



CITY OF MEDINA

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

April 19, 2024

Dana Warren
2201 E Newton St
Seattle, WA 98112

Via email: danawarren@msn.com

Re: Correction Required – 2841 Evergreen Point Rd- File No: P-24-007

Dear Dana Warren,

On March 6, 2024, the City of Medina received the above-referenced Non-Administrative Variance permit application. During my review the following items were identified as needing revision, correction, or clarification:

Deck Variance Drawings & Site Plans

1. **Elevation Detail.** The site plans provide figures and information that shows the measurements and details for the deck. The proposed project is requesting a relief from MMC 16.22.040 – Protrusions into Setback Areas, specifically the portion of the code that states “No part of the structure exceeds 30 inches in height above the existing or finished grade, whichever grade is lower;” and increase 30 inches in height to 60 inches in height. The existing or finished grade of the site is not shown in relation to the deck. Please provide an elevation drawing that shows the existing/finished grade of the site, in relation to the deck. Also include the existing/ finished grade for the portion of the deck you need relief from.

Criteria of Approval

2. **Criteria of Approval #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.* Criterion #2 calls for the applicant not just to acknowledge topographical challenges, but to explain how these challenges prohibit the use rights and privileges permitted to other properties in the zone and vicinity. The applicant could construct a terraced deck and comply with the existing code section. Explain why this option is not a viable option due to the circumstances listed in Criteria of Approval #2.

At this time, the processing of your permit application is placed on hold pending the submittal of the requested information. These determinations do not preclude the City from requesting additional information.

Please upload new items to the permit portal at your earliest convenience. If you have questions, please do not hesitate to contact me at tcarter@ldccorp.com or 425.949.0152. Contact our Development Services Coordinator, Rebecca Bennett if needed for assistance with the permit portal.

Sincerely,

Thomas Carter
City of Medina
Planning Consultant

CC: Jonathan Kessler
Rebecca Bennett