

## Project Narrative

Primary Address: 771 Snoqualmie Drive

Parcel Numbers: 178435, 908435

**Project Size:** The parcel combination is for two lots, originally platted as Lots 83 and 81 of Hyak Estates, which share a common rear property line. The combined parcel size is 0.34 acres.

**Location:** The primary parcel address is 771 Snoqualmie Drive. The second parcel, 908435, is located to the west of the primary parcel with frontage along Innsbruck Drive.

**Water / Sewer Supply:** 771 Snoqualmie Drive is served by existing public water and sewer. The second parcel, 908435, contains unutilized water and sewer stub-outs. No new water or sewer connections are proposed.

**Qualitative Features:** We bought the house and parcel at 771 Snoqualmie Drive from the original developer. The house is situated on a fairly steep lot, above Snoqualmie Drive with a driveway at or exceeding 15%, and a sewer easement along the southern side of the property. This combination severely limits the ability to construct a building addition or modify the driveway to flatten it. Given winters in the Pass, our desire is to have a flatter driveway and area to park.

We also looked at constructing a building addition on the current house and were informed that the original house received a setback variance of the rear property line and is limited by the sewer easement to the south.

In early 2021 we acquired the vacant lot behind our house, parcel 908435. The parcel is a trapezoid shape, with the wider side to the south side of the lot, which is also fairly steep. Given the existing building setbacks and grades, this parcel would be challenging to construct as a single family detached dwelling without extensive retaining walls.

At this time, we are applying for a parcel combination to combine the two adjacent parcels into one building lot, removing the shared rear property line. Upon completion the existing house will be fully within the allowable building area.

Our proposal, after completion of the parcel combination, is to have a building addition designed, permitted and constructed connecting to the west of the existing house and review the feasibility of constructing a flatter driveway off of Innsbruck Drive. If that proves feasible, we would propose to either alter or remove the existing driveway from Snoqualmie Drive. No new water or sewer services would be proposed.

As an aside, it should be noted that the angles radiating from the common rear property lines within the County Compas program do not appear to match those of the recorded Hyak Estates platting for a minimum of lots 78-86.