addition.

STATE ENVIRONMENTAL POLICY ACT (SEPA):

4. Pursuant to WAC 197-11-800(6)(e), the processing of a variance based on special circumstances applicable to the subject property, such as size, shape, topography, location or surroundings and not resulting in any change in land use or density, are exempt from environmental (SEPA) review. The variance request qualifies for this exemption.

EXISTING NONCONFORMITIES:

5. The existing residence is nonconforming to the west front setback, north side setback and east rear setback; the south side setback complies with the current zoning requirement. Medina does not measure setbacks from the wall but rather the closest point of any part of the building or structure to the property line, including but not limited to architectural elements, roof eaves, gutters, and mechanical equipment (MMC 16.22.030(B)). For lots between

10,001 and 13,000 square feet, the setbacks are 26-feet from the front and rear property lines and 10-feet from each side property line (MMC 16.22.030). The closest point of the structure to the west front property line is approximately 18'-6 ½". The residence is located approximately 4'-10 ¾" from the north side property line and 24'-6" from the east rear property line. At approximately 10'-5 ½" from the property line, the southern part of the residence conforms to the current code.

6. Structural coverage is the total surface area of a lot covered by or beneath buildings and structures including but not limited to buildings, roof eaves including gutters, patios, decks, sport courts, swimming pools and spas, gazebos, gateways, and trellises (MMC 16.23.030(A)). If the area beneath a roof eave is pervious with living vegetation, that area is not counted as structural coverage (MMC 16.23.030(C)(1)); if the roof eave covers an impervious surface such as a patio or walkway, it is included in the calculation. The maximum structural coverage in the R-16 zoning district for a lot between 11,501 and 12,000 square feet is 28.33 percent. For this lot, the maximum structural coverage is 3,331.89 square feet (11,761 x .2833 = 3,331.89). The total existing structural coverage for this lot is 40.08 percent, or 4,712.87 square feet (4,632.87 square feet for the residence + 80 square feet for the shed = 4,712.87) (Exhibit 9).
7. The setbacks and structural coverage make this structure legally nonconforming to the current zoning code. MMC 16.12.150 defines a "nonconforming structure" as any structure that does not comply with the required setbacks, height, structural coverage, and other development regulations in which it is located but was lawfully constructed prior to the effective date of the development regulation, or subsequent amendments thereto, and was continually maintained without abandonment as defined in Chapter 16.12 MMC. This term applies whether the nonconformity was permitted by a variance or not.
8. The house was constructed in 1956 under a different development code and is therefore considered a legal nonconforming structure. Nonconforming structures may be enlarged, expanded, extended, repaired, remodeled, or structurally altered provided the work does not increase the nonconformity (MMC 16.36.060(C)). A nonconforming structure will lose its nonconforming rights if the structure experiences substantial destruction (MMC 16.36.060(D)). Substantial destruction is defined as removing more than 60 percent of the existing wall framing of a structure (MMC 16.12.200).
9. As proposed, the structure will not experience substantial destruction. However, reducing the south side yard setback to 5-feet and increasing the structural coverage by 77 square feet will increase existing nonconformities and necessitates a hearing in front of Medina's Hearing Examiner.

DEVELOPMENT STANDARDS:

10. Minimum zoning setback requirements are set forth in Table 16.22.030(A). An 11,761 square foot lot requires a setback distance of 26-feet from the front and rear property lines and 10-feet from each side property line. The variance request would only alter the south side yard setback by reducing it to 5-feet. The front yard setback of approximately 18'-6 ½", the north side setback of approximately 4'-10 ¾" and the east rear setback of 24'-1 ¾" would remain the same (Exhibit 7).

11. Maximum structural and impervious surface standards are established in MMC 16.23.020. This property is allowed a maximum structural coverage of 28.33 percent or 3,331.89 square feet. The variance request would result in a maximum structural coverage of 40.73 percent or approximately 4,789.11 square feet. This is a net increase of approximately 76.24 more square feet than what is existing ($4,789.11 - 4,712.87 = 76.24$) (Exhibit 9).

The maximum impervious surface is 55 percent (6,468.55 square feet) of the lot (Table 16.23.020(A)). The variance request would result in an impervious surface of 6,003.03 square feet, which conforms to the code.

12. The maximum height in the R-16 zoning district is 25-feet from the low and high points of original grade or 28-feet from the high and low points of finished grade and whichever grade has the lower upper elevation is what is used (MMC 16.23.050(A)). The variance request would be below 25-feet from the high and low points of original grade (Exhibit 7).

NON-ADMINISTRATIVE VARIANCE:

13. Pursuant to MMC 16.72.030(C) and MMC 16.80.060(C), a non-administrative variance application is processed as a Type 3 decision. The Hearing Examiner is authorized to hear and decide non-administrative variance application requests pursuant to MMC 2.78.070 and MMC 16.803.060(C).
14. The applicant has requested a variance from dimensional development standards for a reduction in the west rear yard setback and an increase of nonconforming structural coverage in the R-16 zoning district.
15. MMC 16.72.030(E) sets forth certain limitations on the granting of a non-administrative variance. This includes:

- a. *Relief from dimensional standards where the application of the dimensional standard would result in an unusual or unreasonable hardship due to physical characteristics of the site.*

The applicant is requesting relief from dimensional development standards for a reduction in the south side yard setback from 10-feet to 5-feet and to increase the existing nonconforming structural coverage by 77 square feet for a maximum of 4,790 square feet or 40.73% of the lot to accommodate a garage bay addition.

- b. *Evidence of other variances granted under similar circumstances shall not be considered in the granting of a non-administrative variance.*

The applicant has not cited any other variance applications to provide justification for granting this application.

- c. *No variance shall be granted ... to alter any definition or interpretation of this title; to alter a provision establishing a use within a zoning district; or to alter any procedural provisions.*

The applicant is seeking relief from dimensional development standards for a south side yard setback reduction and an increase in existing nonconforming structural coverage in

the R-16 zoning district. The application does not involve altering any definitions or interpretations, or establishing a use not permitted within the R-16 zone, nor does it alter any procedural requirements of the municipal code.

16. The applicant provided information addressing the approval criteria set forth in MMC 16.72.030(F):

- a. *The variance does not constitute granting of special privilege inconsistent with the limitations upon uses of other properties in the Property's vicinity and zone in which the subject property is located.*

APPLICANT RESPONSE: The variance does not grant a special privilege inconsistent with the limitations upon uses of other properties in the vicinity of 922 87th Ave NE. Around our neighborhood there are many old and new houses that has second floor added and total square footage significant more than what we proposed above. Our neighbors on the right and in front both have second floor structures, and many have 3 car garages, so the house will continue to be in rhythm with the rest of the neighborhood. Our primary relief request is for right side yard setback from 10ft to 5ft so that we can accommodate a 3rd car garage and this setback is needed only for the garage length of 26ft. The structure above the garage will continue to be 10ft away from the property line and respect neighbors' privacy and will not hinder with natural light.

STAFF ANALYSIS: The property is zoned R-16 Single-Family Residence, and a detached single-family dwelling is permitted pursuant to MMC 16.21.030. The granting of the variance would not alter this use. The proposal is, therefore, consistent with the limitations on uses of other properties in the vicinity and in the R-16 zone.

- b. *The variance is necessary because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the property is located.*

APPLICANT RESPONSE: We bought this house in Dec 2019 and with the pandemic we transitioned into work from home permanently, resulting in the need of dedicated office spaces. We also have our parents now living with us for 6 months a year. The house, though good size 3380sq ft. but has only 3 bedrooms and not enough spaces to accommodate two office spaces & additional living space. We tried many months with design team to restructure the existing bedroom & living spaces to create office spaces, but this eventually turn into a full rebuild of the house. Hence, we are pursuing the option to add additional space on the top of the existing structure.

STAFF ANALYSIS: The existing residence was built in 1956 under a different development code on a lot that the current municipal code considers substandard to the R-16 zoning district because it is less than 16,000 square feet. The existing garage is located approximately 10'-5 1/2" from the south property line which prevents an addition that would be large enough to accommodate another car. Even if the garage were to be reconfigured to add space for a third car by increasing the garage depth, that would either require the owners to lose interior living space (which they have already stated they are limited with from hosting visiting family members for half of the year) or a remodel that would push everything east, thereby requiring a variance for the rear setback and

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additional structural coverage. Whether the variance is necessary because of special circumstances relating to the size, shape, topography, location, or surroundings of this property, to provide it with use rights and privileges permitted to other properties in the vicinity and in this zone are for the Hearing Examiner to determine.

- c. *The variance is necessary to relieve a material hardship that cannot be relieved by any other means such that the material hardship must be related to the land itself and not to problems personal to the applicant.*

APPLICANT RESPONSE: The house is single story rambler and currently at the limit of structural coverage. To meet the needs of office space and additional living spaces, we have designed plans to add space through the addition of the second floor. We have been very careful with our plans and extending house to meet the minimum needs vs adding a full blown second story on the entire structure. Though we are asking for relaxing the right-side yard setback to 5ft the second story addition will continue to stay 10ft away from the property line.

STAFF ANALYSIS: The existing condition for this property is that the residence is legally non-conforming to three of the four setbacks and exceeds the current code's maximum structural coverage, leaving the homeowners with limited options of remodeling to meet the changing needs of their family. Whether this constitutes a material hardship related to the land itself is for the Hearing Examiner to decide.

- d. *The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.*

APPLICANT RESPONSE: There are multiple houses around our street which are significantly larger sizes in similar lot sizes and have 3 car garages. The addition plans are embracing the current architecture of the house as can be seen from the plans attached. Our immediate neighbors at the right and front follow similar setup, so the house will continue to be in rhythm with the rest of the neighborhood. Plus, our neighbors have expressed support for making these improvements and this enhancing the overall curb appeal of the street. Overall, the variance is not materially detrimental to the public or improvements in the vicinity or within the R-16 zone.

STAFF ANALYSIS: The proposal has been intentionally designed to create as minimal an impact on abutting neighbors while at the same time meeting the needs of the applicant's family. The addition will not cause a change in use of the property as a single-family home. There is existing vegetation and a fence along the southern property line that will remain and continue to act as a visual and noise buffer. The second-floor portion of the addition will be 10-feet from the property line which conforms to the current side yard setback requirement. Once constructed, the proposal will not generate new traffic to the site. Whether the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone is for the Hearing Examiner to decide.

- e. *The variance is the minimum necessary to provide reasonable relief.*

APPLICANT RESPONSE: We iterated through multiple architectural options to accommodate the needs for office and additional living space. But most ended up significant changes to the existing structure which was equivalent of a rebuild of entire plat. Addition of a car garage to the existing structure & building living space on top enables to meet the necessities. We have taken reasonable precautions & measures to keep the variance to minimum like reducing & removing structural coverage for existing areas like eaves, front porch & storage shed and for the garage addition we are requesting right sideyard setback for the garage length, the structure behind the garage and above the garage will continue to comply with 10ft setback requirements.

STAFF ANALYSIS: The applicant has had many discussions over many months with the City about the possibility of constructing an addition on this lot. They are voluntarily offering to reduce as much structural coverage from eaves and the shed as possible to get their proposal down to the true minimum necessary to provide relief. They have considered many options and have concluded that this is the least impactful path. Whether this request for a variance is the minimum necessary to provide reasonable relief is for the hearing examiner to determine.

