





## Land Use Application #1437476 - LAWRENCE VARIANCE

### Project Contact

**Company Name:** H2D Architecture & Design

**Name:** Sarah Thompson      **Email:** sarah@h2darchitects.com

**Address:** 23020 Edmonds Way 113      **Phone #:** (206) 542-3734  
Edmonds WA 98020

<b>Project Type</b>	<b>Activity Type</b>	<b>Scope of Work</b>
New	Deviations, Modifications, Variances, or Waivers	Variance

**Project Name:** LAWRENCE VARIANCE

**Description of Work:** Variance request to reduce side (North) setback from 10' off shared driveway easement to 0'.

### Project Details

**Development Type**

Variance

February 2nd, 2024

City of Edmonds  
Planning Division

Re: Variance Request for Side (North) Setback reduction at 1217 11<sup>th</sup> Pl N  
(APN#606600000800); Narrative per ECDC 20.85.010; Property owners:  
Alan & Chelea Lawrence



architecture + design

Legal Description: VIEWLAND HEIGHTS BLK 000 D-00 - LOT 8

To Whom it May Concern,

On behalf of the property owners at the address listed above, we are requesting a variance of the side (North) setback from the required dimensions as outlined in the Edmonds City Development Code. Regulated side setback dimension for RS-12 zone properties is 10'-0", measured adjacent to – and not concurrently with – shared driveway easements. In this case, the subject property has an existing 30'-0" shared driveway easement along the north property line, resulting in a 40'-0" side setback from the north property line.

The property owners wish to build an addition over an existing waterproof deck and lower-level garage structure, extending the addition to the north structural wall of the garage. This wall (and deck) is currently located within the designated north side setback through a previous variance granted in 1999 (V-99-76).

Please see Narrative dated 2-2-24 explaining how this proposal satisfies the applicable standards as outlined in ECDC 20.85.10. Also submitted is a draft site plan and drawing set describing the proposed addition in more detail (to be submitted in a separate building permit application). Please note that part of the building permit application will request the use of Average Front Setback to allow the proposed addition to be located flush with the existing east exterior building wall (previously approved under 1999 variance mentioned above).

