

August 12, 2023

***Krykun's Duplex.***

Building Permit Application # **PA23-008**

*Address: 10408 Shoultzes Road*

*Marysville, WA 98270*

Subject : planning division

Dear, [Kathryn Bird](#)

We are writing this letter to explain our response to your requests in greater depth. We will attempt to explain how and where your question, we addressed. Corrections have been clouded.

1. Consistent with the attached comments from the Washington Department of Fish and Wildlife, update the site plan to show the 125-foot buffer with 15-foot building setback. Show the point from which the buffer is being measured. It is recommended to separate the "Property Site" from the "Site Plan" onto separate pages. Show one with the existing conditions and the other with the proposal.

**Response: A new sheet labeled A01.2 "Property Site" has been created. The current conditions have been presented.**

2. Remove the 20' rear building setback line. The 15-foot buffer setback will be the effective edge of the buildable area.

**Response: The plan for the site has been reviewed and improved.**

3. Clearly show on the site plan (Sheet A01.1) and on sheets C3, C4, C6, and C8 the 200 foot shoreline management zone, 125 foot wetland setback, 20 foot steep slope setback (per geotechnical engineer's recommendation) and 15 foot building setback line. Clearly show the infiltration trenches relative to the buffers and setbacks.

**Response: The site plan (A01.1) has been revised and updated**

4. Any activity that potentially affects critical areas or their established buffers is subject to the [Title 22E Environmental Standards](#). If the infiltration trenches, associated clearing or other land disturbing activity is to occur within the critical areas buffer, the *Critical Areas Study*, prepared by Eastside Environmental Pros, Inc. (July 20, 2022), must be modified address whether this activity has potential adverse effects. If it does have potential adverse effect, mitigation is required in the following priority sequence, and a mitigation plan shall be prepared and submitted pursuant to [MMC 22E.010.140](#).

- a. Avoiding the impact altogether by not taking a certain action or parts of actions;
- b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by

- using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
- c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- d. Reducing or eliminating the impact over time by preservation and maintenance operations;
- e. Compensating for the impact by replacing or providing substitute resources or environments;
- f. Monitoring the impact and taking appropriate corrective measures.

**Response: By other**

5. The proposed building footprint is 5,185 sq. ft. The total lot area is 41,796. This is 12% of the lot coverage.

Correct the “Total Structural Coverage” percentage on the site plan.

**Response: The cover sheet labeled A01 has been updated with new information about lot coverage area. Additionally, the total structural coverage has been revised and corrected.**

6. Provide the total proposed impervious surface as a percentage.

**Response: The A01 cover sheet has been updated with the total proposed impervious surface percentage provided.**

7. Provide a landscape plan pursuant to [MMC 22C.010.400 Duplex performance and design standards](#).

**Response: By other**

8. Pursuant to [MMC 22C.010.400 Duplex performance and design standards](#), “each duplex structure shall have horizontal or vertical variation within each dwelling unit’s front building face *and between the front building faces of all adjacent units*/structures to provide visual diversity to the duplex structures and *individual identity to duplex units*.” Modify the units so that the siding on each unit is unique.

**Response: The elevations' finishes will be in line with the Duplex performance and design standards as outlined in MMC 22C.010.400. The buildings' plan will include the updated proposed elevations before submitting for a building permit.**

Tatyana Shadyrya

Archstudio"Y.Shadyrya"

Ph. 206 240-7329

yshadyrya@yahoo.com