PUBLIC COMMENTS

17. As of the date of this staff report, the City received one (1) letter of opposition from Peter Vall-Spinosa (8623 NE 7th Street) via email on February 20, 2022 (Exhibit 8a). The letter objects to the variance because *Bellevue has a five-foot rule and the county may vary even differently. A wall at 5-feet is a horrible precedent. The next house to be built on that lot, particularly if it is a "remodel" as some are in order to avoid the time involved in permitting a new house, can have a wall at 5-feet.* Mr. Vall-Spinosa continues his objection by stating *Medina requires the agreement of neighbors on huge lots for similar reasoning.* He further writes that *a wall intruding into the setbacks in Medina destroys one of the primary reasons Medina was incorporated.* That the residents behind incorporation *wanted to ensure homes were not built as close as the county or Bellevue allowed.*
18. The letter was received after the February 14, 2022, public comment deadline. For comments that are received by the deadline, the City asks the applicant to provide a response to the concerns and issues that are raised. As this was received after the close the of the comment period, this was forwarded to the applicant, but they were not asked to respond; the applicant will have an opportunity to do that during the pre-decision hearing.
19. Staff would like to clarify that Medina does not require an agreement between neighbors for large lots regarding setbacks. Any agreement reached between neighbors for any issue is a civil matter that does not concern the City. As one of the reviewers of building permits, Staff can attest that additions/remodels do not necessarily have a shorter processing time than a new single-family residence and there are multiple reasons as to why a homeowner would opt to remodel an existing structure rather than tear down and rebuild. Finally, by their nature variances do not and cannot set a precedence. Variances are site specific and just because a variance was granted for one lot does not mean a similar request on a different lot will be granted.

PART 6 – CONCLUSION

1. Pursuant to MMC 2.78.070 and MMC 16.80.060(C), the Hearing Examiner has the authority to hold a public hearing and decide non-administrative variance applications. The applicant has requested the non-administrative variance to reduce the south side yard setback from 10-feet to 5-feet and to increase the existing structural coverage by 77 square feet to accommodate a garage bay addition.
2. Proper notice for this public hearing has been provided. Notices was posted on the property and mailed to surrounding property owners within 300 feet or 3 parcels depth, which is greater but not to exceed 1,000 feet, published in the Seattle Times newspaper on February 24, 2022, more than 15 days prior to the date of the hearing (Exhibit 4c).
3. Pursuant to MMC 16.72.030(F), a non-administrative variance application may only be approved if the following criteria are met:
 - a. *The variance does not constitute a granting of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located.*

CONCLUSION: See Analysis 15a. The Hearing Examiner will need to conclude whether this criterion is satisfied.

- b. *The variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located.*

CONCLUSION: See Analysis 15b. The Hearing Examiner will need to conclude whether this criterion is satisfied.

- c. *The variance is necessary to relieve a material hardship that cannot be relieved by any other means such that the material hardship must relate to the land itself and not to problems personal to the applicant.*

CONCLUSION: See Analysis 15c. The Hearing Examiner will need to conclude whether this criterion is satisfied.

- d. *The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.*

CONCLUSION: See Analysis 15d. The Hearing Examiner will need to conclude whether this criterion is satisfied.


- e. *The variance is the minimum necessary to provide reasonable relief.*

CONCLUSION: See Analysis 15e. The Hearing Examiner will need to conclude whether this criterion is satisfied.

PART 7 – STAFF RECOMMENDATION

As a matter of policy, staff does not make a recommendation on non-administrative variance applications. If the request for a non-administrative variance is granted, however, staff recommends the following conditions be included:

1. Relief from the south side yard setback and additional structural is granted only to the extent shown in Exhibit 7, which indicates a new south side setback of 5-feet and a maximum structural coverage of 40.73% or 4,790 square feet of the lot. Any modifications to the plans as they have been submitted in Exhibit 7 shall require a new variance.
2. All other zoning and development regulations applicable to the project shall be followed and confirmed during building permit review.
3. Pertinent construction permits shall be obtained prior to starting construction activity.
4. An approved non-administrative variance shall expire if within one year of the date the decision of the non-administrative variance becomes final, a complete building permit application is not submitted. A six-month extension may be granted pursuant to MMC 16.72.030(H).



Stephanie Keyser, AICP
Planning Manager

3/15/2022

Date



DEVELOPMENT SERVICES

OWNER'S DECLARATION OF AGENCY A-05

Exhibit 2

501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

Project Address 922 87th Ave NE Medina WA 98039 Parcel No. 062690-0020

I/We Gunjan Sood & Maninder Kaur do hereby declare and affirm that I/we are:

- the owners or contract purchasers of the above property
an officer or representative of a Washington corporation or trust which is the owner of the above property.

AGENCY

I/We are applying for one or more permits for development of the above property. I/We understand that the proposed work may also include additional permits for land use approvals.

For the purposes of applying for the applicable permits and managing the owner's responsibility for compliance with the approved plans and any land use permits associated with this project, I/we

- will act as my own agent
do hereby appoint to act as my agent in dealing with the City of Medina in all acts and decisions related to processing the application for permit, review and approval of the application, authorization of revisions, and coordination of required inspections and project approvals.

AGREEMENT TO CONDITIONS

I/We agree as a condition of this permit:

- To comply with all applicable codes, ordinances, laws and conditions of approval in effect at time of permit issue.
To ensure that all work shall be done in accord with the approved plans and specifications, which shall not be modified without the prior approval of the Building Official.
To inform all contractors, subcontractors and workers of these conditions and any project mitigation requirements agreed to, and I/we will enforce compliance thereto.
To maintain the approved plans, all correction notices, all inspection reports, and all permit documents on the project site and readily available to the inspectors.
To ensure that requests are made to the City for the required inspections.
To cause all certifications required by the City to be completed and to reconcile the permit fees upon completion of the work.
I/We acknowledge that consultant fees may be incurred as a result of the review and inspection of the proposed work.

SALES TAX

All contractors and vendors must report sales taxes for transactions in the City of Medina on quarterly combined excise tax returns. The 4-digit location code for the City of Medina is 1718.

OWNER OR OFFICER/REPRESENTATIVE NAME AND SIGNATURES

I HAVE READ, UNDERSTOOD AND AGREE TO THE ABOVE REQUIREMENTS.

Signature [Handwritten] Date 12/20/2021

Name GUNJAN SOOD MANINDER KAUR

Instrument Number: 20191223001297 Document:WD Rec: S104.50 Page-1 of 2
Excise Docs: 3026983 Selling Price: \$2,300,000.00 Tax Amount: \$40,945.00 Record Date:12/23/2019 2:52 PM
Electronically Recorded King County, WA

AFTER RECORDING MAIL TO:

Gunjan Sood and Maninder Kaur
922 87th Ave NE
Medina, WA 98039

FIRST AMERICAN 3346323

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4203-3346323 (TMB)**

Date: **December 08, 2019**

Grantor(s): **Robert M Kraft and Lori S Kraft**

Grantee(s): **Gunjan Sood and Maninder Kaur**

Abbreviated Legal: **LOT 2, BEARDSLEY'S ADD., VOL. 55, P. 2, KING COUNTY**

Additional Legal on page:

Assessor's Tax Parcel No(s): **062690002001**



THE GRANTOR(S) Robert M Kraft and Lori S Kraft, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Gunjan Sood and Maninder Kaur, husband and wife**, the following described real estate, situated in the County of **King**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of King, State of Washington, described as follows:

LOT 2, BEARDSLEY'S ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 55 OF PLATS, PAGE 2, IN KING COUNTY, WASHINGTON.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Instrument Number: 20191223001297 Document:WD Rec: S104.50 Page-2 of 2
Record Date:12/23/2019 2:52 PM King County, WA

APN: 062690002001

Statutory Warranty Deed
- continued

File No.: 4203-3346323 (TMB)

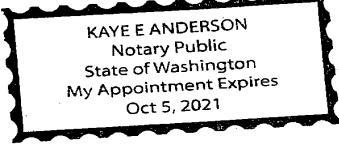
Robert M. Kraft

Lori S. Kraft

STATE OF Washington)
COUNTY OF King)-ss
)

I certify that I know or have satisfactory evidence that **Robert M. Kraft and Lori S. Kraft**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Dec. 13, 2019 *Kaye E Anderson*



Notary Public in and for the State of Washington
Residing at Redmond
My appointment expires: 10/05/2021

Unofficial Copy



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

January 24, 2022

Gunjan Sood & Maninder Kaur
922 87th Avenue NE
Medina, WA 98039
(via email: gunjan.sood@gmail.com)

**Re: Determination of Complete Application – P-22-002
922 87th Avenue NE**

Dear Mr. Sood,

The City has reviewed the above referenced application for a request for a non-administrative variance to reduce the south side yard setback from 10-feet to 5-feet and to increase the existing nonconforming structural coverage by 77 square feet for a maximum of 4,790 square feet or 40.73% of the lot to accommodate a garage bay addition at 922 87th Avenue NE and has determined it is complete pursuant to MMC 16.80.100. The City will issue a Notice of Application to notify parties of the application in accordance with MMC 16.80.110. The notice will be mailed and posted by the City within 14 days of the date of this letter pursuant to MMC 16.80.140.

Please be aware that this determination does not preclude the City from requesting additional information. If you have questions, please do not hesitate to contact me directly at skeyser@medina-wa.gov or 425.233.6416.

Sincerely,

Stephanie Keyser, AICP
Planning Manager



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

NOTICE OF APPLICATION

Proposal: Request for a non-administrative variance to reduce the south side yard setback from 10-feet to 5-feet and to increase the existing nonconforming structural coverage by 77 square feet for a maximum of 4,790 square feet or 40.73% of the lot to accommodate a garage bay addition.

File No. P-22-002 Non-Administrative Variance

Applicant: Gunjan Sood (Owner/Agent)

Site Address: 922 87th Avenue NE

Required Permits/Studies: Future Building Permit

Application Received:	January 24, 2022
Determination of Completeness:	January 24, 2022
Notice of Application:	January 31, 2022

PUBLIC COMMENTS: Pursuant to MMC 16.80.110(B)(7), this application has a 14-day public comment period to receive written comments on this proposal. Comments must be submitted to Medina City Hall (via staff email below) by **4:00 pm, February 14, 2022**.

STATE ENVIRONMENTAL POLICY ACT: The proposal is exempt from environmental (SEPA) review pursuant to WAC 197-11-800(6)(e).

DETERMINATION OF CONSISTENCY: Pursuant to RCW 36.70B.040, a preliminary determination has found the proposal consistent with the provisions of the Medina Municipal Code.

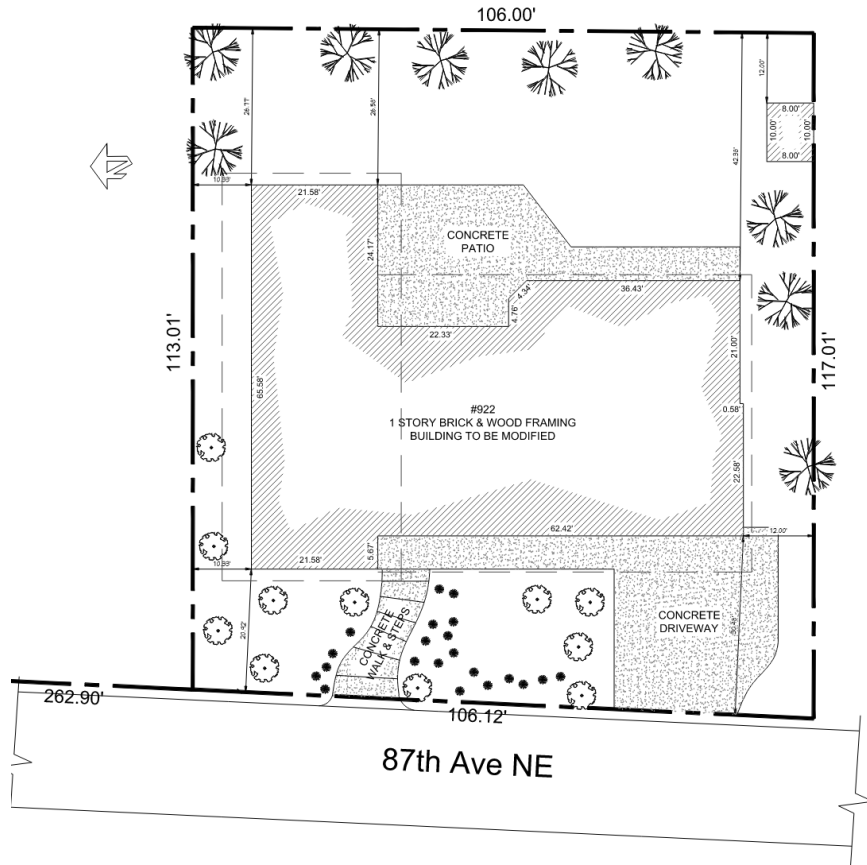
PUBLIC HEARING: The Non-Administrative Variance will have a hearing before the Medina Hearing Examiner. **A SEPARATE MAILING** will be sent with the date and time of the hearing once the public comment period has expired.