Regards,

Sarah Thompson  
Project Architect  
H2D Architecture + Design

February 2nd, 2024

City of Edmonds  
Planning Division

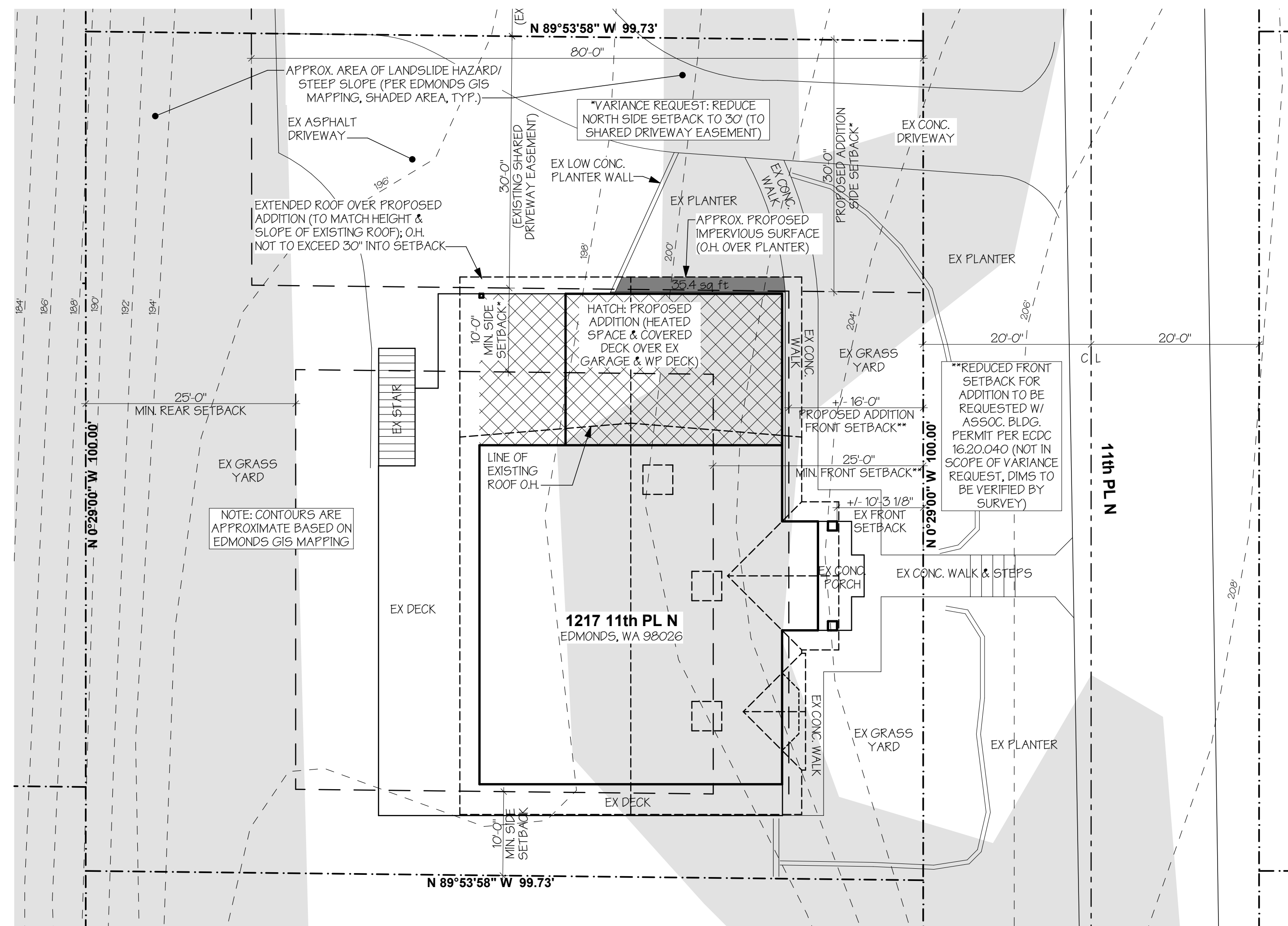


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Re: Variance Request for Side (North) Setback reduction at 1217 11<sup>th</sup> Pl N  
(APN#60660000800); Narrative per ECDC 20.85.010; Property owners:  
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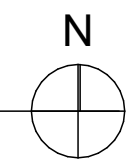
- A. **Special Circumstances:** Due to current zoning regulations for Zone RS-12 being adopted after the structure was originally built in 1957, the structure and the lot itself immediately became legally non-conforming based on the original lot size and the structure's position on the lot. Additionally, since a 30'-0" shared driveway easement was established at the north of the property – and, more importantly, due to the fact that setbacks are measured from a driveway easement, not the property line – the usable lot width building envelope is severely reduced from a typical lot in this zone. These cumulative lot restrictions impose unfair burdens on the homeowners regarding the ability to develop their existing home and property the same as their neighbors and other typical homes in the RS-12 zone.
- B. **Special Privilege:** Since the primary existing burden in this case is the shared driveway easement with the neighbor to the north, and since the vast majority of SFR properties in the RS-12 zone do not have this same burden, allowing this request would not impose any special privilege to this lot beyond what is commonly allowed for lots in this zone. If the variance is granted, the resulting “setback”, which would be equal to the width of the 30' driveway easement, would still be three times a typical side setback for other properties in this zone.
- C. **Comprehensive Plan:** By approving this variance request, the proposed addition would allow the homeowners to increase the value and usefulness of their current single-family home, furthering in their small way the overall goals of the Edmonds Comprehensive Plan. The proposed addition will be in keeping with the existing architectural style and level of quality befitting the neighborhood and will not increase density or hazards to the surrounding area.
- D. **Zoning Ordinance:** This lot is currently zoned single family residential, and the proposed work and variance request will not change or impede this use. The proposed addition will not increase the existing building height or the existing lot coverage (since it will be built over the existing garage and deck structure), both of which conform to current zoning regulations. The homeowners will be requesting the use of Average Front Setback (per ECDC 16.20.040.A) as part of their associated building permit application to allow the proposed addition to be located flush with their existing eastern footprint, which is non-conforming to the current 25'-0" front setback for this zone [re: V-99-76 variance request from 1999 which allowed this previous development].
- E. **Not Detrimental:** The 30' shared driveway easement on the subject property plus the additional 15' of this same easement on the property to the north (for a total of 45'-0") will mean that – even allowing this variance to build up to the easement – the separation between these two structures will always be at least more than twice the minimum side setbacks for any other typical adjacent properties in this same zone. Fire separation distance, therefore, will not be a hazard, and visual distance between building masses will still be in keeping with the neighborhood. Additionally, since critical areas are present on the property limiting the homeowners' ability to expand safely in other directions, being allowed to build over the existing garage structure will mitigate potential effects of construction on the sloped and hazardous portions of the lot. Finally, the proposed expansion of the existing building to the north will not impede views of the eastern neighbors across the street due to their elevated building pads and the fact that the addition will not exceed the existing ridge height.
- F. **Minimum Variance:** The homeowners' proposed addition, and the variance requested to allow it, will be limited to only the existing building & deck footprint. This will grant them the ability to expand their living space by an amount typically enjoyed by other homeowners in the RS-12 zone who aren't burdened by cumulative setbacks such as shared driveway easements. No other variance for lot coverage, building height, etc. are being requested as the homeowners understand and embrace the idea of maintaining the existing character and scale of the neighborhood.

Authorized applicant:  
Sarah Thompson  
Project Architect  
H2D Architecture + Design



**SITE PLAN**

SCALE: 1" = 10'



**PROJECT INFORMATION**

PROJECT OWNER: ALAN AND CHELEA LAWRENCE  
 1217 11TH PL N  
 EDMONDS WA 98020

PROJECT ARCHITECT: HEIDI HELGESON  
 SARAH THOMPSON  
 H2D ARCHITECTURE + DESIGN  
 23020 EDMONDS WAY, #113  
 EDMONDS, WA 98020  
 206-542-3734

STRUCTURAL ENGINEER: PHILIP HAREZLAK, P.E.  
 HAREZLAK ENGINEERING  
 1749 87TH AVE S  
 SEATTLE, WA 98178  
 360-224-0627

PROJECT DESCRIPTION: REMODEL & ADDITION TO EXISTING S.F.R.

PROJECT ADDRESS: 1217 11TH PL N

TAX LOT NUMBER: 0060660000800

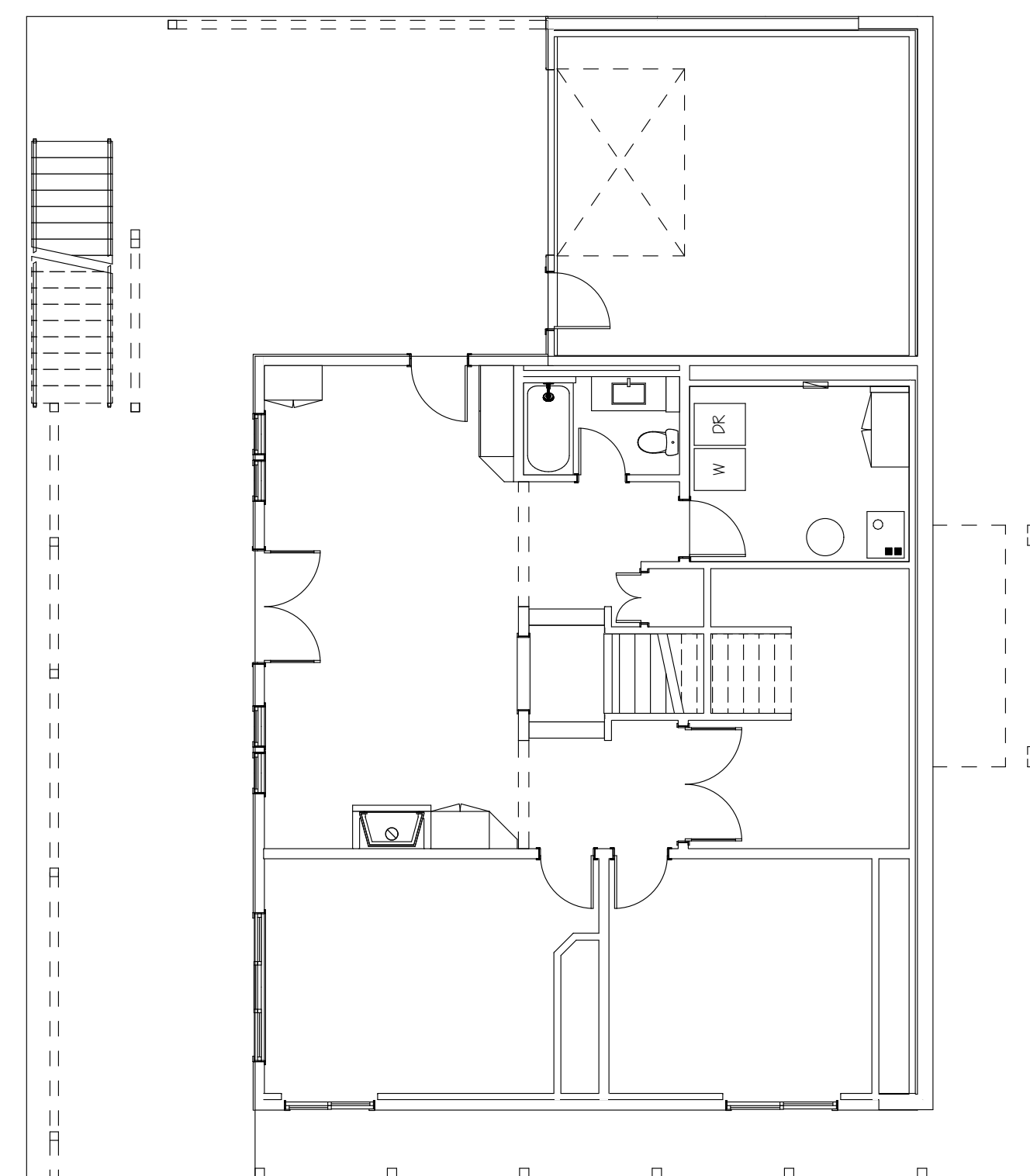
LEGAL DESCRIPTION: VIEWLAND HEIGHTS BLK 000 D - LOT 8