APPEAL RIGHTS: A Type 3 Non-Administrative Variance may be appealed to the King County superior court pursuant to MMC 16.80.220(B) and 36.70C RCW.

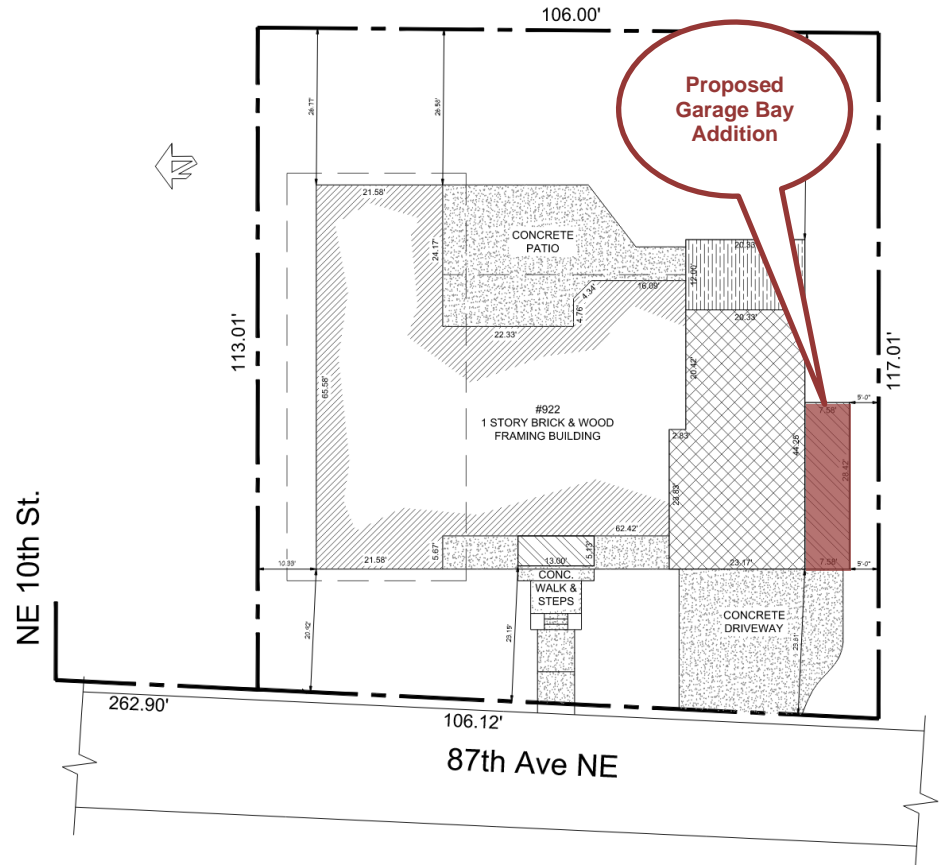
QUESTIONS: Due to Covid-19 and temporary changes to City Hall, please **email** the staff contact below to review the complete application electronically, or if you have any questions.

STAFF CONTACT: Stephanie Keyser, AICP, Planning Manager, at (425) 233-6416 or skeyser@medina-wa.gov

Site Plan



Existing Site



Variance Request

CITY OF MEDINA DECLARATION OF POSTING

Michael Houli does declare as follows:

That s/he is an employee of the city of Medina and that on the:

1st day of FEBRUARY 20 22

s/he caused a true and correct legible copy of the following described documents to be posted at each of the following indicated locations:

MH Medina City Hall, 501 Evergreen Point Road, Medina

CE/DM City Website

MH Medina Post Office, 816 Evergreen Point Road, Medina

MH Public notice board at Medina Park Northeast 12th Street parking lot.

MH At two locations within 300 feet of the property in question described by its street address as follows:

922 87th Avenue NE

Description of document:

NOA P-22-002

A copy of the posted item is attached hereto.

Signed under the penalties of perjury of the laws of the state of Washington at Medina, Washington this:

1st day of FEBRUARY 20 22

Michael Houli
Signature of posting employee



CITY OF MEDINA NOTICE OF APPLICATION

Proposal: Request for a non-administrative variance to reduce the south side yard setback from 10-feet to 5-feet and to increase the existing nonconforming structural coverage by 77 square feet for a maximum of 4,790 square feet or 40.73% of the lot to accommodate a garage bay addition.

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PUBLIC COMMENTS: Pursuant to MMC 16.80.110(B)(7), this application has a 14-day public comment period to receive written comments on the proposal. Persons wishing to provide written comments must submit them by **4:00 pm on February 14, 2022**, to Medina City Hall via the staff email below.

PUBLIC HEARING: This application will have a hearing before the Medina Hearing Examiner. **A separate notice** will occur with the date and time of the hearing once the public comment period has expired.

STATE ENVIRONMENTAL POLICY ACT: The proposal is exempt from environmental (SEPA) review pursuant to WAC 197-11-800(6)(e)

DETERMINATION OF CONSISTENCY: Pursuant to RCW 36.70B.040, a preliminary determination has found the proposal consistent with the provisions of the Medina Municipal Code.

APPEAL RIGHTS: Type 3 decisions made by the Medina Hearing Examiner may be appealed to King County superior court pursuant to MMC 16.80.220(B) and 36.70C RCW.

QUESTIONS: Due to Covid-19 and temporary changes to City Hall, please email the staff contact below to review the complete application electronically, or if you have questions.

STAFF CONTACT: Stephanie Keyser, AICP, Planning Manager, at (425) 233-6416 or skeyser@medina-wa.gov

Below: Site Plan



Existing Site



Variance Request


Stephanie Keyser, AICP, Planning Manager

1/31/2022
Notice Issued

WARNING!
Posted notice is not to be removed, mutilated or concealed in any way.

CITY OF MEDINA DECLARATION OF MAILING

Stephanie Keyser does declare as follows:

That s/he is an employee of the city of Medina and that on the 24th day of February 2022 s/he caused a true and correct legible copy of the following described documents to be mailed to all residences which are within 300 feet of the property in question described by its street address as follows:

922 87th Avenue NE

Description of document:

NOH

A copy of the mailed item and the addresses to which it was mailed are attached hereto.

Signed under the penalties of perjury of the laws of the state of Washington at Medina, Washington this:

24th day of February 20 22



Signature of mailing employee



CITY OF MEDINA NOTICE OF VIRTUAL HEARING

NOTICE IS HEREBY GIVEN that the Medina Hearing Examiner will conduct a virtual public hearing on **Tuesday, March 22, 2022, at 3:00 PM** or as called as soon thereafter via Zoom. The purpose of this hearing is to consider testimony for and against the following:

Proposal: Request for a non-administrative variance to reduce the south side yard setback from 10-feet to 5-feet and to increase the existing nonconforming structural coverage by 77 square feet for a maximum of 4,790 square feet or 40.73% of the lot to accommodate a garage bay addition.

File No. Non-administrative Variance (P-22-002)

Applicant: Gunjan Sood (Owner/Agent)

Site Address: 922 87th Avenue NE

YOU ARE INVITED to attend the remote hearing and make oral and written comments. The Hearing Examiner has the discretion to limit testimony to relevant, non-repetitive comments and to set time limits. If you are unable to attend, written comments, photographs, or other exhibits on the application may be submitted to the staff contact or address below before the hearing date. The Hearing Examiner gives equal weight to testimony submitted in person at a hearing and written comments that are submitted.

For information on how to participate in the remote hearing, please see the City's website for the hearing agenda which will be posted by Friday, March 18, 2022, at 4:00 PM. Please either log in or phone in at the beginning of the hearing to participate. If you need special accommodations, please contact the staff below.

STATE ENVIRONMENTAL POLICY ACT: The proposal is exempt from environmental (SEPA) review pursuant to WAC 197-11-800(6)(e).

APPEAL RIGHTS: Appeal of the Non-administrative Variance is to King County Superior Court pursuant to MMC 16.80.220(B).

QUESTIONS: The complete application may be reviewed at City Hall. Requests for information and/or written comments may be directed to the staff contact below, or to Medina City Hall, Attn: Development Services, 501 Evergreen Point Road, Medina, WA 98039.

STAFF CONTACT: Stephanie Keyser, AICP, Planning Manager, at (425) 233-6416 or skeyser@medina-wa.gov.


 Stephanie Keyser, AICP, Planning Manager

2/24/2022
 Notice Issued

WARNING!

Posted notice is not to be removed, mutilated or concealed in any way.

932 87TH AVE NE
MEDINA WA 98039

922 87TH AVE NE
MEDINA WA 98039

912 87TH AVE NE
BELLEVUE WA 98004

ZORKIN KRISTO
804 86TH AVE NE
MEDINA WA 98039

920 86TH AVE NE
MEDINA WA 98039

911 87TH AVE NE
MEDINA WA 98039

925 87TH AVE NE
MEDINA WA 98039

804 86TH AVE NE
MEDINA WA 98039

8623 NE 10TH ST
MEDINA WA 98039

958 87TH AVE NE
MEDINA WA 98039

PO BOX 337
MEDINA WA 98039

8612 NE 10TH ST
MEDINA WA 98039

8622 NE 10TH ST
MEDINA WA 98039

8632 NE 10TH STREET
MEDINA WA 98039

955 88TH AVE NE
MEDINA WA 98039

945 88TH AVE NE
MEDINA WA 98039

935 88TH AVE NE
MEDINA WA 99039

925 88TH AVE NE
MEDINA WA 98039

915 88TH AVE NE
MEDINA WA 98039

905 88TH AV NE
MEDINA WA 98039

904 88TH AVE NE
MEDINA WA 98039

914 88TH AVE NE
MEDINA WA 98039

924 88TH AV NE
MEDINA WA 98039

934 88TH AVE NE
MEDINA WA 98039

944 88TH AVE NE
MEDINA WA 98039

954 88TH AVE NE
MEDINA WA 98039

916 86TH AVE NE
MEDINA WA 98039

3190 HIDDEN SHORES LN
CAMANO ISLAND WA 98282

PO BOX 123
MEDINA WA 98039

8458 NE 9TH ST
MEDINA WA 98039

CITY OF MEDINA DECLARATION OF POSTING

Michael Holly does declare as follows:

That s/he is an employee of the city of Medina and that on the:

24th day of February 20 22

s/he caused a true and correct legible copy of the following described documents to be posted at each of the following indicated locations:

DN Medina City Hall, 501 Evergreen Point Road, Medina

DN City Website

MH Medina Post Office, 816 Evergreen Point Road, Medina

MH Public notice boards at Medina Park Northeast 12th Street parking lot.

MH At two locations within 300 feet of the property in question described by its street address as follows:

922 87th Avenue NE

Description of document:

NOH (Non-Admin Variance) P-22-002

A copy of the posted item is attached hereto.

Signed under the penalties of perjury of the laws of the state of Washington at Medina, Washington this:

24th day of FEBRUARY 20 22

Michael Holly
Signature of posting employee



CITY OF MEDINA

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File No. Non-administrative Variance (P-22-002)

Applicant: Gunjan Sood (Owner/Agent)

Site Address: 922 87th Avenue NE

YOU ARE INVITED to attend the remote hearing and make oral and written comments. The Hearing Examiner has the discretion to limit testimony to relevant, non-repetitive comments and to set time limits. If you are unable to attend, written comments, photographs, or other exhibits on the application may be submitted to the staff contact or address below before the hearing date. The Hearing Examiner gives equal weight to testimony submitted in person at a hearing and written comments that are submitted.

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STAFF CONTACT: Stephanie Keyser, AICP, Planning Manager, at (425) 233-6416 or skeyser@medina-wa.gov.


Stephanie Keyser, AICP, Planning Manager

2/24/2022
Notice Issued

WARNING!

Posted notice is not to be removed, mutilated or concealed in any way.

Stephanie Keyser

From: Legals <legals@seattletimes.com>
Sent: Tuesday, February 22, 2022 1:55 PM
To: Stephanie Keyser
Subject: RE: 22874 - 22876 - Legal Ads - City of Medina
Attachments: 22876.jpg; 22874.jpg

Hi Stephanie,
These notices are all set to publish on Thursday Feb. 24, proofs are attached and prices are below.
Thank you!

Order 22874: \$156.10
Order 22876: \$245.30

Holly Botts (she/her)
Legal Advertising Representative
p: (206) 652-6604
e: hbotts@seattletimes.com



From: Stephanie Keyser <skeyser@medina-wa.gov>
Sent: Tuesday, February 22, 2022 7:43 AM
To: Legals <legals@seattletimes.com>
Subject: Legal Ads - City of Medina

Good Morning,

Attached please find two legal ads for publication on Thursday, Feb. 24th.

Thanks!
Stephanie

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



DEVELOPMENT
SERVICES

NON-ADMINISTRATIVE VARIANCE CHECKLIST

501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

This checklist contains the minimum submission requirements for a non-administrative variance that are due at the time of submittal. Please note that not all items listed may apply to your submittal.

COMPLETE APPLICATION

<input checked="" type="checkbox"/>	Variance Checklist
	Complete Variance Application: <input checked="" type="checkbox"/> Application form <input checked="" type="checkbox"/> Signature of applicant/agent <input checked="" type="checkbox"/> All questions answered in full
<input checked="" type="checkbox"/>	Declaration of Agency form
<input checked="" type="checkbox"/>	Proof of Ownership (copy of deed)
<input checked="" type="checkbox"/>	Site Plan with required information
<input checked="" type="checkbox"/>	Building plans, elevations, and/or sections with area of variance highlighted
<input checked="" type="checkbox"/>	Documentation of Original Grade (if applicable)
<input type="checkbox"/>	State Environmental Policy Act (SEPA) Checklist for non-residential uses (if applicable)
	Mailing labels – Word doc formatted to Avery address labels <input checked="" type="checkbox"/> Mailing labels containing the names of property owners and their mailing addresses for all properties within 300 feet <u>or</u> three (3) parcels depth, whichever distance is greater but not to exceed 1,000 feet. <input checked="" type="checkbox"/> Vicinity map showing the site with the 300' or three (3) parcels depth minimum buffer of property owners who will be notified of the application.
<input checked="" type="checkbox"/>	Perspective drawings, renderings, studies or additional supporting information (if applicable)



DEVELOPMENT SERVICES

NON-ADMINISTRATIVE VARIANCE APPLICATION

501 EVERGREEN POINT ROAD MEDINA, WA 98039
PHONE: 425-233-6414/6400

Complete this form for the following:

- Relief from dimensional zoning standards and
- The relief is not eligible for an administrative variance or minor deviation

General Information

Owner Name: Gunjan Sood & Maninder Kaur

Property Address: 922 87th Ave NE Medina WA 98039

Legal Description: LOT 2, Beardsley's addition, according to the plat thereof, recorded in volume 55 of plats, page 2 in king county, Washington. Situate in the county of King, State of Washington	Tax Parcel Number: 062690-0020
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Agent / Primary contact

Name: Gunjan Sood	Email: Gunjan.Sood@gmail.com
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Contact Phone: 425-894-1526	Alternative Phone:
------------------------------------	---------------------------

Mailing Address: 922 87th Ave NE	City:	State:	Zip:
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Property Information

Lot Size: 11,655	Critical area(s) located on the property (Ch. 20.50 MMC)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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Zoning District:

R-16 R-20 R-30 SR-30 Public NA (Neighborhood Auto)

Check all boxes for which relief is requested:	<input type="checkbox"/> Maximum height	<input checked="" type="checkbox"/> Minimum setback
	<input checked="" type="checkbox"/> Maximum structural coverage	<input type="checkbox"/> Other _____
<input type="checkbox"/> Maximum impervious surface coverage		

Please clearly state what your variance request is (i.e. This is a request to reduce the rear yard setback from 30 ft. to 15 ft.)
Request to reduce right sideyard setback from 10ft to 5ft for the garage length of 26' and to increase the maximum structural coverage by 77sf

List known variances or special/conditional use permits previously approved for this property:
NA

Please describe any known nonconforming conditions:
NA

Please provide a complete description of the proposed project (attach additional pages if necessary):

The addition to our house aims to help us with permanent remote office setup and create space for our parents to live with us. We are looking to make the following additions, this will add structural coverage of 337 sq ft

- Add a car garage to the existing 2 car garage structure
- Add floor on top of garage and the room behind garage which will contain a bedroom suite, office space & rec room with balcony

To offset the structural coverage, we will be reducing footprint of existing structure by 519 sq ft.

- Remove the shed from the rear yard (8'x10')
- Remove Front porch (25.8'x6')
- Reduce the Eaves On the left side of the house from 5ft to 2ft (65.7'x3')
- Remove the Eaves on the right side of the house (43.7'x2')

So, the primary request for this addition is for the right sideyard setback to be relaxed from 10ft to 5ft for the length of the garage (26.5') to accommodate 3rd car garage for the growing family. The structure on top of the garage will continue to be 10ft from the property line.

Approval Criteria

The following is the approval criteria for a non-administrative variance. Please respond to each item by providing as much detailed information as possible to support your request. Attach additional pages if necessary.

1. The variance does not constitute a granting of special privilege inconsistent with the limitations upon uses of other properties in the vicinity and zone in which the subject property is located

The variance does not grant a special privilege inconsistent with the limitations upon uses of other properties in the vicinity of 922 87th Ave NE. Around our neighborhood there are many old and new houses that has second floor added and total square footage significant more than what we proposed above. Our neighbors on the right and in front both have second floor structures, and many have 3 car garages, so the house will continue to be in rhythm with the rest of the neighborhood. Our primary relief request is for right side yard setback from 10ft to 5ft so that we can accommodate a 3rd car garage and this setback is needed only for the garage length of 26ft. The structure above the garage will continue to be 10ft away from the property line and respect neighbors' privacy and will not hinder with natural light.

2. The variance is necessary, because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located

We bought this house in Dec 2019 and with the pandemic we transitioned into work from home permanently, resulting in the need of dedicated office spaces. We also have our parents now living with us for 6 months a year. The house, though good size 3380sq ft. but has only 3 bedrooms and not enough spaces to accommodate two office spaces & additional living space. We tried many months with design team to restructure the existing bedroom & living spaces to create office spaces, but this eventually turn into a full rebuild of the house. Hence, we are pursuing the option to add additional space on the top of the existing structure.

3. The variance is necessary to relieve a material hardship that cannot be relieved by any other means such that the material hardship must relate to the land itself and not to problems personal to the applicant

The house is single story rambler and currently at the limit of structural coverage. To meet the needs of office space and additional living spaces, we have designed plans to add space through the addition of the second floor. We have been very careful with our plans and extending house to meet the minimum needs vs adding a full blown second story on the entire structure. Though we are asking for relaxing the right-side yard setback to 5ft the second story addition will continue to stay 10ft away from the property line.

Approval Criteria (continued)

4. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated

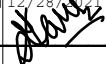
There are multiple houses around our street which are significantly larger sizes in similar lot sizes and have 3 car garages. The addition plans are embracing the current architecture of the house as can be seen from the plans attached. Our immediate neighbors at the right and front follow similar setup, so the house will continue to be in rhythm with the rest of the neighborhood. Plus, our neighbors have expressed support for making these improvements and this enhancing the overall curb appeal of the street. Overall, the variance is not materially detrimental to the public or improvements in the vicinity or within the R-16 zone.

5. The variance is the minimum necessary to provide reasonable relief

We iterated through multiple architectural options to accommodate the needs for office and additional living space. But most ended up significant changes to the existing structure which was equivalent of a rebuild of entire plat. Addition of a car garage to the existing structure & building living space on top enables to meet the necessities. We have taken reasonable precautions & measures to keep the variance to minimum like reducing & removing structural coverage for existing areas like eaves, front porch & storage shed and for the garage addition we are requesting right sideyard setback for the garage length, the structure behind the garage and above the garage will continue to comply with 10ft setback requirements.

I certify under the penalty of perjury that I am the owner of the above property or the duly authorized agent of the owner(s) acting on behalf of the owner(s) and that all information furnished in support of this application is true and correct.

Signature  Owner Agent Date 12/28/2021

Signature  Owner Agent Date 12/28/2021

November 10, 2021

JN 21423

Gunjan Sood
922 – 87th Avenue Northeast
Medina, Washington 98039
via email: gunjan.sood@gmail.com

Subject: **Original Grade Assessment**
Proposed Residence Addition Project
922 – 87th Avenue Northeast
Medina, Washington

Greetings:

This report presents our explorations, observations, and conclusions related to an assessment of original grade for the residential property where an addition to the southern side of the residence is proposed. This assessment is needed as part of the permitting process in the City of Medina. Original grade, as defined by the City of Medina, is the ground surface elevation that existed prior to any disturbance by man's activities. We excavated several test holes with hand equipment around the perimeter of the existing residence in order to obtain information regarding the original grade of property.

The property is somewhat flat, although the overall area slopes gently downward to the north. In addition, the northwestern corner of the flat property has a grade that is about 2 to 3 feet higher than the adjacent existing street. The residential property adjacent to the north appears to be about 2 to 4 feet below the subject property, while the southern adjacent property is slightly higher than the subject site. The existing one-story residence is relatively large and is located in the middle of the property. Its garage is on the southern side, and a driveway connects the garage to the street at the southwestern portion of the property. Yards, landscaping areas, and patios generally surround the residence outside of the driveway.

As noted earlier, in order to evaluate the original grade, we excavated four test holes on the property. The location of the test holes is shown on the attached Site Plan. The logs of the test holes is also attached to this report. The test holes revealed that, as is normal in this area, the core soil of the site is dense, native, glacially-consolidated silty sand soil. In completely undeveloped areas, this soil is typically found below some native topsoil and weathered silty sand at a depth in the range of 36 inches. In the southeastern test hole (Test Hole 2), the dense soil was revealed at 36 inches and was overlain with the weathered soil. In the southwestern test hole (Test Hole 1), the dense soil was revealed at about 30 inches. A small amount of fill was revealed overlying the weathered soil there. However, it appears that some of the original weathered soil had been removed and replaced with fill. Therefore, on the higher, southern side of the property, it appears that original grade level is at the existing ground surface. Two test holes were excavated on the lower, northern side of the site revealed fill soil at the ground surface and the dense soil at depths of 68 and 72 inches. Some of the weathered material appears to have been removed in these test hole areas. Because of this, we assume that the native ground surface is 36 inches above the existing ground (similar to Test Hole 2 and typical for undisturbed areas). Based on this information, we have provided a table below indicating the depth below existing ground that we determined is original grade.

Based on the discussion above, we have estimated the following representative original grades for the explorations conducted for this study:

Test Location	Depth to Dense Soil Below Existing Ground (in inches)	Depth to Original Grade Below Existing Ground (in inches)
TH-1	30	0
TH-2	36	0
TH-3	72	36
TH-4	68	32

All of the test holes were staked, and we understand that the elevation of each test hole will be determined by a licensed surveyor. Based on these elevations and the information in the table above, the original grade elevation can be determined in each test hole and can be used by the project design team per Medina code.

We trust that this information is suitable for your needs at this time. Please contact us if you have any questions regarding this report.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.