**LAND USE CODE COMPLIANCE STATISTICS**

ZONE:	RS-12
EXISTING LOT AREA:	10,018.80 SF
REQD SETBACKS:	FRONT (EAST)* 25' PROPOSED FRONT (EAST) 16' REAR (WEST) 25' SIDE (NORTH)* 10' (OFF 30' ESMT.) PROPOSED SIDE (NORTH) 0' (OFF 30' ESMT.) SIDE (SOUTH) 10'
*FRONT SETBACK REQUESTED TO BE REDUCED VIA AVERAGE FRONT SETBACK PER ECDC 16.20,040; SIDE (NORTH) SETBACK REQUESTED TO BE REDUCED VIA VARIANCE REQUEST.	
PARKING:	2 PARKING SPACES
BUILDING HEIGHT INFORMATION:	BUILDING HEIGHT LIMIT: 25' REFER TO SHEETS A2.0 & A2.1 FOR DETAILED HEIGHT INFORMATION (ADDITION ROOF SHALL NOT EXCEED EXISTING RIDGE HEIGHT)
LOT COVERAGE:	30%
PROPOSED LOT COVERAGE**:	MAIN FLOOR ADDITION & COVERED DECK** 0 SF EXISTING LOT COVERAGE: 3,022.0 SF TOTAL PROPOSED LOT COVERAGE: 3,022.0 SF 30%
**NO CHANGE TO EXISTING LOT COVERAGE PROPOSED AS ADDITION SHALL BE BUILT ENTIRELY OVER EXISTING GARAGE & UPPER DECK WITH OVERHANGS LESS THAN 30'.	
PROPOSED IMPERVIOUS AREA:	ADDITION ROOF OVERHANGS: 35.4 SF
PROPOSED GROSS FLOOR AREA:	PROPOSED MAIN FLOOR CONDITIONED AREA: 465.3 SF EXISTING MAIN FLOOR CONDITIONED AREA: 1511.0 SF EXISTING LOWER FLOOR CONDITIONED AREA: 1455.6 SF TOTAL PROPOSED CONDITIONED AREA: 3,431.9 SF EXISTING LOWER FLOOR UNCONDITIONED AREA (GARAGE): 366.3 SF (SEE ALSO GROSS FLOOR AREA TABLE ON FLOOR PLAN SHEET A11)

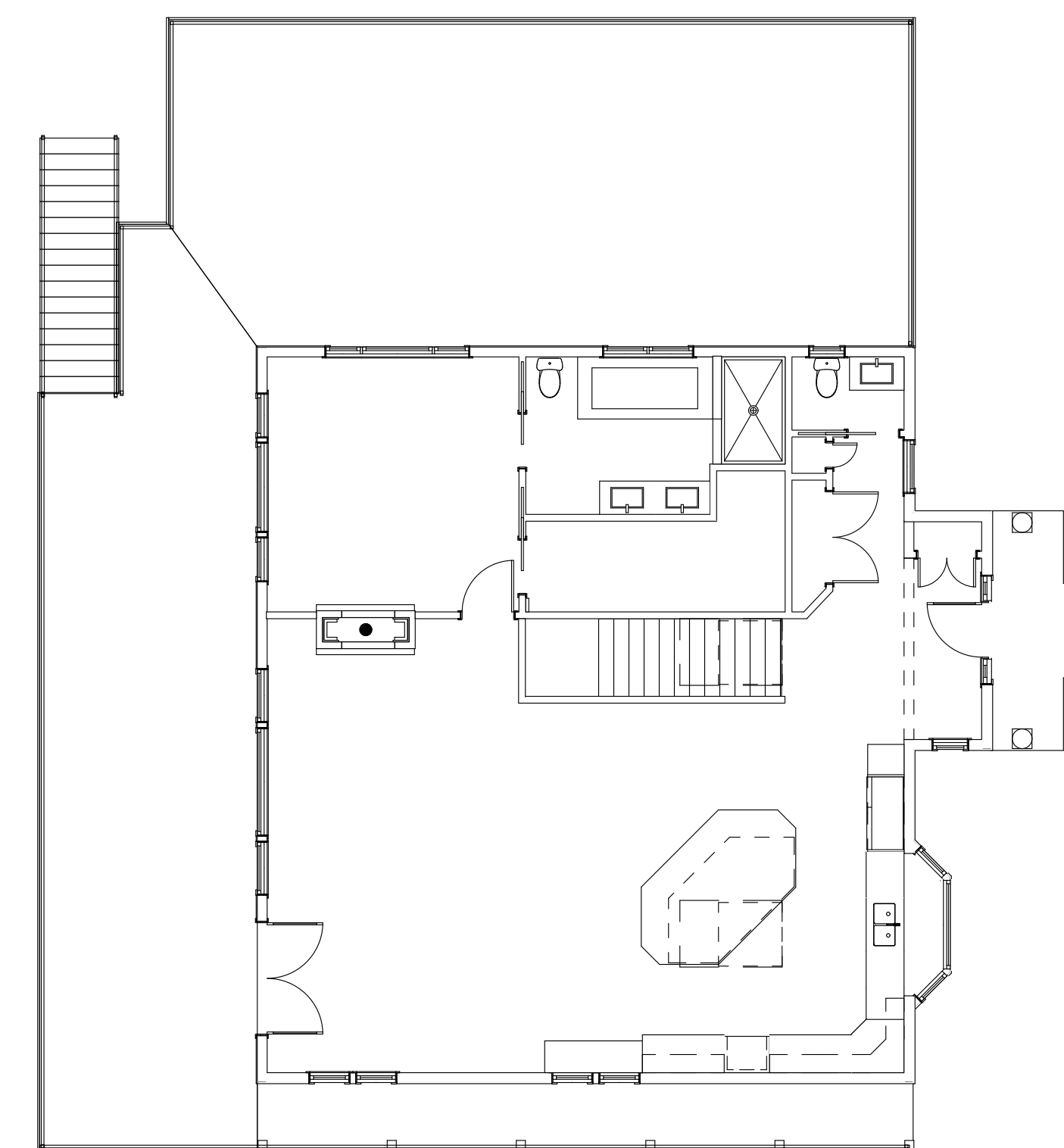
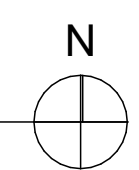
**SHEET INDEX**

- A1 PROJECT INFO, SITE PLAN, LAND USE CODE, VICINITY MAP, & AS-BUILT PLANS
- A11 MAIN FLOOR PLAN & DEMO PLAN
- A12 LOWER FLOOR PLAN, BUILDING SECTION, & RENDERINGS
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS



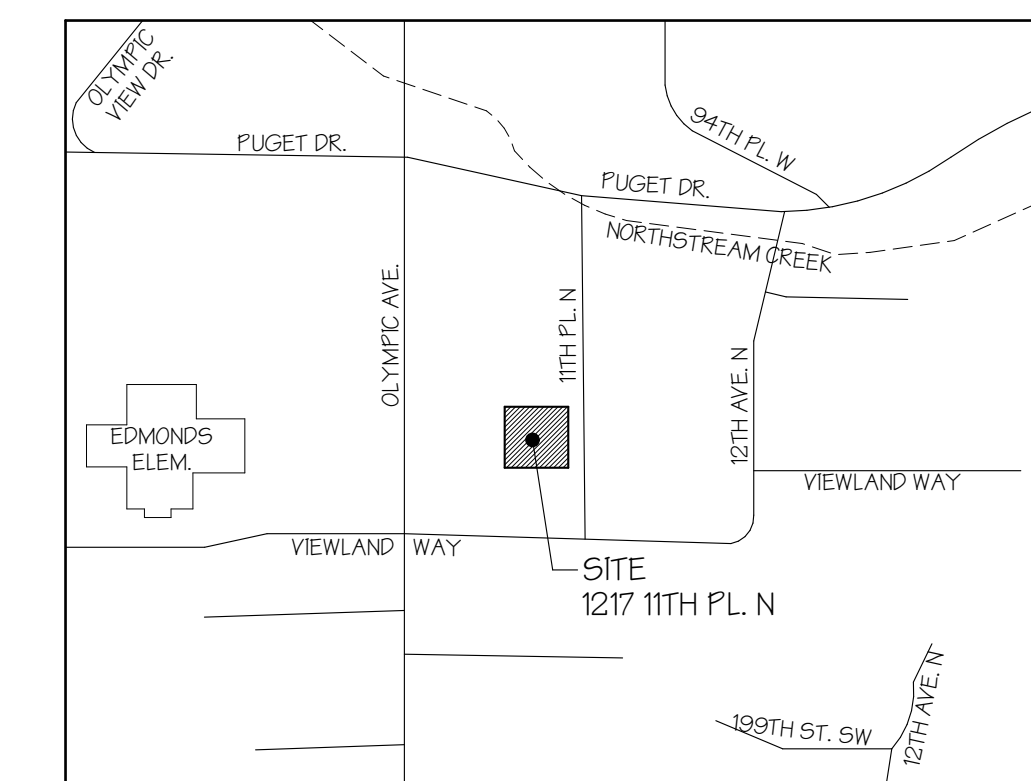
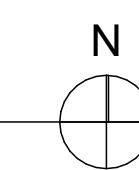
**AS BUILT - LOWER FLOOR**

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

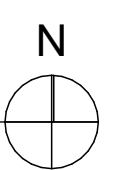


**AS BUILT - MAIN FLOOR**

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



**VICINITY MAP (NTS)**



**LAWRENCE RESIDENCE**  
 1217 11TH PL N  
 EDMONDS WA 98020

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**



**H 2 D**  
 ARCHITECTURE  
 DESIGN

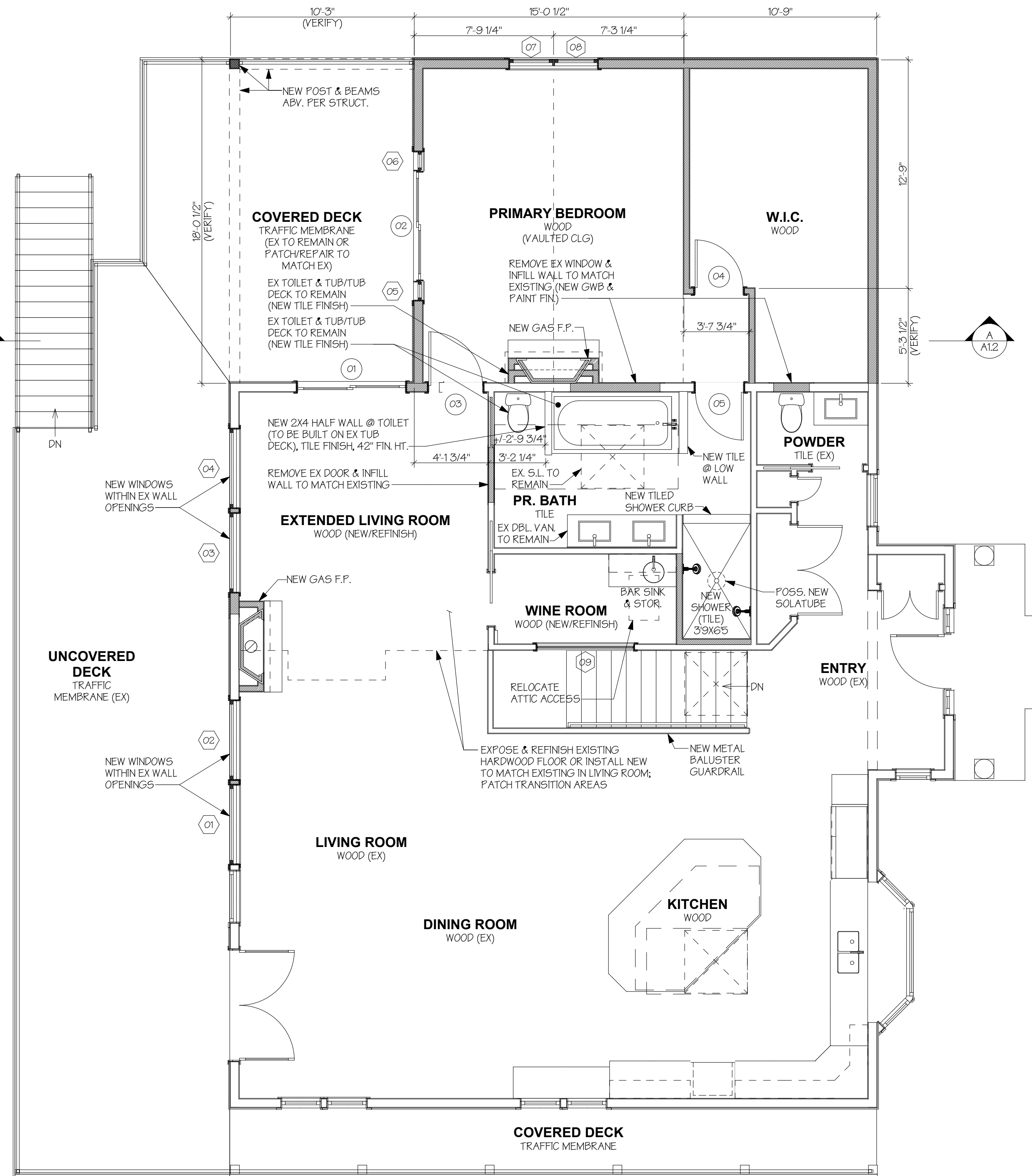
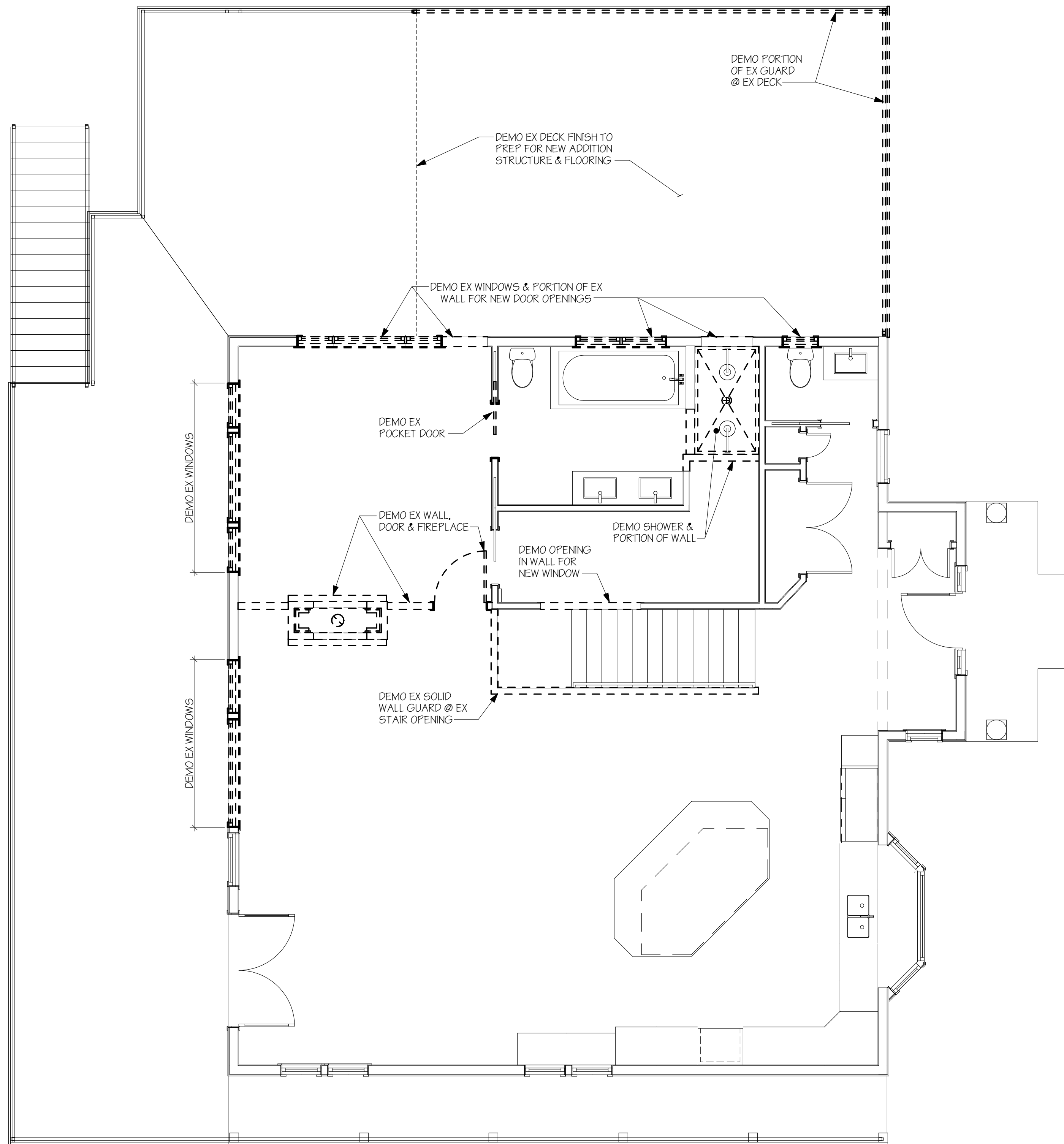
23020 EDMONDS WAY, #113  
 EDMONDS, WA 98020  
 P. 206.542.3734  
 www.h2darchitects.com