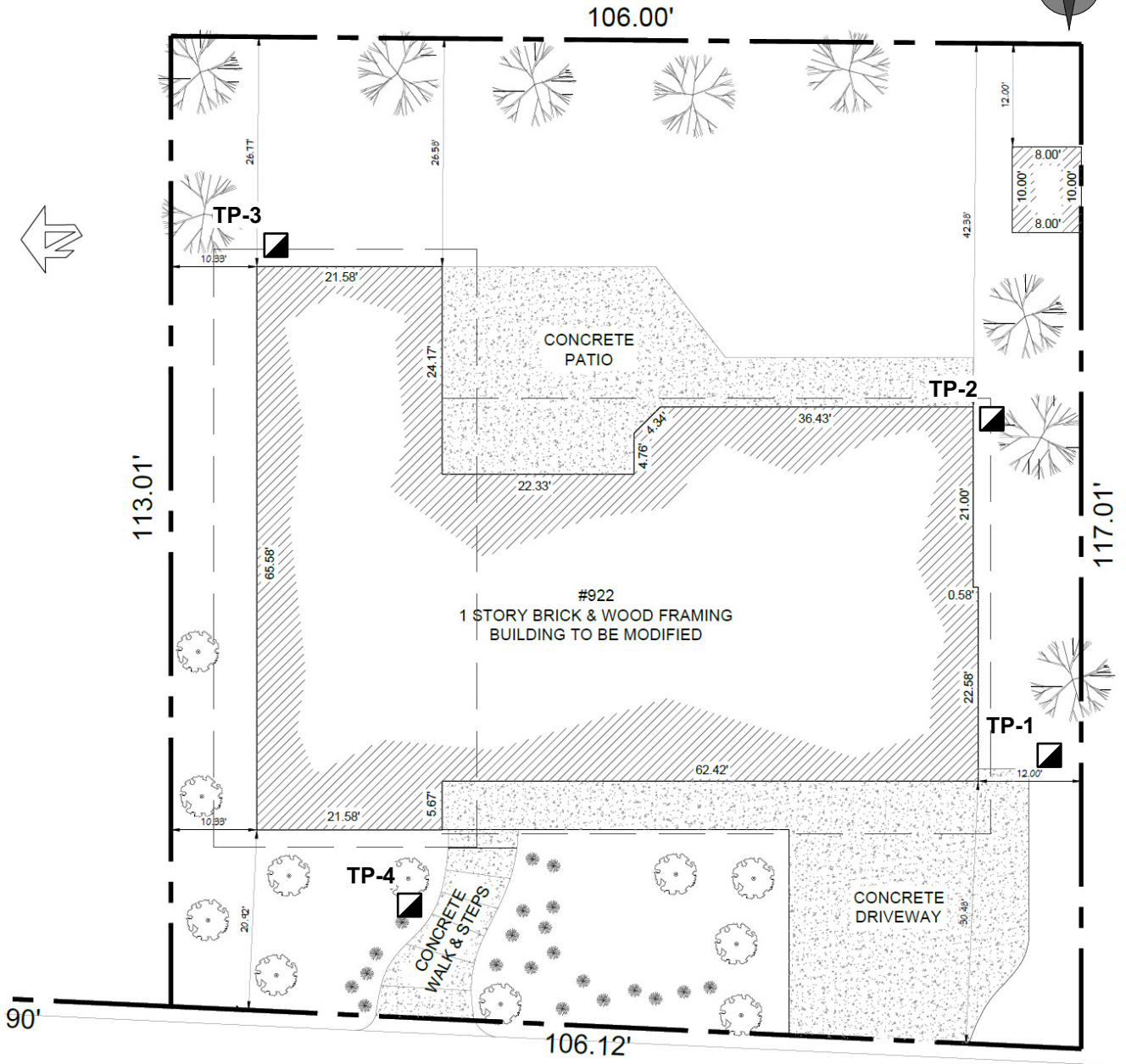
11/10/2021

D. Robert Ward, P.E.
Principal

Attachment: Site Plan, Test Hole Logs

DRW:kg

NORTH



87th Ave NE

Legend:

▣ Test Hole Location



SITE EXPLORATION PLAN
922 - 87th Avenue Northeast
Medina, Washington

Job No: 21423	Date: Nov. 2021	No Scale	Plate:	32
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TEST HOLE 1

Depth (inches)	Soil Description
0 – 12	Brown silty SAND with organics, fine-grained, moist, jumbled, loose [FILL]
12 – 30	Brown mottled orange, silty SAND with gravel and roots, fine-grained, very moist, loose [SM] - 20", becomes very silty, medium-dense - 30", becomes gray mottled orange, dense

Test Hole was terminated at 30 inches on November 5, 2021.
No groundwater seepage was encountered in the test hole.

TEST HOLE 2

Depth (Inches)	Soil Description
0.0 – 36	Brown silty SAND with roots, fine-grained, moist, loose [SM] - 36", becomes gray mottled orange, dense

Test Hole was terminated at 36 inches on November 5, 2021.
No groundwater seepage was encountered in the test hole.

TEST HOLE 3

Depth (Inches)	Soil Description
0.0 – 54	Dark-brown gravelly, silty SAND with organics, fine-grained, very moist, very loose [FILL]
54 – 72	Brown heavily mottled, silty SAND with roots, fine-grained, wet, loose [SM] - 60", becomes gray, heavily rusted, medium-dense - 72", becomes dense

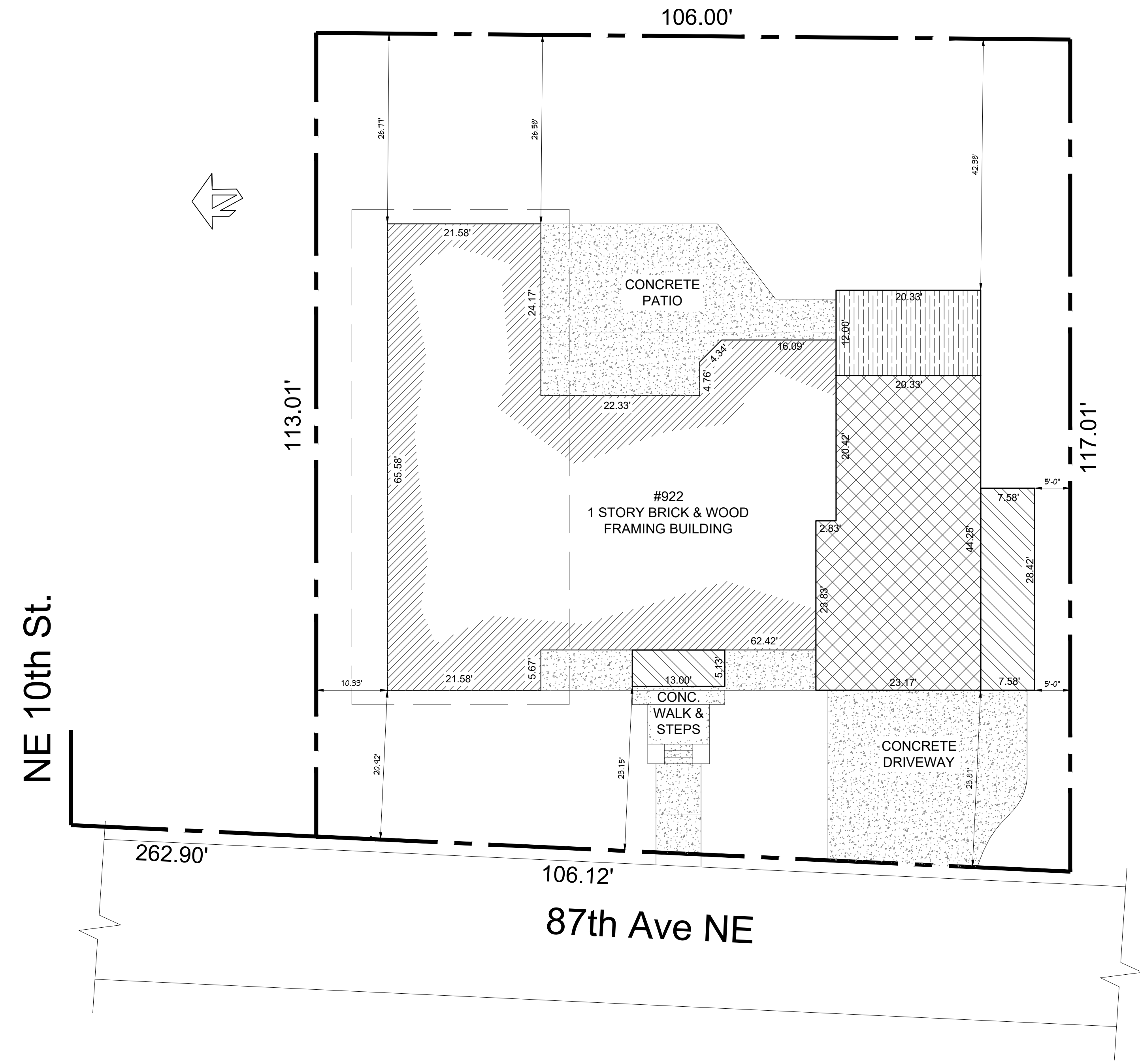
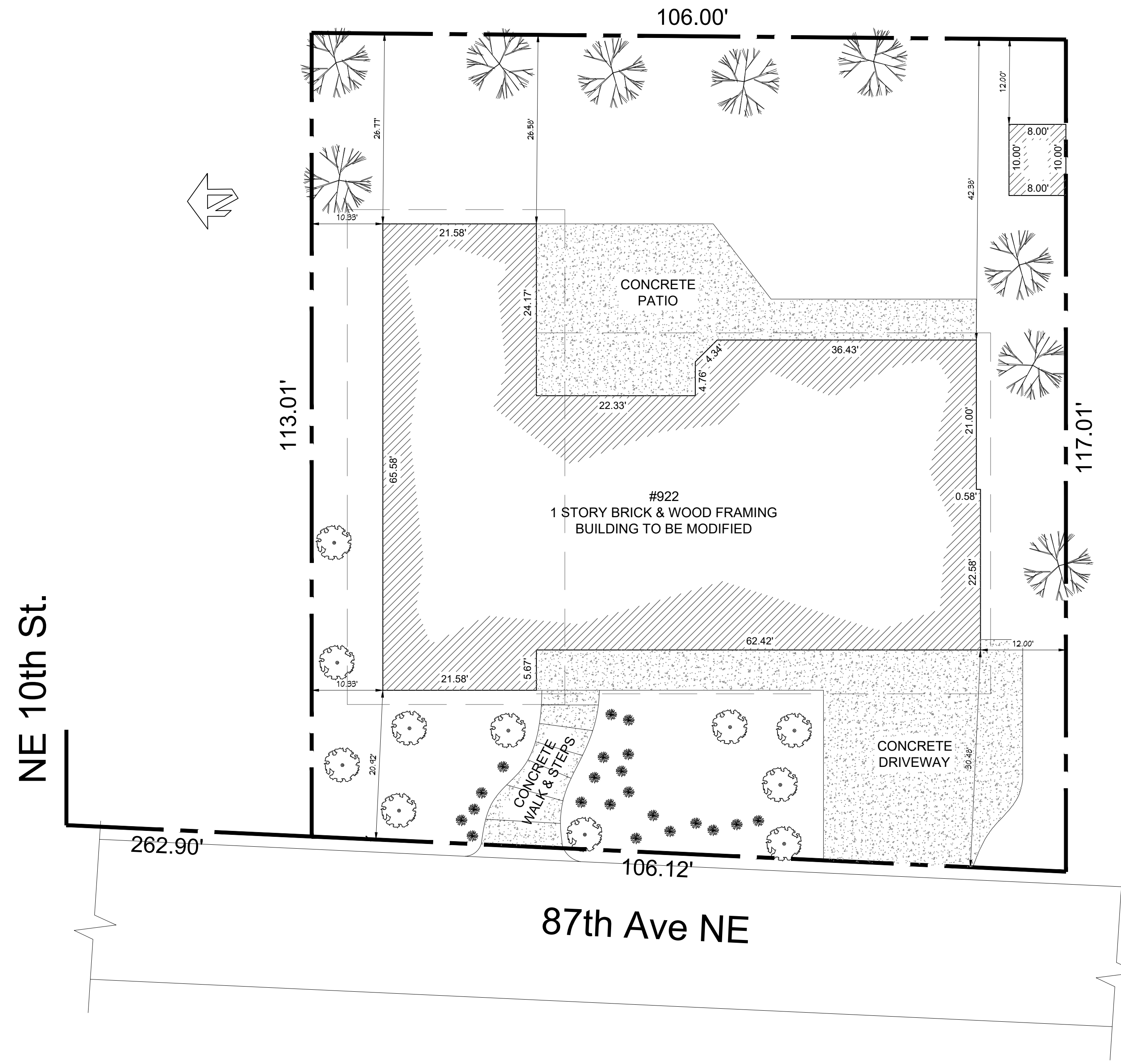
Test Hole was terminated at 72 inches on November 5, 2021.
No groundwater seepage was encountered in the test hole.

TEST HOLE 4

Depth (inches)	Soil Description
0.0 – 60	Dark-brown gravelly, silty SAND with organics, fine-grained, very moist, very loose [FILL]
60 – 68	Brown silty SAND with roots, fine-grained, wet, loose [SM] - 68", becomes dense

Test Hole was terminated at 68 inches on November 5, 2021.
Perched groundwater seepage was encountered at 60 inches in the test hole.

***NOTE** – Letters in brackets [] denote the USCS soil classification.



1 EXISTING SITE PLAN
 1/4"=1'-0"

922 87th Ave NE Medina, WA 98039 USA	
Land:	0.27 AC
House:	3380.00 SF

1 PROPOSED SITE PLAN
 1/4"=1'-0"

922 87th Ave NE Medina, WA 98039 USA		
	EXISTING	PROPOSED
Land:	11761,20 SF.	NO CHANGE
1st Floor	4062 SF.	4344,22 SF.
2nd Floor	-	967,27 SF.
Balcony	-	244 SF.
Roof overhang	1221,56 SF.	755,48 SF.
Patio	724,25 SF.	740,86 SF.
Concrete Driveway	809,86 SF.	542,55 SF.
Sidewalk	419,49 SF.	130,53 SF.
Impervious Area	6089,02 SF.	6003,03 SF.

GUNJAN SOON RESIDENCE
 "HOME RENOVATION"
 922 87th Ave. NE - Medina, WA. (98039)

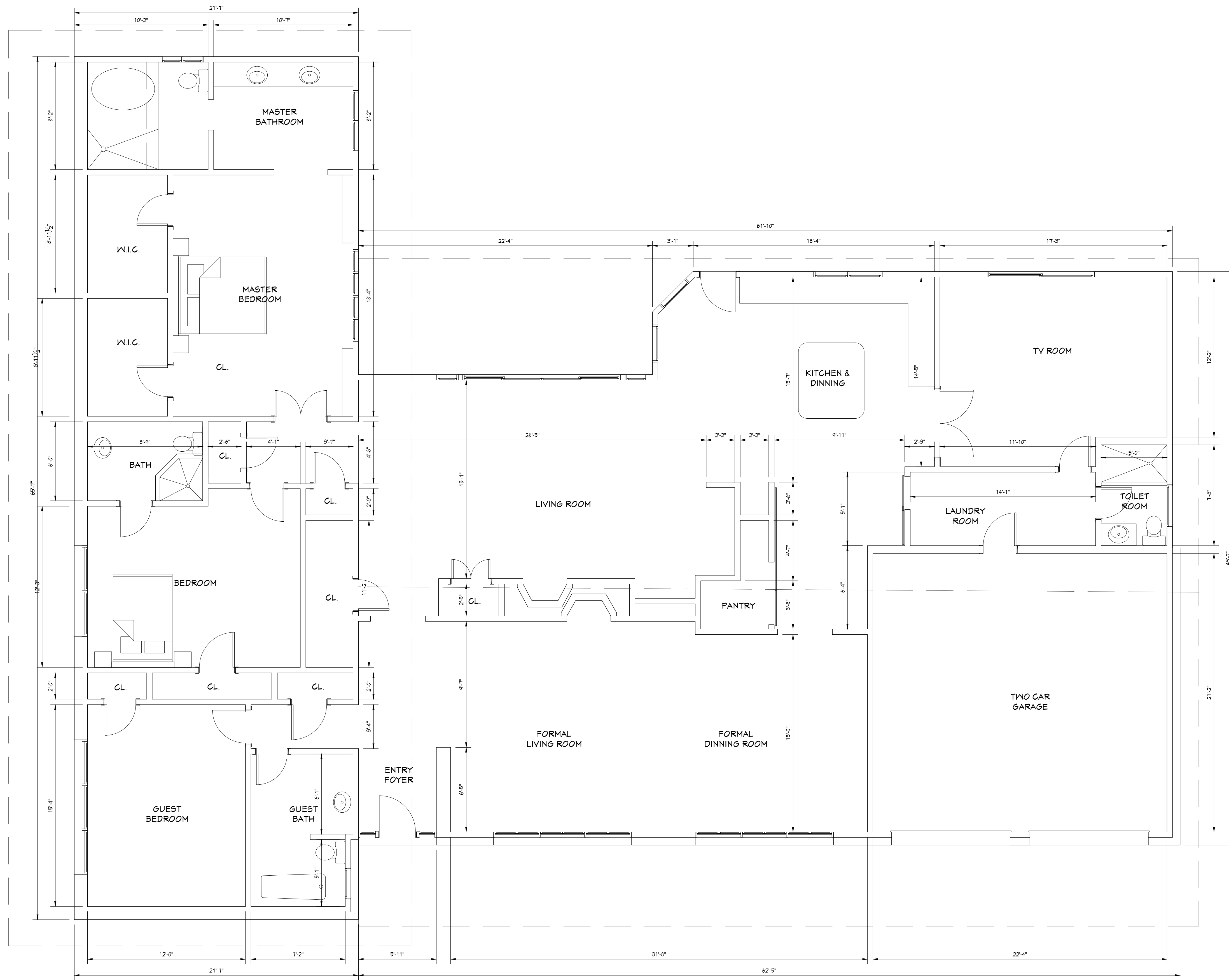
PROJECT #: 2021-22-US

DATE: 05-21-2021

DRAWN BY: B.B.

NOTES: ISSUED FOR CLIENT REVIEW - NOT FOR CONSTRUCTION

EXISTING AND PROPOSED SITE PLAN



GUNJAN SOON' RESIDENCE
"HOME RENOVATION"
922 87th Ave. NE - Medina, WA. (98039)

PROJECT #: 2021-22-US

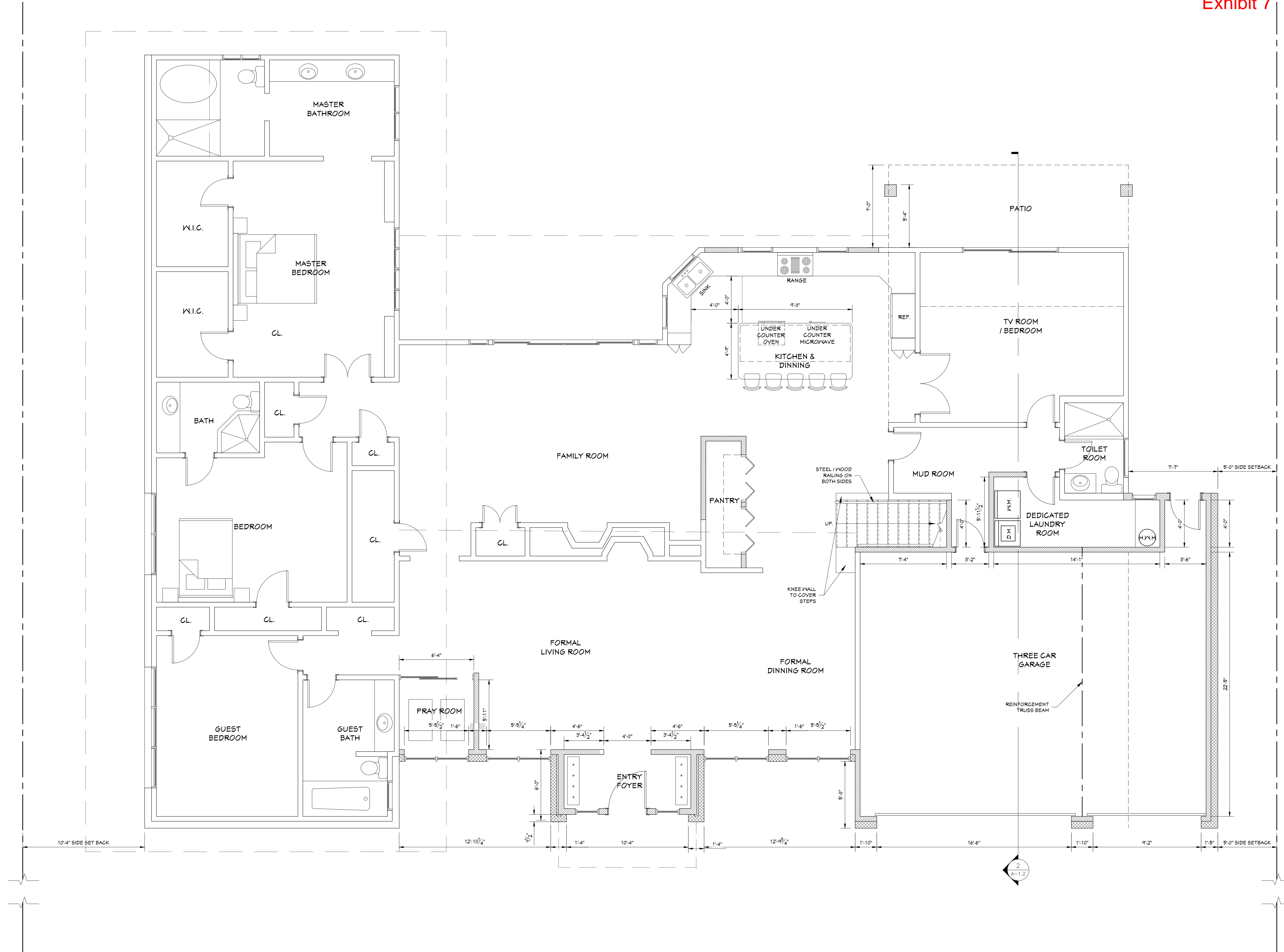
DATE: 05-21-2021

DRAWN BY: B.B.