DATE: 2/1/2024

**DESIGN DEVELOPMENT**

PROJECT INFO, SITE PLAN, LAND USE CODE, VICINITY MAP, & AS-BUILT PLANS





MAIN FLOOR DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

EXISTING WALLS  
NEW WALLS (2x6 EXT, 2x4 INT. UNO.)

DOOR SCHEDULE							
ID	R.O. DIMENSIONS *SEE NOTE 1		DOOR LEAF DIMENSIONS		TYPE	THICK	AREA (SF)
	WIDTH	HEIGHT	W	HT			
MAIN FLOOR							
01	6'-2"	6'-10 1/2"	6'-0"	6'-8"		0'-13/8"	0.00
02	6'-2"	6'-10 1/2"	6'-0"	6'-8"		0'-13/8"	0.00
03	3'-2"	6'-10 1/2"	3'-0"	6'-8"		0'-13/8"	0.00
04	2'-10"	6'-10 1/2"	2'-8"	6'-8"		0'-13/8"	0.00
05	2'-10"	6'-10 1/2"	2'-8"	6'-8"		0'-13/8"	0.00
0.00							

WINDOW SCHEDULE							
ID	ROUGH OPENING *SEE NOTE 1		ROUGH HEAD FROM SUBFLR.	TYPE	OPER	AREA (SF)	NOTES
	WIDTH	HEIGHT					
MAIN FLOOR							
01	4'-6"	5'-0"	6'-10 1/2"		F	0.00	
02	4'-6"	5'-0"	6'-10 1/2"		F	0.00	
03	4'-6"	5'-0"	6'-10 1/2"		F	0.00	
04	4'-6"	5'-0"	6'-10 1/2"		F	0.00	
05	1'-1 1/2"	6'-9"	6'-9 1/2"		F	0.00	
06	1'-1 1/2"	6'-9"	6'-9 1/2"		F	0.00	
07	2'-6"	2'-0"	6'-10 1/2"		C	0.00	RE-USE EXISTING FROM MASTER BATH; GANG WITH #08
08	2'-6"	2'-0"	6'-10 1/2"		C	0.00	RE-USE EXISTING FROM MASTER BATH; GANG WITH #07
09	5'-6"	2'-8"	6'-10 1/2"		F	0.00	INTERIOR
0.00							

GROSS FLOOR AREA (MEASURED FROM INSIDE OF EXTERIOR WALLS)	
EXISTING MAIN FLOOR AREA	1,511.0 SF
PROPOSED MAIN FLOOR AREA:	465.3 SF
TOTAL MAIN FLOOR AREA:	1,976.3 SF