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EXISTING FIRST FLOOR PLAN

1 EXISTING FIRST FLOOR PLAN
1/4"=1'-0"



GUNJAN SOON' RESIDENCE
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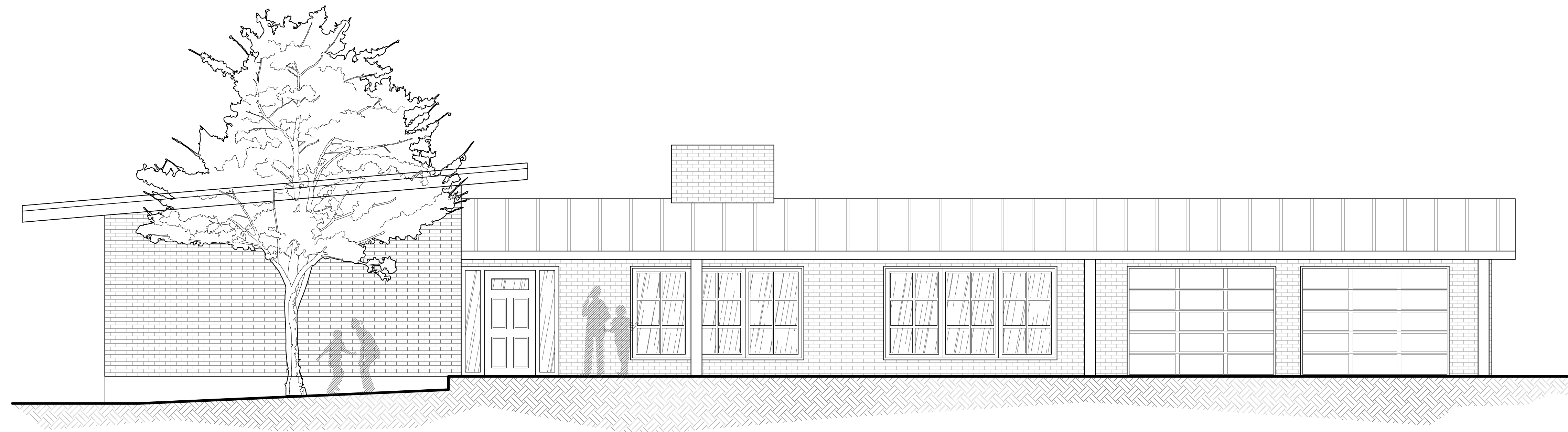
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PROPOSED
FIRST FLOOR
PLAN

A 1.0

1 PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"



2 EXISTING FRONT ELEVATION
1/4"=1'-0"



3 PROPOSED FRONT ELEVATION
1/4"=1'-0"

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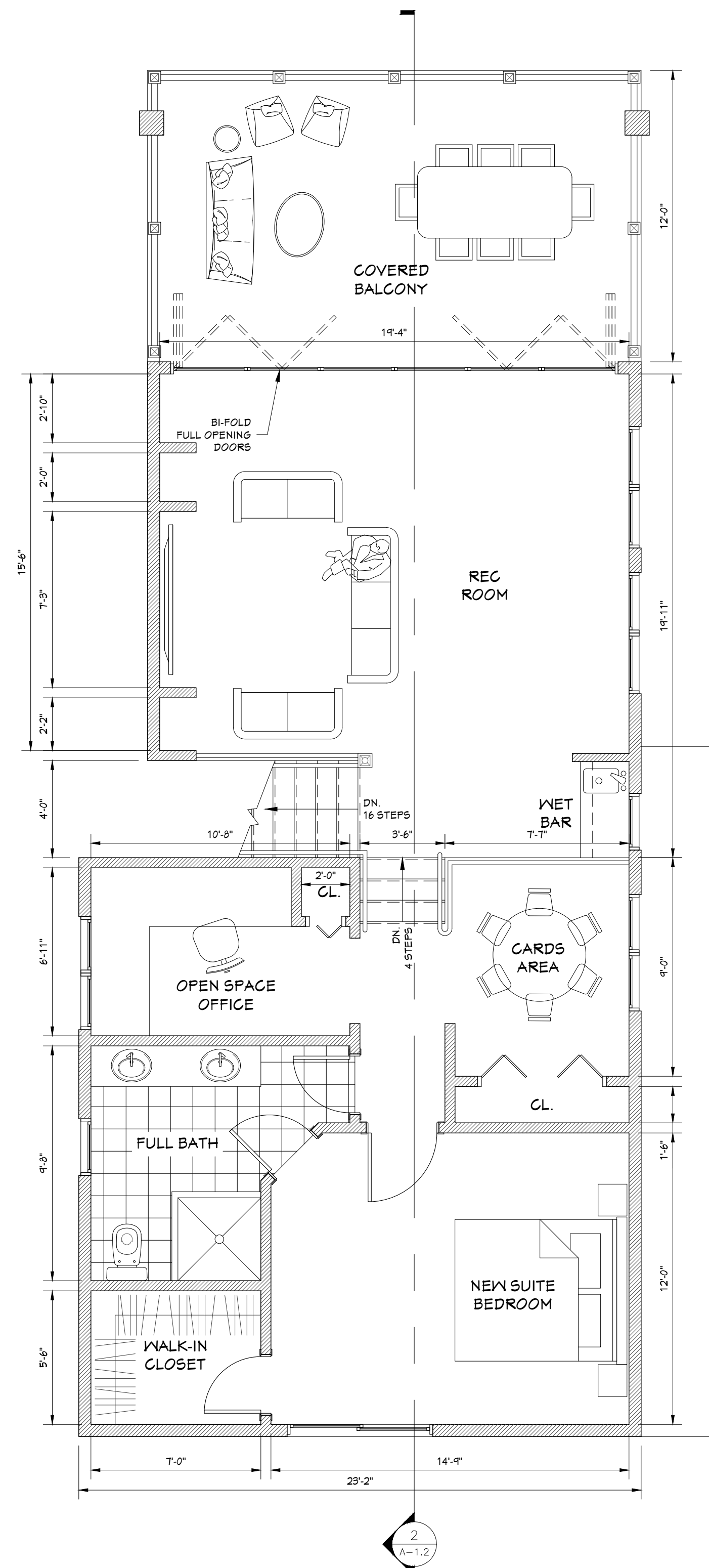
PROJECT #: 2021-22-US

DATE: 05-21-2021

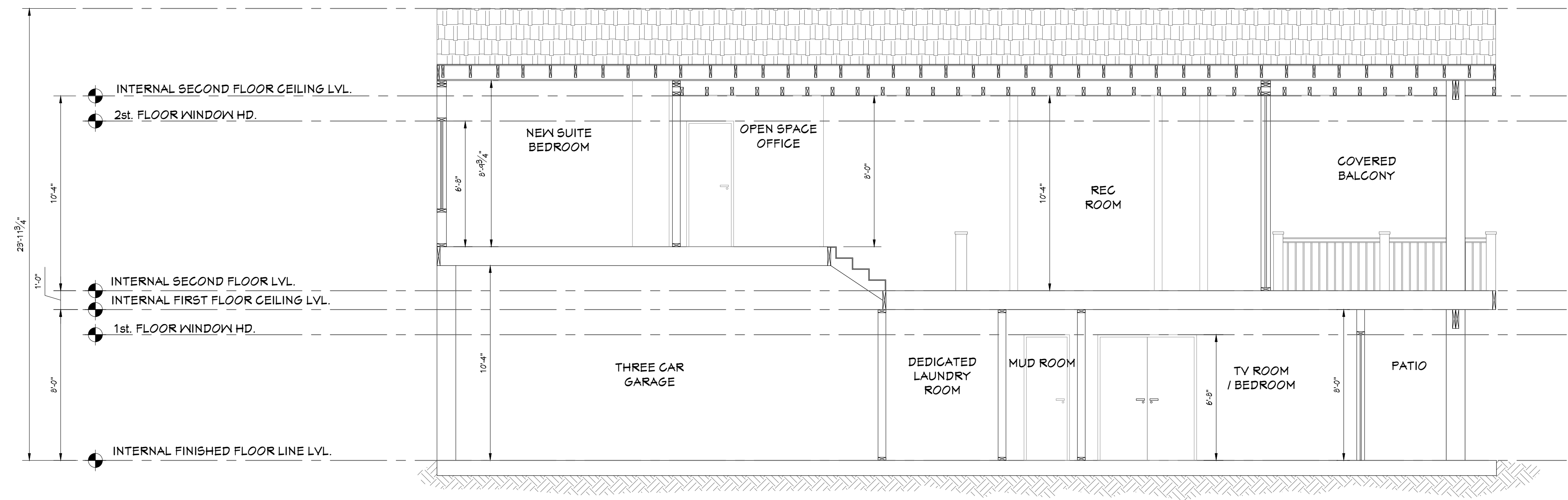
DRAWN BY: B.B.

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EXISTING AND
PROPOSED
FRONT
ELEVATION



1 PROPOSED SECOND FLOOR PLAN
 1/4"=1'-0"



2 SECTION
 1/4"=1'-0"

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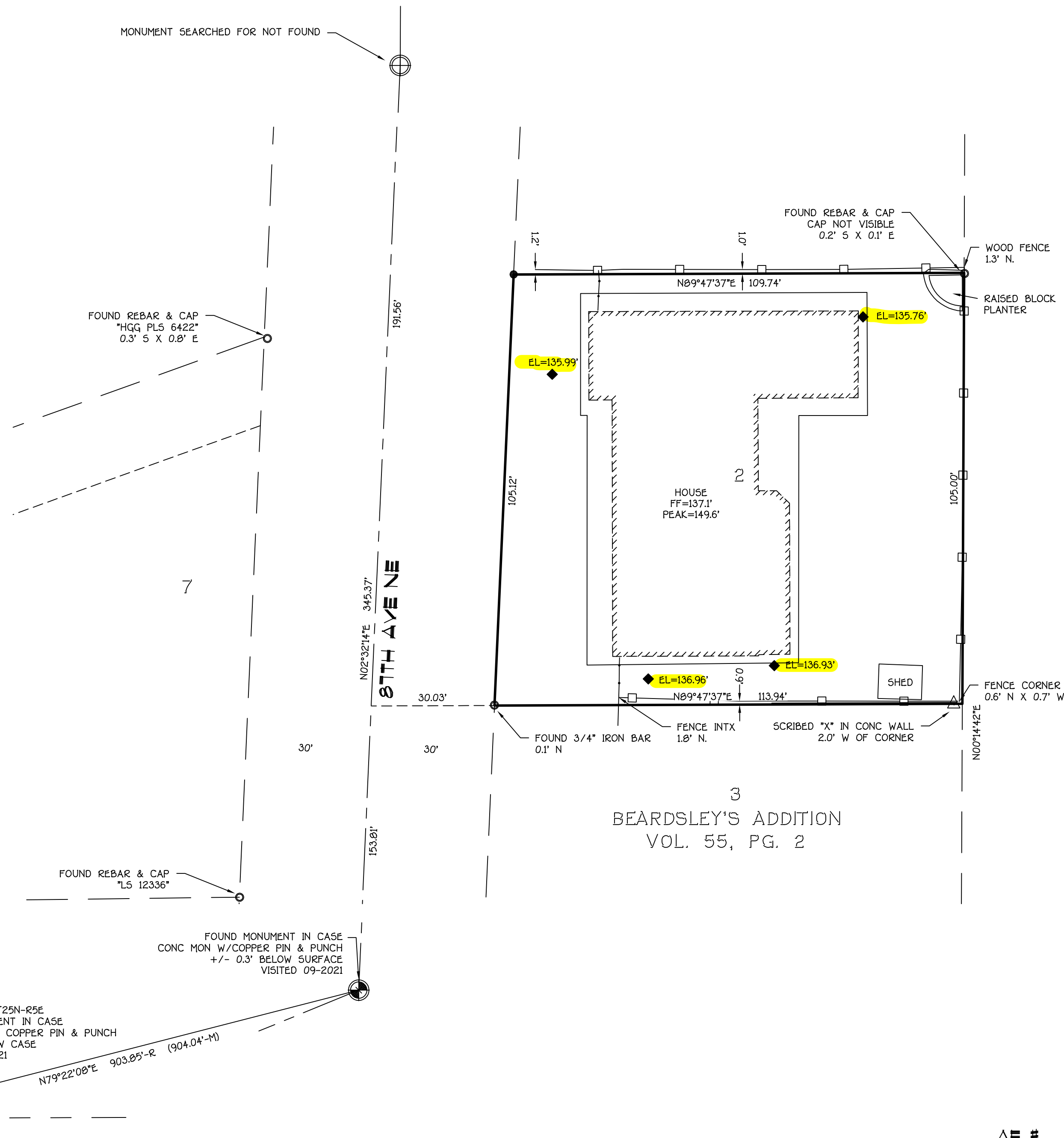
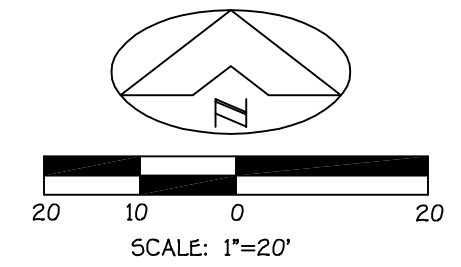
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SECOND FLOOR PLAN AND SECTION

Exhibit 7



LEGAL DESCRIPTION

LOT 2, BEARDSLEY'S ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 55 OF PLATS, PAGE 2 IN KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARING

NORTH 79°22'08" EAST BETWEEN FOUND MONUMENTS AS DEPICTED ON THAT RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 20070904900003.