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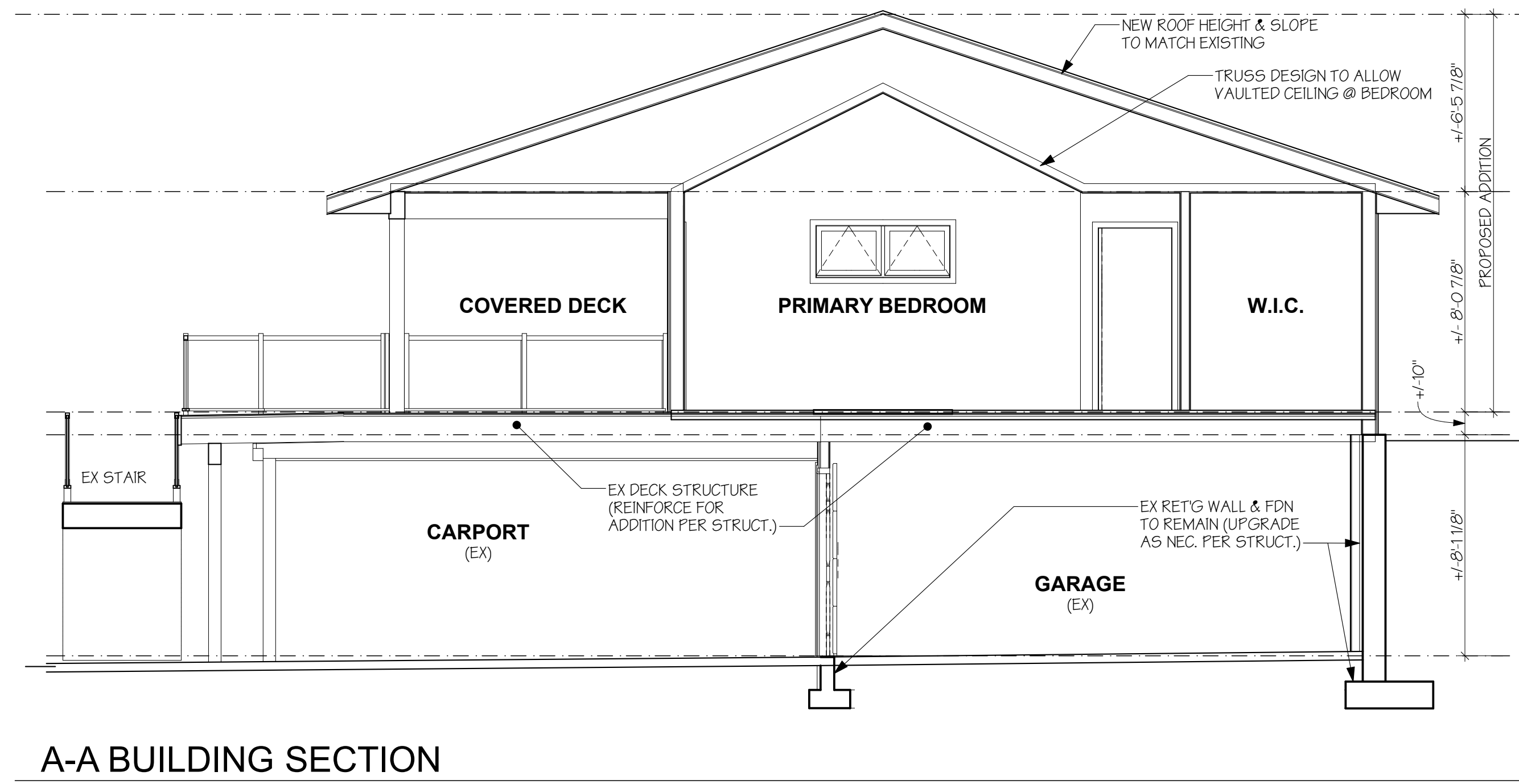
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DESIGN  
DEVELOPMENT

MAIN FLOOR PLAN & DEMO  
PLAN

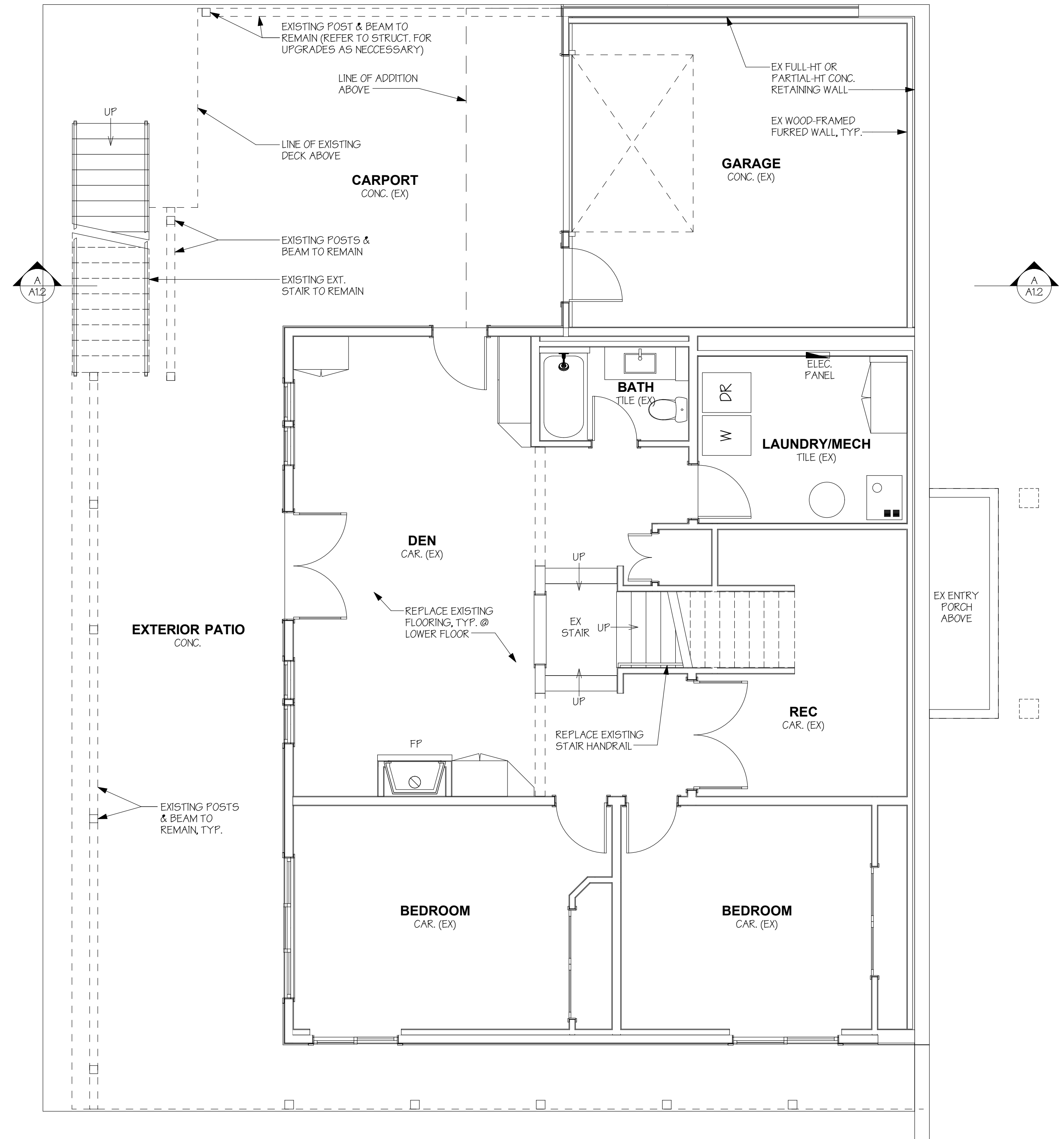
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**A-A BUILDING SECTION**

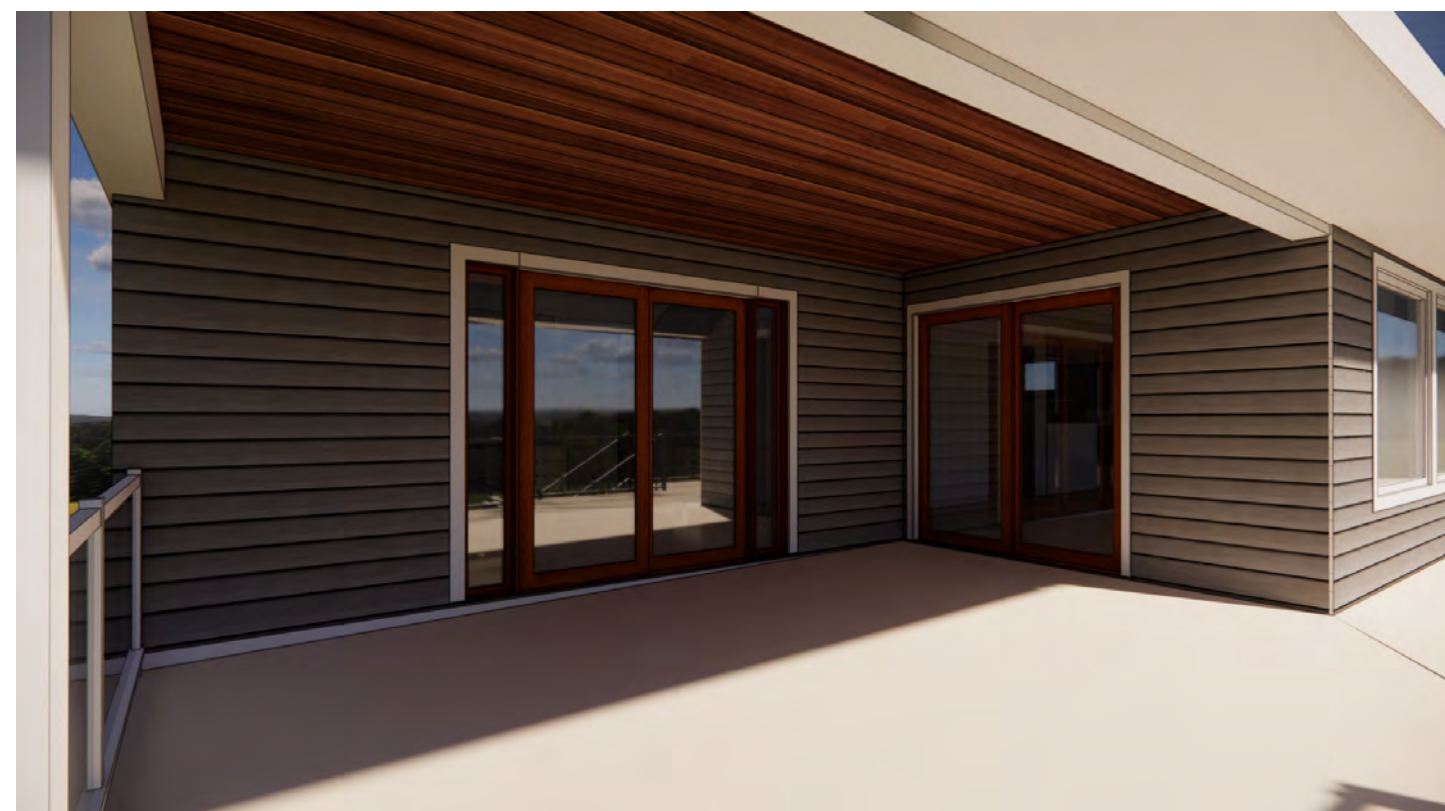
SCALE: 1/4" = 1'-0"



**LOWER FLOOR PLAN**

SCALE: 1/4" = 1'-0"

EXISTING WALLS  
NEW WALLS



Note: All 3D renderings are schematic and for visualization purposes only. The 3D views are not to be used for construction. The 3D images are not a true representation of the materials or finishes. Refer to the drawings, specification list, and/or manufacturer's information for more specific detail.

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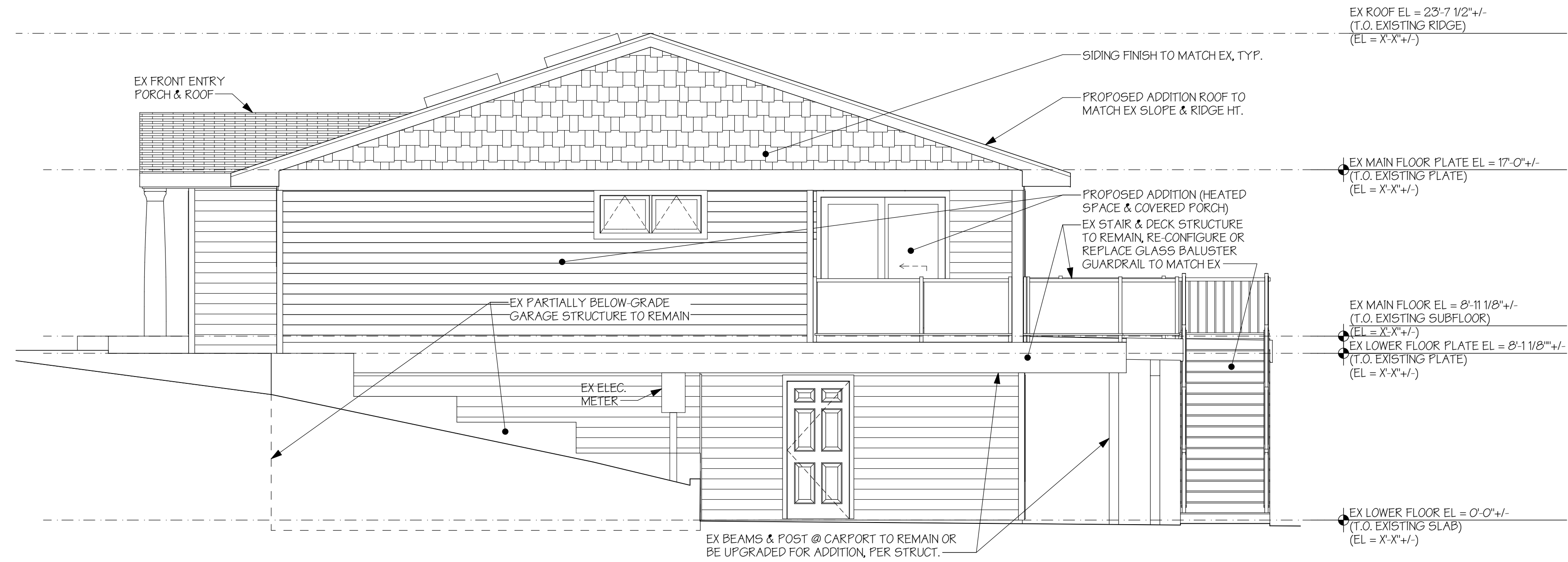
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DESIGN  
DEVELOPMENT