SURVEY REFERENCES

- P BEARDSLEY'S ADDITION VOL. 55, PG. 2
- RECORD OF SURVEY REC. NO. 20040420900039
- RECORD OF SURVEY REC. NO. 20160620900024
- R RECORD OF SURVEY REC. NO. 20070904900003

SURVEY NOTES

EQUIPMENT: 3" OR LESS TOTAL STATION AND GNSS NETWORK ROVER
 METHOD: FIELD TRAVERSE AND WASHINGTON STATE REFERENCE NETWORK GNSS
 THE CLOSURES OF THIS FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED IN WAC 332-130-090.
 THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.
 NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.
 LEGAL DESCRIPTION PER STATUTORY WARRANTY DEED REC. NO. 20191223001297.

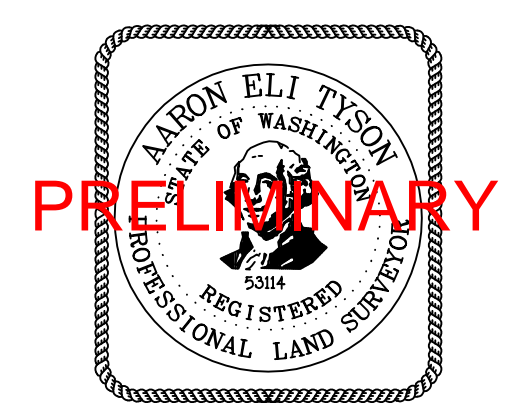
LEGEND

- ⊕ FOUND MONUMENT AS NOTED
- FOUND IRON PIPE OR REBAR AND CAP (RBC) AS NOTED
- SET 1/2" x 24" REBAR WITH CAP MARKED "53114"
- ◆ GEO-TECH ELEVATION LOCATION SHOT AT TOP OF HUB

AF # _____

RECORDING CERTIFICATE
 FILED FOR RECORD BY AARON ELI TYSON THIS _____ DAY OF _____ 2021 A.D., AT _____ MINUTES PAST _____ O'CLOCK _____ M.
 AND RECORDED IN VOLUME _____ OF SURVEYS ON PAGE _____ RECORDS OF KING COUNTY, WASHINGTON.
 _____ MANAGER
 _____ SUPERINTENDENT OF RECORDS

LAND SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GUNJAN SOOD THIS _____ DAY OF _____, 2021.
 AARON ELI TYSON REGISTRATION #53114 DATE _____



ASPI, LLC.
 LAND SURVEYING AND PLANNING
 5205 S. 2ND AVE, SUITE A
 EVERETT, WA 98203
 (425) 252-1884

RECORD OF SURVEY FOR GUNJAN SOOD
 A PORTION OF THE SW 1/4, SW 1/4 OF SEC. 30, TWP. 25 N., RGE. 5 E., W.M.
 KING COUNTY, WASHINGTON

PREP: 11-16-2021
 REV:
 AET
AT
 1 OF 1
 21-512

Stephanie Keyser

From: Pete Vall-Spinosa <petevall@hotmail.com>
Sent: Sunday, February 20, 2022 2:54 PM
To: Stephanie Keyser
Subject: Set back request

Re: 922 87th Ave NE

This is concerning the owner's request to add a third car garage to their home. This will be within the 10' setback to the property line.

Bellevue has a five foot rule and the county may vary even differently. A wall at 5' is a horrible precedent. The next house to be built on that lot, particularly if it is a "remodel" as some are in order to avoid the time involved in permitting a new house, can have a wall at 5'. Medina even requires the agreement of the neighbors on huge lots for similar reasoning.

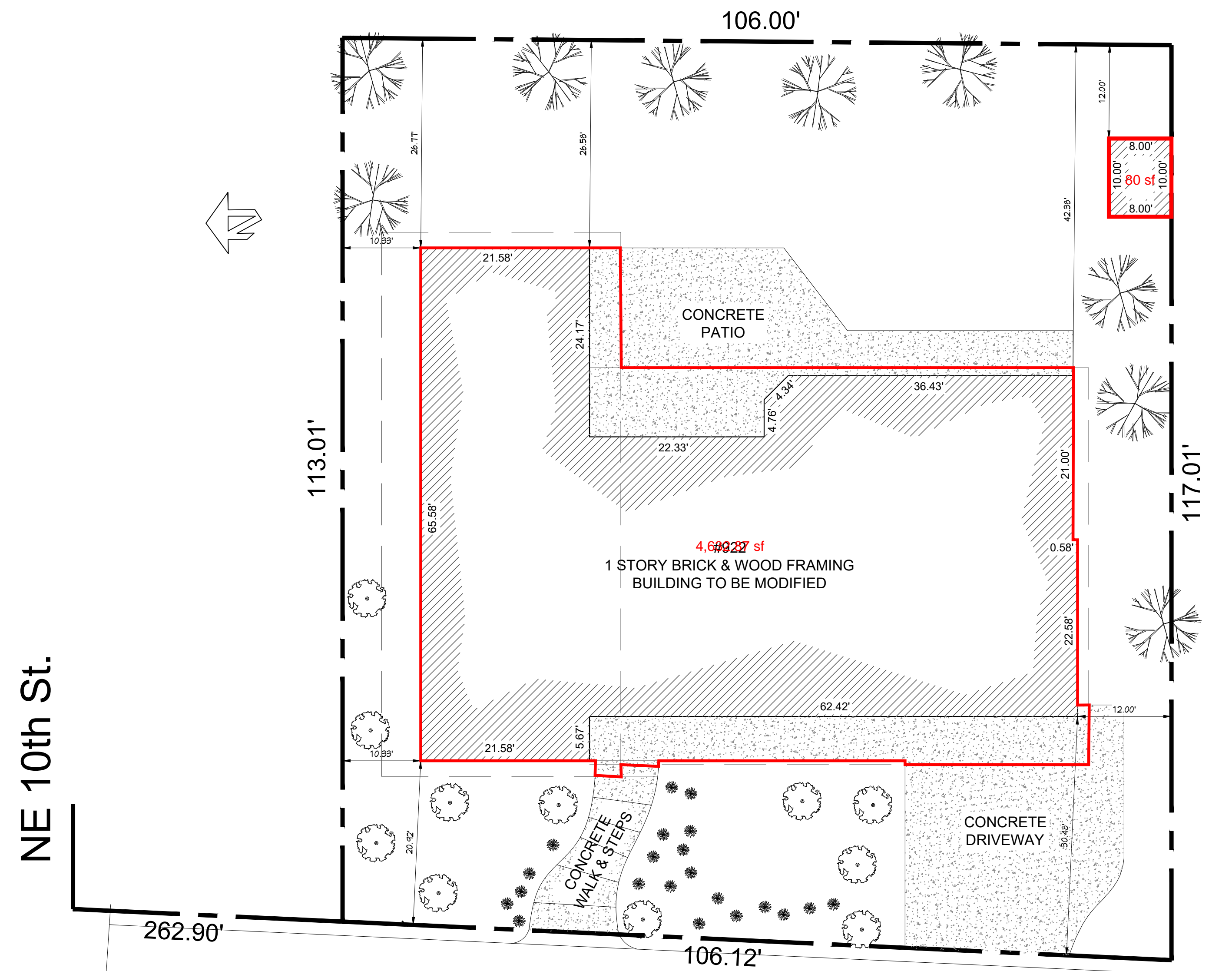
A wall intruding into setbacks in Medina destroys one of the primary reasons Medina was incorporated. Those who pushed for incorporation wanted to insure homes were not built as close as the county or Bellevue allowed. It has always been a primary concern to protect property values. Setbacks and heights have been strongly enforced.

Please maintain long established rules on development in this city. Do not allow buildings in the setbacks.

Thank you.

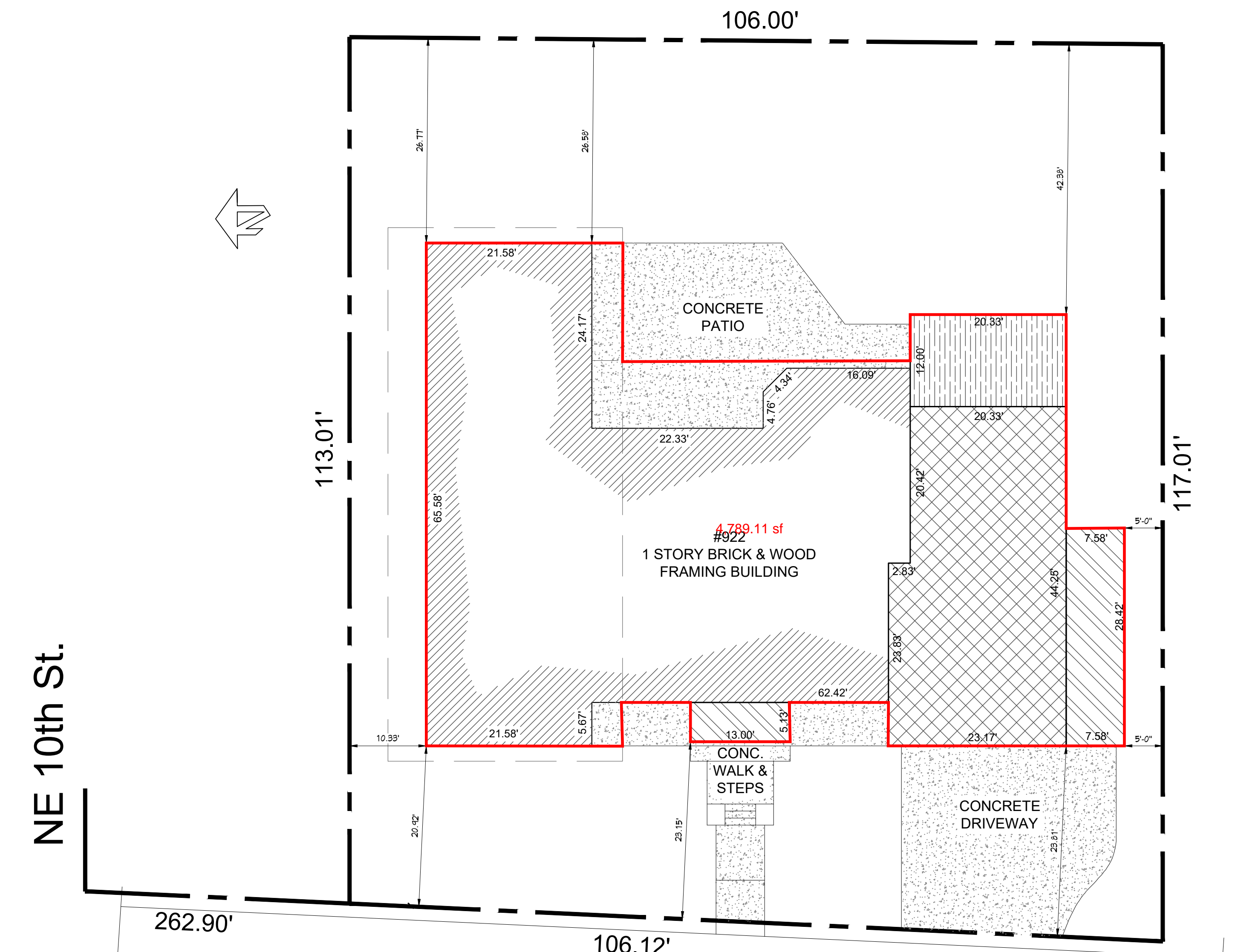
Sincerely, Pete Vall-Spinosa
8623 NE 7th St

Sent from my iPad



Total Existing Structural Coverage: 4,712.87 Square Feet
 House + Shed
 $4,632.87 + 80 = 4,712.87$

1 EXISTING SITE PLAN
 1/4"=1'-0"



Total Proposed Structural Coverage: 4,789.11 Square Feet

1 PROPOSED SITE PLAN
 1/4"=1'-0"

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