LOWER FLOOR PLAN,  
BUILDING SECTION &  
RENDERINGS

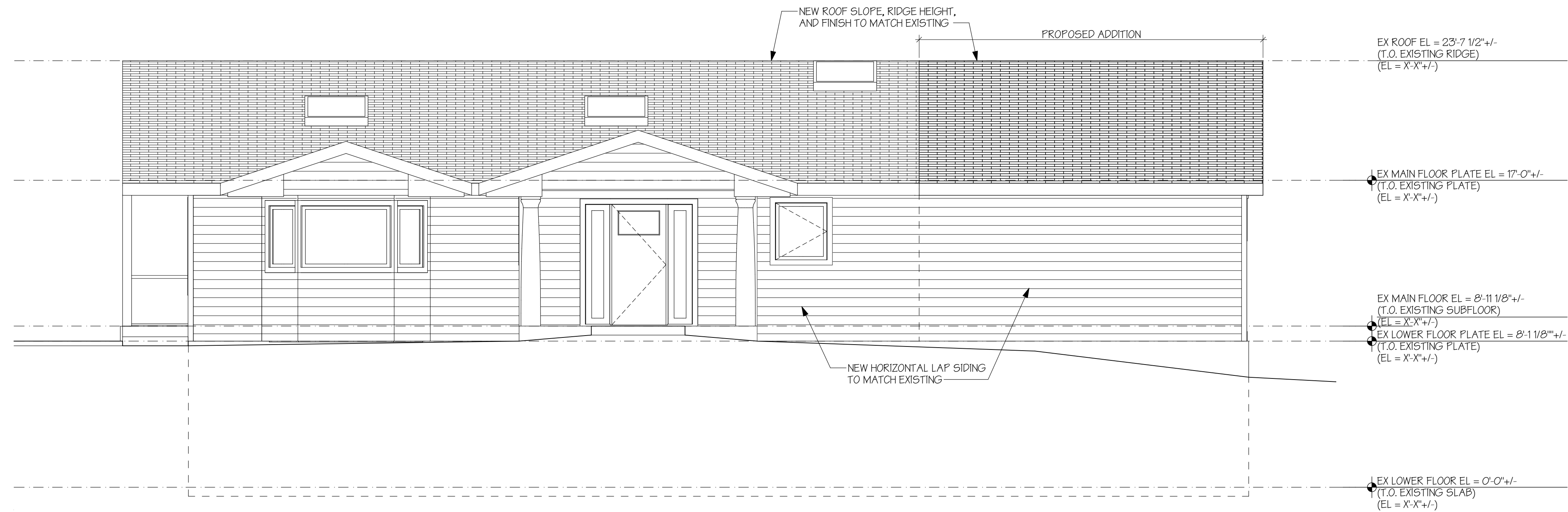
A1.2





**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



**EAST (FRONT) ELEVATION**

SCALE: 1/4" = 1'-0"

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H 2 D  
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+  
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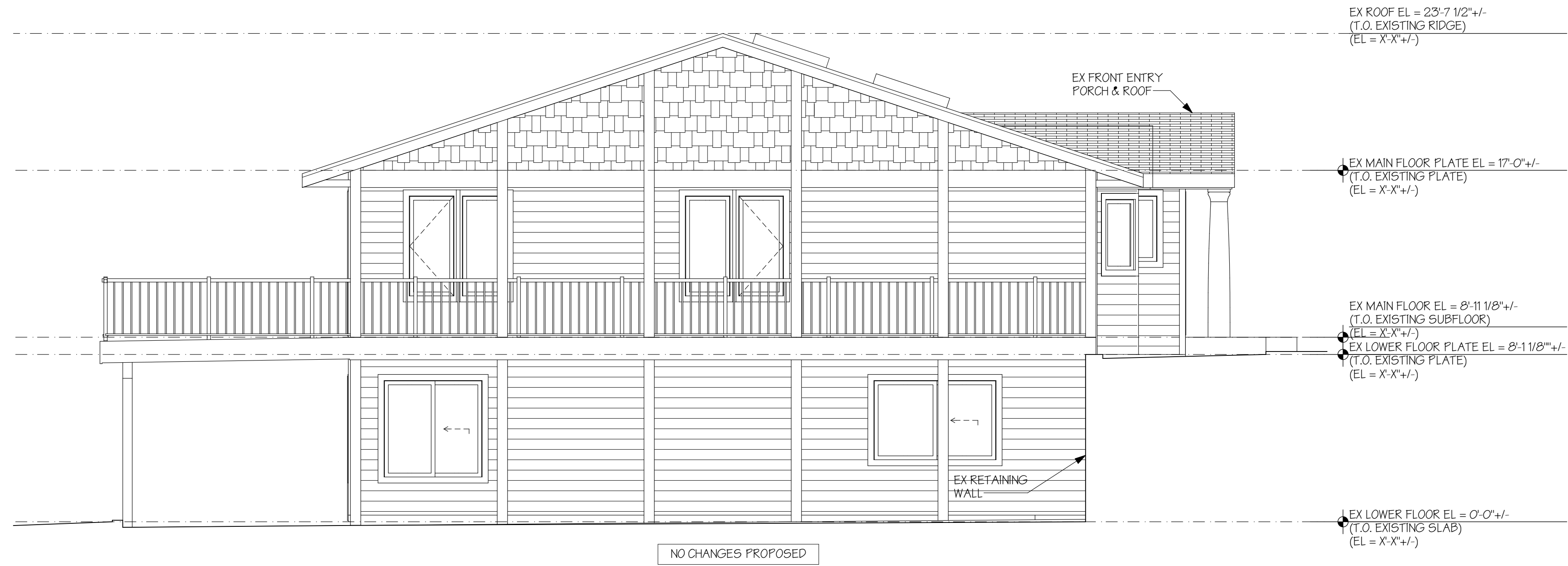
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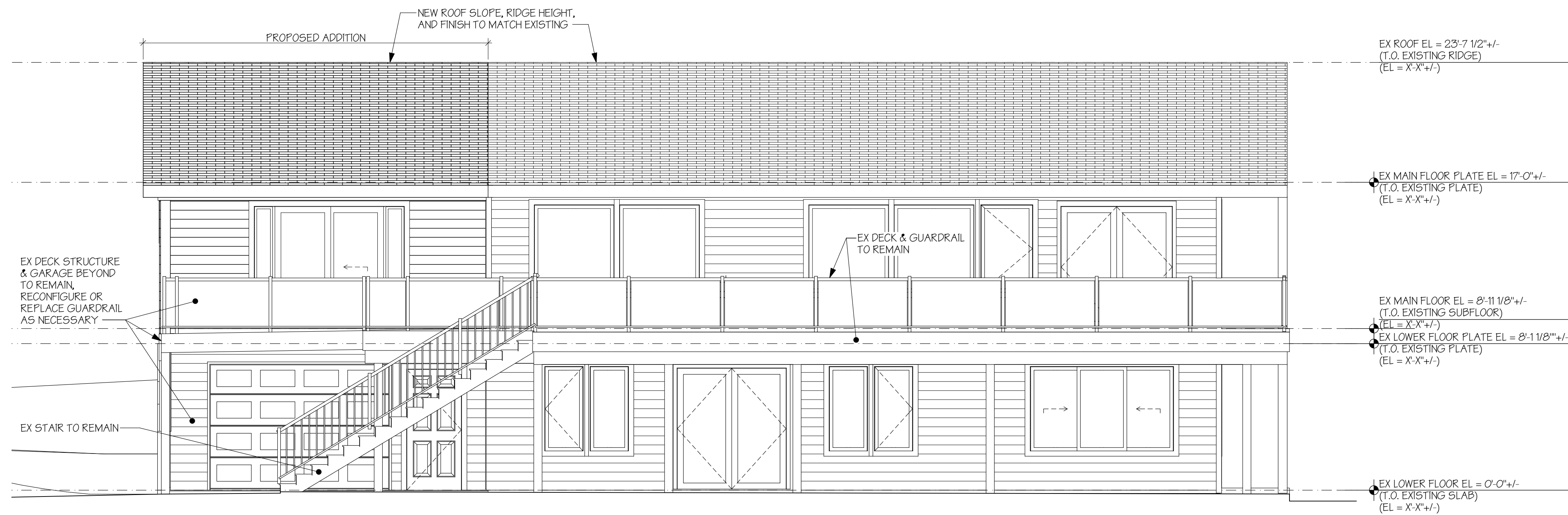
EXTERIOR ELEVATIONS





**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**WEST ELEVATION**

SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS