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PLANNING DEPT.

**CITY OF EDMONDS**

121 5<sup>th</sup> Avenue North, Edmonds WA 98020

Phone: 425.771.0220 • Fax: 425.771.0221 • Web: [www.edmondswa.gov](http://www.edmondswa.gov)

DEVELOPMENT SERVICES DEPARTMENT • PLANNING DIVISION

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**BEFORE THE HEARING EXAMINER FOR THE CITY OF EDMONDS**

Phil Olbrechts, Hearing Examiner

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RE: Willowdale Fence Height  
Variance

**FINDINGS OF FACT, CONCLUSIONS  
OF LAW AND FINAL DECISION**

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PLN20130039

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**INTRODUCTION**

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The applicant requests a variance to a fence height ordinance in order to retain an existing fence that exceeds applicable fence height requirements by two feet. The variance request is denied.

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ECDC 17.30.000(D) limits fence height on top of retaining walls to four feet. The fence at issue extends six feet above a three to four foot retaining wall that separates four townhomes from adjoining single-family residences. The illegal fence was constructed by the developer of the townhome property and the current owners of the townhomes were not aware of the code violation when they purchased the property. One of the townhome residents testified she would not have purchased the townhome had she known the fence was limited to four feet. Washington Federal, the applicant, is a bank that came into ownership of one of the townhomes upon foreclosure.

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This was a difficult decision to make. There would be no immediate harm to anyone if the variance were approved. As testified by the townhome owners, denial results in loss of privacy, as the townhome owners will be able to look directly into the windows of adjoining single-family homes. However, special circumstances related to the property are required for a variance. The only special circumstance that the applicant can reference is an "innocent purchaser" defense, based upon the fact that

1 the current owners were unaware of the code violation created by the prior owner of  
2 the property. Unfortunately for the applicant, ECDC 20.85.010(A)(1)(b) expressly  
3 states that special circumstances shall not result from the action of a past owner of the  
4 same property. This language is unique in that most local variance ordinances are not  
5 as explicit on this issue, evidencing a strong City Council intent to not allow the  
6 actions of past owners to justify a variance. The language directly applies to this  
7 situation and the Examiner cannot<sup>1</sup> circumvent this clear and unambiguous  
8 requirement.

## 6 TESTIMONY

7 Mike Clugston, Associate Planner, stated that the request is to exceed the allowable  
8 maximum retaining wall height on the subject site. ECDC 17.30.000d allows for a  
9 post fence to be up to 4' above the top of a retaining wall. The applicant, Washington  
10 Federal, is requesting a 6' fence. The 17-unit townhome project has been going on for  
11 a number of years. The Architectural Design Board approved the project in 2008, but  
12 only the western most building was constructed. The building permits for the three  
13 other buildings expired. In 2011, a final inspection from the planning division found  
14 an 8' foot fence along the eastern property line along with a retaining wall along the  
15 western property line. The fence and wall were not approved by the Architectural  
16 Design Board in 2008, thus it was required that these features needed to be removed or  
17 made to comply with the code. These walls/fences had been constructed by the  
18 previous owner of the property. In April 2013, Washington Federal, the new property  
19 owner, applied for a compliant fence and wall on the west property. Now,  
20 Washington Federal is applying for a variance for the approved fence; however, this  
21 fence does not meet the criteria for a variance. ECDC 20.85 defines six criteria to  
22 receive a variance. There must be a special circumstance, special privilege,  
23 consistency with the comprehensive plan, consistency with the zoning ordinance, no  
24 detriment to public health, safety, and welfare, and minimum variance necessary  
25 planned.

20 In regard to special circumstance, according to Mr. Clugston, there are no  
21 environmental constraints on the property. Washington Federal just needs to remove  
22 two feet of the fence to make it compliant with code. In regard to special privilege,  
23 the surrounding sites are similarly developed with walls of comparable sizes. In  
24 regard to the comprehensive plan, the general design policy of C.2C.II states that  
25 "plans should be designed to preserve the natural features of the site rather than  
forcing the site to meet the needs of the imposed plan." The original developer of the  
site decided to grade flat the western part of the site and install the existing retaining

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<sup>1</sup> On appeal, the Edmonds City Council might be in a better position than the examiner to create an  
"innocent purchaser" exception to the ordinance it has adopted. The examiner will, of course, follow

1 wall and fence. In regard to the zoning ordinance, if the top 2' of the wood fence are  
2 removed, the wall/fence would be compliant with the ordinance. In regard to  
3 detriments to the public, the wall/fence is not significantly detrimental to the health,  
4 safety, and welfare of the people. In regard to minimum variance, again, the wall  
5 could be shortened by 2' to meet city code. Staff recommends denial of the variance  
6 request because it fails to meet the six criteria listed in ECDC 20.85. In regard to  
western neighbor grade/views, these residents will see a 3'-4' retaining wall with a 6'  
fence on top of it. The grade of these surrounding neighbors' properties is below the  
retaining wall.

#### 7 Applicant Testimony

8 Tom Barghausen, Barghausen Consulting Engineers Inc., testified that the retaining  
9 wall running around the west of the property varies in height from 2'-4'. If the wood  
10 fence on top was cut back from 6' to 4', the residents of the subject site will look  
11 down into the properties of the western neighbors. The project was inherited by  
12 Washington Federal in 2012, after the fence/wall was built. Washington Federal  
13 removed the fence along the eastern property line. In April, 2013, they applied to cut  
14 the existing fence along the western property line, and the application was approved.  
15 However, when Washington Federal notified the residents living in the existing  
16 building of the plans to reduce the fence height, the residents complained that their  
17 privacy would be reduced. This variance qualifies as a special circumstance because  
18 Washington Federal and the residents were innocent purchasers. The fence was  
19 installed before the residents bought their properties. The code does not limit special  
20 circumstances to environmental concerns. In regard to special privilege, similar fence  
21 heights exist at the surrounding properties. In regard to the comprehensive plan, this  
case is not applicable to the comprehensive plan as it is not specifically discussed. In  
regard to the zoning ordinance, if the variance is approved, then the fence complies  
with the zoning ordinance. In regard to the public, the project is not detrimental to  
health, safety, or welfare. Additionally, not granting the variance is detrimental to the  
current townhome owners. In regard to minimum variance, there is no minimum or  
middle ground for this situation. Certificates of occupancy (CO) were issued after the  
fence was built. The site was inspected by the City before the COs.

#### 22 Public Testimony

23 Stephanie Jones stated she lives in one of the units on the subject site. She was  
24 unaware the fence did not meet city code standards. If the fence is cut to 4', she  
25 would be looking directly into her neighbor's windows. This is a major privacy issue  
for both homeowners. In addition, it will be difficult to ever sell the unit without the

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any precedent set by the Council on this issue.

1 higher fence because new buyers will want privacy. The fence is not hurting anyone  
2 and helps keep property values high. There are over ten fences on retaining walls in  
Edmonds that are higher than 4'.

3 Kim Prime stated she also lives in one of the units on the subject site. She spoke with  
4 the property owners to the west of the subject site. According to Ms. Prieo, these  
5 homeowners also wish to keep the fence at its current height. The fence has no affect  
6 on anyone but the seven homeowners surrounding it. Additionally, the fence matches  
the heights of the fences that surround it.

7 Alvin Rutledge testified that it is unclear if Washington Federal has had other  
8 problems with properties they own in the area. The applicants claimed to be unaware  
of the problems on the property before obtaining it.

#### 9 Staff Rebuttal

10 Mike Clugston noted that the code limits the height of the fence, and these standards  
11 must be met by property owners whether they are responsible for building the fence or  
12 not. The situation does not meet the variance criteria.

#### 13 Applicant Rebuttal

14 Tom Barghausen referenced the innocent purchaser affidavit, noting that, in this case,  
15 the current townhome owners must be protected. The City issued occupancy permits  
16 for the property when the first building was constructed. This case meets the special  
17 circumstance provision of ECDC 20.85 because of the innocence of Washington  
Federal and the townhome owners. The code provides overall guidance, but it does  
not cover every possible circumstance.

18 Stephanie Jones added that she would not have purchased her unit if the fence had  
19 only been 4' because privacy is very important to her.

### 20 EXHIBITS

21 All eight attachments listed on page 8 of the staff report were admitted into evidence  
22 as Exhibits 1-8, in addition to the staff report.

### 23 FINDINGS OF FACT

#### 24 Procedural:

- 25 1. Applicant. The applicant is Washington Federal.
2. Hearing. A hearing was held at 3:00 pm on July 25, 2013 at the Edmonds  
City Council meeting chambers.

1 **Substantive:**

2 3. Site/Proposal Description. The applicant requests a variance to a fence  
3 height ordinance in order to retain an existing fence that exceeds applicable fence  
4 height requirements by two feet.

5 ECDC 17.30.000(D) limits fence height to four feet for fences constructed on top of  
6 retaining walls that are over three feet in height. The fence at issue extends six feet  
7 above a three to four foot retaining wall that separates four townhomes from  
8 adjoining single-family residences. The illegal fence was constructed by the  
9 developer of the townhome property and the current owners of the townhomes were  
10 not aware of the code violation when they purchased the property. One of the  
11 townhome residents testified she would not have purchased the townhome had she  
12 known the fence was limited to four feet. Washington Federal, the applicant, is a  
13 bank that came into ownership of one of the townhomes upon foreclosure.

14 The subject property is located at 20734 7<sup>th</sup> Ave. W. The fence and retaining wall at  
15 issue is located along the west property line. A building containing four townhomes  
16 is located on the subject property along the west property line and a single family  
17 residence is located on the property adjoining to the west. Properties to the north and  
18 south have “similar” (according to the staff report and application) fences of the same  
19 height as the fence subject to the variance application. The fence subject to the  
20 variance request will be two feet lower than the adjoining fences if it is required to be  
21 brought into conformance.

22 4. Characteristics of the Area. The site is adjacent to 76<sup>th</sup> Avenue West, a  
23 minor arterial. To the north, south and southeast are similar multi-family zoned and  
24 developed parcels. To the west is a large area of single-family zoned and developed  
25 parcels. To the northeast is the City of Lynnwood and College Place Middle and  
Elementary schools as depicted in Ex. 2.

5. Adverse Impacts. There are no immediate adverse impacts associated  
with the proposal. Immediate impacts are more negative than positive. As testified  
by one of the townhome owners, denial of the variance will result in a reduction in  
privacy because they townhome owners will then be looking directly into the  
windows of the adjoining single-family homes. The townhomes are at least two  
stories high and they are situated on a grade that appears to be up to four feet higher  
than the adjoining single-family residences. However, the aerial photograph,  
Ex. 2, shows the presence of trees that can serve as an aesthetic buffer. Further, there  
is room on both the subject property and the adjoining single-family property to add  
additional trees. As further shown in the aerial photograph, the single-family homes  
are separated by their rear yards from the townhomes, which reduces the privacy  
impact. Denial of the variance will also result in modest adverse aesthetic impacts by  
resulting in a fence that is two feet lower than the fences that adjoin it to the south and  
west.

1 Although there are no immediate adverse impacts, cumulative and long term impacts  
2 are an issue. There is nothing unique about the property to justify the variance.  
3 Approval of the variance can serve as a limited precedent for similar situations  
4 throughout the city, resulting in a series of tall retaining wall/fence structures that  
5 ECDC 17.30.000(D) was designed to prevent.

## 6 CONCLUSIONS OF LAW

### 7 Procedural:

8 1. Authority of Hearing Examiner. ECDC 20.85.020 provides the Hearing  
9 Examiner with the authority to review and act upon variance applications as Type III-  
10 A.

### 11 Substantive:

12 2. Zoning Designations. The subject property is zoned Multiple-Family  
13 Residential (RM 2.4).

14 3. Review Criteria and Application. Variance criteria are set by ECDC  
15 20.85.010, quoted below and applied through corresponding conclusions of law.

16 **ECDC 20.85.010:** *No variance may be approved unless all of the findings in this*  
17 *section can be made.*

18 **ECDC 20.85.010.A(1) – Special Circumstances:** *That, because of special*  
19 *circumstances relating to the property, the strict enforcement of the zoning ordinance*  
20 *would deprive the owner of use rights and privileges permitted to other properties in*  
21 *the vicinity with the same zoning.*

22 a. *Special circumstances include the size, shape, topography, location or*  
23 *surroundings of the property, public necessity as of public structures and*  
24 *uses as set forth in ECDC [17.00.030](#) and environmental factors such as*  
25 *vegetation, streams, ponds and wildlife habitats.*

b. *Special circumstances should not be predicated upon any factor personal*  
*to the owner such as age or disability, extra expense which may be*  
*necessary to comply with the zoning ordinance, the ability to secure a*  
*scenic view, the ability to make more profitable use of the property, nor any*  
*factor resulting from the action of the owner or any past owner of the same*  
*property;*

4. The criterion is not met because there are no special circumstances related  
to the proposal.

1 The applicant advocates an “innocent purchaser” special circumstance, based upon  
2 the fact that the applicant and other townhome owners purchased the property without  
3 knowing that the fence was built in violation of City code. Unfortunately, ECDC  
4 20.85.010(A)(1)(b), quoted above, specifically states that special circumstances  
5 should not be predicated upon “*any factor resulting from the action of the owner or*  
6 *any past owner of the same property*”. This language is not required by state statute<sup>2</sup>  
7 and is fairly unique to the Edmonds City Code. The City Council’s adoption of this  
8 language, in particular to the “past owner” term, evidences a strong legislative intent  
9 against adopting any type of “innocent purchaser” exception to the variance criteria.  
10 The examiner cannot manufacture an exception to this clear and unambiguous  
11 language adopted by the City Council.

8 The property owners also testified that without if the fence is reduced to four feet they  
9 would be looking directly into the windows of adjoining residences. Part of this loss  
10 of privacy is due to the grade separation between the properties, but this is a minor  
11 change in grade and could not be considered a “special” circumstance, given that a  
12 grade separation would almost always exist for situations involving a fence on top of  
13 a retaining wall.

12 **ECDC 20.85.010(B) – Special Privilege:** *That the approval of the variance would*  
13 *not be a grant of special privilege to the property in comparison with the limitations*  
14 *upon other properties in the vicinity with the same zoning;*

14 5. The applicant and staff report conclude that granting the variance would  
15 not grant in any special privilege because adjoining properties have similar fences.  
16 The staff report notes that the adjoining fences are probably nonconforming  
17 structures. The courts have concluded that the presence of nonconforming structures  
18 does not justify a finding of compliance with the special privilege variance criterion.  
19 *See St. Clair v. Skagit County*, 43 Wash.App. 122 (1986). The record does not  
20 contain sufficient information to establish compliance with the criterion above.

19 **ECDC 20.85.010(C) – Comprehensive Plan:** *That the approval of the variance will*  
20 *be consistent with the comprehensive plan;*

21 6. The criterion is met. The staff report notes that the variance is not consistent with  
22 the comprehensive plan because it violates General Design Policy C.2.c.ii, which  
23 provides that site plans should be designed to preserve natural features of the site.  
24 Staff believes this policy has not been met because the grading work, which  
25 necessitated the retaining wall, does not preserve the natural topography of the site.  
However, the primary issue of concern is not whether the property should have been  
graded, but whether the fence on top of the retaining wall should be four feet high as

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<sup>2</sup> RCW 35A.63.120 does require that a variance be based upon special circumstances related to the property. The Edmonds City Council took the extra step to require that special circumstances could not be predicated upon the actions of past owners.

1 opposed to six feet high. In this regard the most pertinent comprehensive plan policy  
2 is Residential Development compatibility policy C.2.b.i., which provides that RM  
3 developments should preserve the privacy and view of surrounding buildings. The  
4 increase in height sought by the applicant will enhance privacy, which furthers  
compliance with the comprehensive plan. There are no other comprehensive plan  
policies that are directly implicated by the proposal. Overall, the proposal is  
consistent with the comprehensive plan.

5 **ECDC 20.85.010(D) – Zoning Ordinance:** *That the approval of the variance will be*  
6 *consistent with the purposes of the zoning ordinance and the zone district in which*  
7 *the property is located;*

8 7. Other than the proposed fence height regulation subject to the rezone,  
ECDC 20.85.010(A)(1)(b), the proposed variance is consistent with the zoning code.

9 **ECDC 20.85.010(E) – Not Detrimental:** *That the variance as approved or*  
10 *conditionally approved will not be significantly detrimental to the public health,*  
11 *safety and welfare, or injurious to the property or improvements in the vicinity and*  
*same zone;*

12 8. As determined in Finding of Fact No. 5, there are no significant adverse  
13 impacts associated with the proposal and it would enhance privacy and aesthetic  
compatibility with surrounding uses. Consequently the criterion is met.

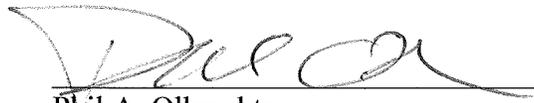
14 **ECDC 20.85.010(F) – Minimum Variance:** *That the approved variance is the*  
15 *minimum necessary to allow the owner the rights enjoyed by other properties in the*  
16 *vicinity with the same zoning.*

17 9. Denial of the variance would reduce some privacy, but it is debatable  
18 whether the loss of privacy would be substantial enough for a finding that this would  
deprive the townhome owner of rights enjoyed by other properties in the vicinity with  
the same zoning.

19 **DECISION**

20 The variance is denied because there are no special circumstances that necessitate the  
21 variance as required by ECDC 20.85.010(A)(1)(b).

22 Dated this 8<sup>th</sup> day of August, 2013.

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24 Phil A. Olbrechts  
25 Edmonds Hearing Examiner

## Appeal Right and Valuation Notices

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This land use decision is final and subject to closed record appeal to the City Council as authorized by ECDC 20.01.003. Appeals must be filed within 14 days of the issuance of this decision as required by ECDC 20.07.004(B). Reconsideration may be requested within 10 calendar days of issuance of this decision as required by ECDC 20.06.010.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

**DECLARATION OF MAILING**

Variance – Washington Federal

PLN20130039

I, Phil Olbrechts, make the following declaration:

1. I am a resident of the State of Washington, over the age of 18 years, not a party to this action, and competent to be a witness herein.

2. On the 8th day of August, 2013, I deposited in the mail, via First Class U.S. Mail, a true and correct copy of the on **FINDINGS OF FACT, CONCLUSIONS OF LAW AND FINAL DECISION** the above captioned matter to the addresses identified in the attached Exhibit A.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

EXECUTED at Granite Falls, Washington, this 8th day of August, 2013.

  
\_\_\_\_\_  
Phil A. Olbrechts

Olbrechts and Associates, PLLC.  
18833 74th Street NE  
Granite Falls, WA 98252

Stephanie Jones  
20734 76<sup>th</sup> Ave W, Unit  
Edmonds, WA 98026

Kimberly Price  
20734 76<sup>th</sup> Ave W, C  
Edmonds, WA 980

Rich Gostman  
Washington Federal  
425 Pike St  
Seattle, WA 9810

Wagne Potter  
Novastor Development, I  
18215 72<sup>nd</sup> Ave S  
Kent, WA 98032

ExA

FILE NO.: PLN20130039  
Applicant: WILLOWDALE

## DECLARATION OF MAILING

On the 13th day of August, 2013, the Hearing Examiner's "Findings of Fact, Conclusions of Law and Final Decision" was mailed to Alvin Rutledge, 7101 Lake Ballinger Way, Edmonds, WA 98026.

I, Jennifer Machuga, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this 13th day of August, 2013, at Edmonds, Washington.

Signed: \_\_\_\_\_

A handwritten signature in blue ink, appearing to be "J. Machuga", written over a horizontal line.



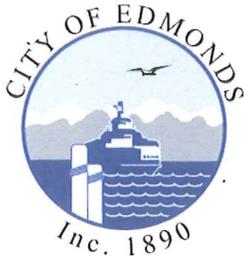
JULY 25, 2013

PLEASE PRINT LEGIBLY YOUR NAME, ADDRESS AND ZIP CODE IF YOU WISH TO SPEAK ON THIS ITEM OR TO BE NOTIFIED OF FUTURE HEARINGS ON THIS PROJECT. THANK YOU.

**FILE NO.: PLN20130039**

**WASH. FEDERAL/WILLOWDALE**

Tom BARGHAUSEN	18215-70th Ave Kent, WA 98042
Kim Prime	20734 76th Ave W unit D Edmonds, WA 98026
Stephanie Jones	20734 76th Ave W unit R
John M Gates	750 NorthStream - S. Lewis
ARVIN RUTLEDGE	71014K BAYVIEW by Arvin



# CITY OF EDMONDS

121 5<sup>th</sup> Avenue North, Edmonds WA 98020

Phone: 425.771.0220 • Fax: 425.771.0221 • Web: [www.edmondswa.gov](http://www.edmondswa.gov)

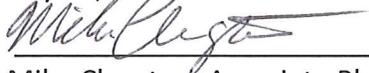
DEVELOPMENT SERVICES DEPARTMENT • PLANNING DIVISION

## PLANNING DIVISION REPORT & RECOMMENDATION TO THE HEARING EXAMINER

**Project:** Willowdale Fence Height Variance

**File Numbers:** PLN20130039

**Date of Report:** July 16, 2013

**From:**   
Mike Clugston, Associate Planner

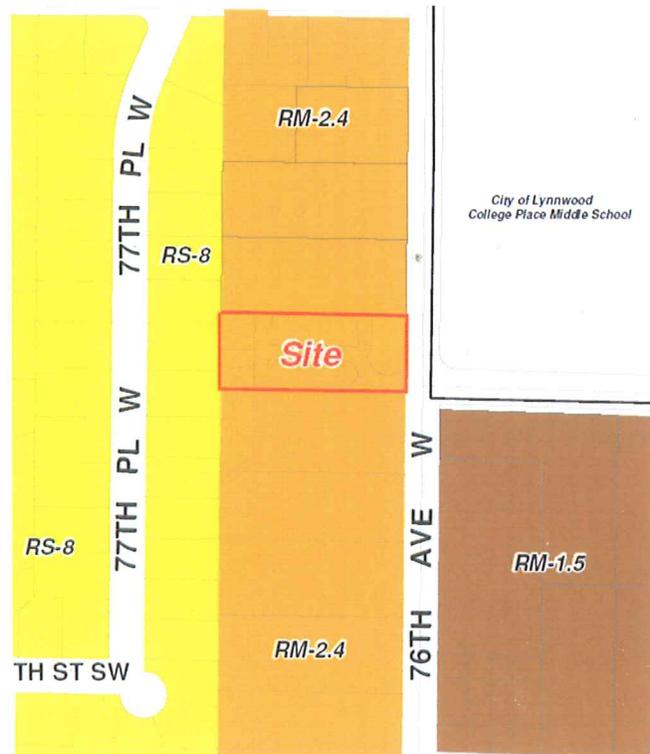
**Public Hearing:** July 25, 2013 at 3:00 P.M.  
Edmonds Public Safety Complex: Council Chambers  
250 - 5<sup>th</sup> Avenue North, Edmonds, WA 98020

### I. SUMMARY OF PROPOSAL

Washington Federal is requesting a variance to exceed the maximum allowed height for a retaining wall/fence as regulated in ECDC 17.30.000.D.

### II. GENERAL INFORMATION

1. **Applicant/Owner:** Washington Federal (Attachment 1)
2. **Contact:** Wayne Potter, Novastar Development, Inc.
3. **Location:** 20734 76<sup>th</sup> Avenue West
4. **Tax Parcel Numbers:**  
01122300001000,  
00614300001000,  
01122300000900,  
01122300001100 &  
01122300001200



City of Edmonds Zoning Map, May 10, 2013

5. **Zoning:** Multiple Residential, RM-2.4
6. **Request:** The request is for a six (6) foot fence above a retaining wall which is between three (3) and (4) feet tall.
7. **Review Process:** Pursuant to Edmonds Community Development Code (ECDC) 20.85.020.A, the Hearing Examiner reviews the variances as a Type III-B decisions in accordance with provisions of Chapter 20.06.
8. **Major Issues:**
  - a. Compliance with ECDC 17.30 Fences
  - b. Compliance with ECDC 20.85 Variances
9. **Lot Size:** Approximately 41,500 square feet.
10. **Existing/Proposed Use:** A 17-unit townhome project was approved by the Architectural Design Board in 2008 (PLN20080001). The west building (BLD20080355) was the only building that was actually constructed. The three other buildings received building permit approval but those permits expired.

### III. SEPA THRESHOLD DETERMINATION

Variances granted based on special circumstances are exempt from SEPA review (WAC 197-11-800(6)(b) and ECDC 20.15A.080).

### IV. NATURAL ENVIRONMENT

A critical area determination for the subject property was made under File No. CRA20080004. No critical areas were found to be on or adjacent to the site.

### V. NEIGHBORHOOD CHARACTERISTICS

The site is adjacent to 76<sup>th</sup> Avenue West, a minor arterial. To the north, south and southeast are similar multifamily-zoned and developed parcels. To the west is a large area of single family-zoned and developed parcels. To the northeast is the City of Lynnwood and College Place Middle and Elementary Schools (Attachment 2).

### VI. PUBLIC NOTICE

A letter of complete application was sent to the applicant on June 19, 2013. A "Notice of Application and Public Hearing" was mailed to property owners within 300 feet of the site as well as published in the Everett Herald and posted in the required locations on July 2, 2013 (Attachment 4). The City of Edmonds has complied with the noticing provisions of ECDC 20.03.002 and 20.03.003.

### VII. PUBLIC COMMENTS

As of the date of this staff report, no public comments have been received.

**VIII. TECHNICAL COMMITTEE**

This application was reviewed and evaluated by Fire District #1, the Engineering Division, as well as the Public Works Departments. No comments or concerns were expressed about the request.

**IX. COMPREHENSIVE PLAN**

The Comprehensive Plan designation for this site is “Multi Family – Medium Density Resource.” The City of Edmonds has a vision for multiple residential development. The applicable goals and policies related to this project are identified on pages 72 & 73 Plan:

***Residential Development***

- C. *Goal. A broad range of housing types and densities should be encouraged in order that a choice of housing will be available to all Edmonds residents, in accordance with the following policies:*
  - C.2. *Multiple. The City’s development policies encourage high quality site and building design to promote coordinated development and to preserve the trees, topography and other natural features of the site. Stereotyped, boxy multiple unit residential (RM) buildings are to be avoided.*
    - C.2.a. *Location Policies.*
      - C.2.a.i. *RM uses should be located near arterial or collector streets.*
    - C.2.b. *Compatibility Policies.*
      - C.2.b.i. *RM developments should preserve the privacy and view of surrounding buildings, wherever feasible.*
      - C.2.b.ii. *The height of RM buildings that abut single family residential (RS) zones shall be similar to the height permitted in the abutting RS zone except where the existing vegetation and/or change in topography can substantially screen one use from another.*
      - C.2.b.iii. *The design of RM buildings located next to RS zones should be similar to the design idiom of the single family residence.*
    - C.2.c. *General Design Policies.*
      - C.2.c.i. *The nonstructural elements of the building (such as decks, lights, rails, doors, windows and window easements, materials, textures and colors) should be coordinated to carry out a unified design concept.*
      - C.2.c.ii. *Site and building plans should be designed to preserve the natural features (trees, streams, topography, etc.) of*

*the site rather than forcing the site to meet the needs of the imposed plan.*

**X. APPLICABLE DEVELOPMENT CODES**

**1. ECDC 17.30 Fences**

- A. *“When a retaining wall three feet in height or greater is contiguous to and below a proposed fence, the proposed fence may be constructed for the purposes of safety not greater than four feet above the top of the retaining wall or the finished grade, whichever is less, without the necessity for a variance.”* [ECDC 17.30.000.D]

**2. ECDC 20.85 Variances**

- A. An applicant may request a variance from any requirement of the zoning ordinance (ECDC Titles 16 and 17), except use and procedural requirements, according to the procedures set forth in ECDC 20.85. ECDC 20.85.010 contains the findings that must be made in order for a variance application to be approved. According to the referenced code, *“No variance may be approved unless all of the findings in this section can be made.”* The findings include:

- A. Special Circumstances. *That, because of special circumstances relating to the property, the strict enforcement of the zoning ordinance would deprive the owner of use rights and privileges permitted to other properties in the vicinity with the same zoning;*
1. *Special circumstances include the size, shape, topography, location or surroundings of the property, public necessity as of public structures and uses set forth in ECDC 17.00.030 and environmental factors such as vegetation, streams, ponds and wildlife habitats;*
  2. *Special circumstances should not be predicated upon any factor personal to the owner such as age or disability, extra expense which may be necessary to comply with the zoning ordinance, the ability to secure a scenic view, the ability to make more profitable use of the property, nor any factor resulting from the action of the owner or any past owner of the same property;*
- B. Special Privilege. *That the approval of the variance would not be a grant of special privilege to the property in comparison with the limitations upon other properties in the vicinity with the same zoning;*
- C. Comprehensive Plan. *That the approval of the variance will be consistent with the comprehensive plan;*

- D. Zoning Ordinance. *That the approval of the variance will be consistent with the zoning ordinance and the zone district in which the property is located;*
  - E. Not Detrimental. *That the variance as approved or conditionally approved will not be significantly detrimental to the public health, safety and welfare or injurious to the property or improvements in the vicinity and same zone;*
  - F. Minimum Variance. *That the approved variance is the minimum necessary to allow the owner rights enjoyed by other properties in the vicinity with the same zoning.*
- B. The Applicant submitted narrative statements and supporting materials explaining why he believes the proposed variance request meets the criteria in ECDC 20.85 and should therefore be granted (Attachment 3).
- C. The following is staff's analysis of how the proposed variance satisfies the criteria of ECDC 20.85:
1. Special Circumstances:  

There are no environmental constraints on the parcel that would necessitate the construction of an over-height wall/fence – the site is essentially level and no critical areas are present. Any special circumstance in this case is predicated on factors personal to the owner and the past owner. As noted in ECDC 20.85.010.A.2: *“Special circumstances should not be predicated upon any factor personal to the owner such as age or disability, extra expense which may be necessary to comply with the zoning ordinance, the ability to secure a scenic view, the ability to make more profitable use of the property, nor any factor resulting from the action of the owner or any past owner of the same property.”* The current wall/fence was constructed without review and approval by the City – it was not shown on the design plans approved by the Architectural Design Board nor on the landscaping plan approved with the building permit (Attachment 6). It was noted during a City inspection of the west building on March 9, 2011 that the wall/fence had to be made code compliant (Attachment 7). The applicant applied for, and received approval for, a code-compliant fence in BLD20130311 (Attachment 5).
  2. Special Privilege:  

Approval of the request would not appear to grant special privilege to the Applicant. The adjacent sites to the north and south have similar wall/fence features. It is unknown, however, whether those features were permitted prior to construction. Given their height, it would appear that both adjacent wall/fences are nonconforming with respect to the fence code as it exists today.

3. Comprehensive Plan:

The wall/fence does not appear to satisfy General Design Policy C.2.c.ii which states: *“Site and building plans should be designed to preserve the natural features (trees, streams, topography, etc.) of the site rather than forcing the site to meet the needs of the imposed plan.”* A previous fence and the original grade near the western property line were proposed to be maintained (Attachment 6). Then, without prior approval, the original developer decided to grade the area out and create a level lawn area for the western building and built what is a noncompliant wall/fence.

4. Zoning Ordinance:

A building permit was recently issued for a compliant wall/fence which showed the top two (2) feet of the wood fence being removed (Attachment 5). If the subject variance is approved, the current wall/fence would be made compliant.

5. Not Detrimental:

The wall/fence would not appear to be significantly detrimental to the public health, safety and welfare or injurious to the property or improvements in the vicinity and same zone.

6. Minimum Variance:

The applicant received building permit approval for a compliant wall/fence design through BLD20130331 (Attachment 5). Requesting a variance for two additional feet of fence to bring the current, unpermitted fence into compliance would appear to be more than the minimum variance.

**XI. RECOMMENDATIONS**

Based on the analysis and attachments included in this report, staff recommends that the Hearing Examiner:

1. **DENY** variance request PLN20130039 for a 6’ fence on top of a 3’-4’ retaining wall because it fails to satisfy all six of the decision criteria in ECDC 20.85.

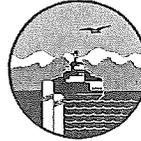
**XII. PARTIES OF RECORD**

Ricka Gerstmann Washington Federal 425 Pike Street Seattle, WA 98101	Wayne Potter Novastar Development, Inc. 18215 72 <sup>nd</sup> Ave. S Kent, WA 98032	City of Edmonds Planning Division
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**XIII. ATTACHMENTS**

1. Land use application
2. Aerial photograph showing site showing general location of wall/fence
3. Applicant's cover letter and supporting materials
4. Letter of complete application and public notice documentation
5. Approved building permit showing compliant wall/fence (BLD20130331)
6. Approved landscaping plan for the site
7. Planning inspection comment

City of Edmonds  
Land Use Application



- ARCHITECTURAL DESIGN REVIEW
- COMPREHENSIVE PLAN AMENDMENT
- CONDITIONAL USE PERMIT
- HOME OCCUPATION
- FORMAL SUBDIVISION
- SHORT SUBDIVISION
- LOT LINE ADJUSTMENT
- PLANNED RESIDENTIAL DEVELOPMENT
- OFFICIAL STREET MAP AMENDMENT
- STREET VACATION
- REZONE
- SHORELINE PERMIT
- VARIANCE / REASONABLE USE EXCEPTION
- OTHER: \_\_\_\_\_

FOR OFFICIAL USE ONLY	
FILE #	PLN20130039 ZONE RM-2.4
DATE	5/23/13 REC'D BY Clayton
FEE	1540.00 RECEIPT # 057753
HEARING DATE _____	
<input checked="" type="checkbox"/> HE	<input type="checkbox"/> STAFF <input type="checkbox"/> PB <input type="checkbox"/> ADB <input type="checkbox"/> CC

**RECEIVED**

MAY 20 2013

DEVELOPMENT SERVICES

• PLEASE NOTE THAT ALL INFORMATION CONTAINED WITHIN THIS APPLICATION IS A PUBLIC RECORD •

PROPERTY ADDRESS OR LOCATION <sup>20134</sup> ~~20628~~ 76th AVE WEST

PROJECT NAME (IF APPLICABLE) WILLOWDALE TOWNHOMES (PLN20080001)

PROPERTY OWNER WASHINGTON FEDERAL PHONE # 206 777-8354

ADDRESS 425 PIKE ST SEATTLE WA 98101

E-MAIL RICKA.GERSTMANN@WAFD.COM FAX # \_\_\_\_\_

TAX ACCOUNT # 011223-000-010-00 & 006143-000-010-00 SEC. 19 TWP. 27N RNG. 4E

DESCRIPTION OF PROJECT OR PROPOSED USE (ATTACH COVER LETTER AS NECESSARY)  
SEE ATTACHED COVER LETTER

DESCRIBE HOW THE PROJECT MEETS APPLICABLE CODES (ATTACH COVER LETTER AS NECESSARY)  
SEE ATTACHED COVER LETTER

APPLICANT WASHINGTON FEDERAL PHONE # 206 777-8354

ADDRESS 425 PIKE ST SEATTLE WA 98101

E-MAIL RICKA.GERSTMANN@WAFD.COM FAX # \_\_\_\_\_

CONTACT PERSON/AGENT WAYNE POTTER, NOVASTAR DEV INC PHONE # 425 251-6110

ADDRESS 18215 72ND AVE S KENT WA 98032

E-MAIL WPOTTER@NOVASTARDEV.COM FAX # 425 251-8782

The undersigned applicant, and his/her/its heirs, and assigns, in consideration on the processing of the application agrees to release, indemnify, defend and hold the City of Edmonds harmless from any and all damages, including reasonable attorney's fees, arising from any action or infraction based in whole or part upon false, misleading, inaccurate or incomplete information furnished by the applicant, his/her/its agents or employees.

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am authorized to file this application on the behalf of the owner as listed below.

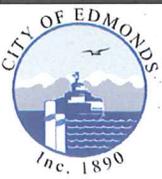
SIGNATURE OF APPLICANT/AGENT WF/Ricka Gerstmann DATE 4/25/13

**Property Owner's Authorization**

I, Ricka Gerstmann for Washington Federal, certify under the penalty of perjury under the laws of the State of Washington that the following is a true and correct statement: I have authorized the above Applicant/Agent to apply for the subject land use application, and grant my permission for the public officials and the staff of the City of Edmonds to enter the subject property for the purposes of inspection and posting attendant to this application.

SIGNATURE OF OWNER WF/Ricka Gerstmann DATE 4/25/13

Questions? Call (425) 771-0220.

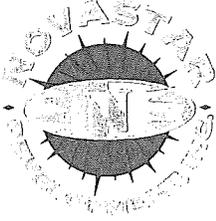


**Site and Vicinity Aerial**  
 20734 76th Ave. W  
 PLN20130039

1 inch = 75 feet



Attachment 2  
 PLN20130039



May 22, 2013  
COURIER DELIVERY

Mike Clugston, AICP  
Associate Planner  
City of Edmonds  
121 - 5th Avenue North  
Edmonds, WA 98020

**RECEIVED**  
MAY 23 2013  
DEVELOPMENT SERVICES  
COUNTER

RE: Fence Height Variance for the Willowdale Townhome Project  
20628 - 76th Avenue West, Edmonds, Washington  
City File No. PLN20130015  
Our Job No. 9865 (BCE 14950)

Dear Mike:

I am enclosing the following documents for a proposed fence height variance associated with the Willowdale Townhome project:

1. One (1) completed Land Use Application signed by the property owner
2. One (1) check in the amount of \$1,540 made payable to the City of Edmonds for the variance submittal fee
3. One (1) copy of the approved landscape plan showing the location of the 6-foot fence along the westerly property line prepared by Barghausen Consulting Engineers, Inc. dated March 7, 2013
4. One (1) set of photographs showing the east and west side of the existing fence
5. One (1) list of the adjacent property owners within 300 feet of the site, including white mailing labels, notarized declaration and a copy of the Snohomish County Assessor Map
6. One (1) completed "Variance Justification" statement describing the requested variance and how the request meets the five criteria of ECDC 20.85.010

As you know, the previous property owner/developer (Murphy) constructed the westerly townhome building, which has four individual units (three units are privately owned and the fourth unit is owned by Washington Federal). During the construction of this building, the developer elected to construct a short retaining wall (due to grades) and install a 6-foot cedar wood fence on top of the wall.

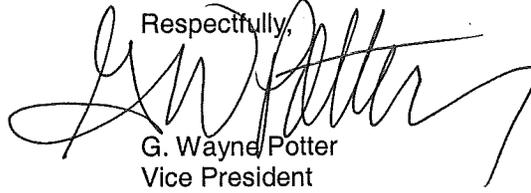
Upon approval of the revised landscape plan (which included a condition to reduce the existing fence from 6 feet to 4 feet in height), we contacted the three property owners to discuss timing for the fence reduction. Unfortunately, they were not aware of the code requirement (ECDC 17.30) requiring fences located on the top of a retaining wall to have a maximum height of 4 feet. Unfortunately, the previous developer did not disclose this information to Washington Federal and therefore, Washington Federal was unaware of the violation when they foreclosed the property.

Mike Clugston, AICP  
Associate Planner  
City of Edmonds

-2-

May 22, 2013, 2013

As required by the code, I have provided our justification and the overall history of this issue in the written justification statement (enclosed). Please review this information and contact me if you have any questions. Thank you.

Respectfully,  
  
G. Wayne Potter  
Vice President

GWP/ath/dm  
9865c.002.doc

enc: As Noted

cc: Ricka Gerstmann, Washington Federal (w/enc)  
Kenneth L. Blondin, Novastar Development, Inc.  
Randy Weber, Novastar Development, Inc.  
Luke Thornton, Novastar Development, Inc.  
Sandy Bailey, Novastar Development, Inc.

Willowdale Townhome Fence Variance  
Variance Criteria/Findings  
ECDC 20.85.00

RECEIVED

MAY 28 2013

DEVELOPMENT SERVICES  
COUNTER

1. Special Circumstances. That, because of special circumstances relating to the property, the strict enforcement of the zoning ordinance would deprive the owner of use rights and privileges permitted to other properties in the vicinity with the same zoning.

Special circumstances include the size, shape, topography, location or surroundings of the property, public necessity as to public structures and uses and environmental factors such as vegetation, streams, ponds and wildlife habitats.

Special circumstances should not be predicated upon any factor personal to the owner such as age or disability, extra expense which may be necessary to comply with the zoning ordinance, the ability to secure a scenic view, the ability to make more profitable use of the property, nor any factor resulting from the action of the owner or any past owner of the same property.

**Comment:** The project site was approved for a 17-Unit Townhome Project (four buildings) in 2008 known as the Willowdale Townhome Development under City File No. PLN20130015. To date, the previous owner (Murphy) constructed the four-unit building which is located along the west property line (a.k.a. Building 4 / Building Permit No. 20080355).

As required by the City, all associated driveways, landscaping, and utility improvements have been completed and accepted. Upon completion of Building 4, the previous owner obtained a certificate of occupancy (for all units) from the City Building Department and sold three of the four units to individuals. These units have been privately owned and occupied for two to three years. The fourth unit is owned by the applicant (Washington Federal) and is being leased.

In conjunction with the site development, the property owner elected to match the existing grades of the adjoining development to the south (Willowdale Gardens). To accomplish this, the previous owner of the Willowdale Townhomes constructed a short retaining wall (less than 4 feet) to match the existing concrete wall to the south and also installed a 6-foot cedar fence on the top of the wall (similar to the fence constructed at Willowdale Gardens). Please reference the enclosed site photographs.

Washington Federal obtained ownership of the unsold unit of Building 4 and the undeveloped portion of the property as a result of a foreclosure action and inherited several outstanding issues that were not resolved by the previous owner/borrower. Upon obtaining ownership, Washington Federal has been working diligently to finalize all of the outstanding issues (which has been accomplished) and has been working with the owners of the three sold units with respect to the HOA requirements.

As a result of finalizing the various City punchlist items, it was brought to our attention that the existing 6-foot fence installed by the previous owner (over three years ago) along the west property line is in violation of ECDC 17.30.000.D that requires a fence installed above a retaining wall be no more than 4 feet in height. Therefore, the City is requested that the fence be reduce in height by 2 feet.

Due to the fact that the current owners have enjoyed the use of the existing fence for approximately three years, they do not want the fence reduced and believe that due to the special circumstances surrounding the installation by the previous owner and for the fact that the adjacent property to the south (Willowdale Gardens) was permitted to install a similar wall and 6-foot fence, that a variance in this particular case is justified and warranted to allow a 6-foot fence height to remain.

2. Special Privilege. That the approval of the variance would not be a grant of special privilege to the property in comparison with the limitations upon other properties in the vicinity with the same zoning.

**Comment:** If the variance is denied, the existing property owners will be denied the right to keep an existing 6-foot fence which is similar to the existing fence being allowed for the adjacent property owner(s) to the south; Willowdale Gardens. In granting this variance, the Willowdale Townhome residents will be allowed to continue to use a fence that was installed by the previous developer to match the adjacent property to the south and would not constitute a special privilege.

3. Comprehensive Plan. That the approval of the variance will be consistent with the Comprehensive Plan.

**Comment:** By approving the proposed variance to allow the existing height of the 6-foot fence to remain, there would be no impact to the City Comprehensive Plan and Policies. As referenced earlier, the property to the south was allowed to install a 6-foot fence above a retaining wall.

4. Zoning Ordinance. That the approval of the variance will be consistent with the purposes of the zoning ordinance and the zone district in which the property is located.

**Comment:** The proposed variance would not impact the intent or uses allowed in the zoning code affecting the subject property, including any future uses of surrounding property.

5. Not Detrimental. That the variance, as approved or conditionally approved, will not be significantly detrimental to the public health, safety and welfare or injurious to the property or improvements in the vicinity and same zone.

**Comment:** There will be not impact to adjacent property owners (value, view, or surrounding use) by approving the proposed variance or be harmful to any person on the property or surrounding properties.

6. Minimum Variance. That the approved variance is the minimum necessary to allow the owner the rights enjoyed by other properties in the vicinity with the same zoning.

**Comment:** As discussed earlier, Washington Federal inherited the existing fence height conflict as a result of a foreclosure action with the previous property owner. As an "*innocent purchaser*" of the property, Washington Federal was not aware of the conflict and in good faith is trying to resolve an outstanding issue that not only affects them, but affects the owners of the three units that were purchased several years ago from the previous owner/developer.

These three property owners purchased their townhome units with the understanding the existing 6-foot fence along the west property line was installed for their benefit and would remain. After several years of use, the property owners are now being told that the height of the existing 6-foot fence (which provides screening/privacy) must be reduced to 4 feet. The remedy for this *innocent purchaser* issue for all parties is for the City to issue a variance allowing the height of the existing Willowdale Townhome fence to remain at 6 feet (which is similar to the fence being enjoyed by the adjacent project of Willowdale Gardens).

EXISTING FENCE & WALL  
OF NEIGHBORING  
PROPERTY ALONG SOUTH  
PROPERTY LINE  
(WILLOWDALE GARDENS)

EXISTING 6FT CEDAR  
FENCE ALONG WEST  
PROPERTY LINE OF  
WILLOWDALE  
TOWNHOMES

SOUTH UNIT  
ON BLDG 4

SOUTHWEST  
CORNER OF  
WILLOWDALE  
TOWNHOMES

R

MAY 23 2013

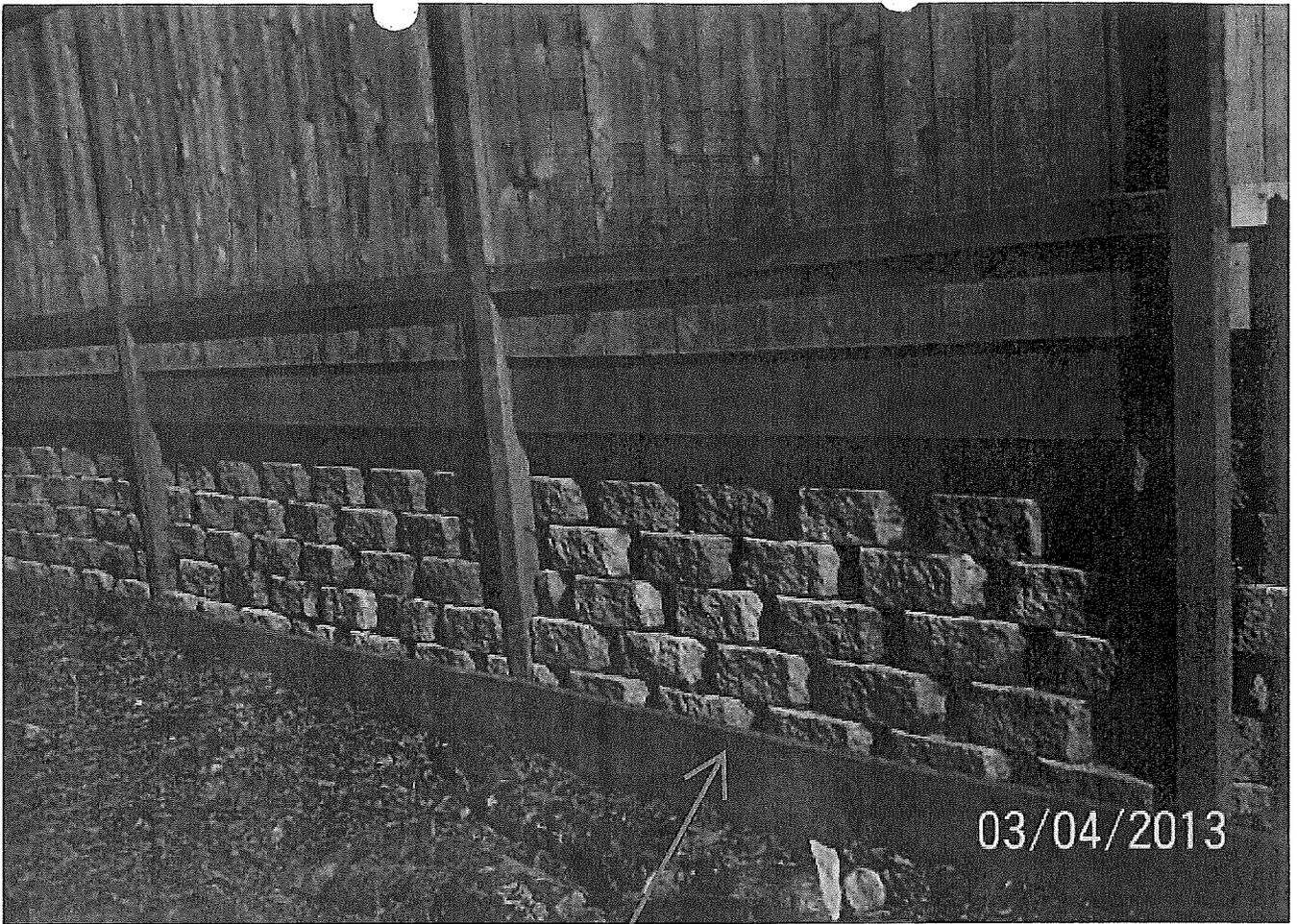
DEV

EXISTING WALL & 6FT  
FENCE ON  
NEIGHBORING  
PROPERTY TO SOUTH  
(WILLOWDALE GARDENS)

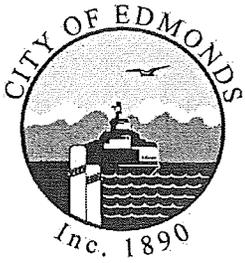
WILLOWDALE TOWNHOMES  
WALL & 6FT FENCE ALONG  
WEST PROPERTY LINE

SOUTHWEST  
CORNER OF  
WILLOWDALE  
TOWNHOMES

03/04/2013



LOOKING EAST AT THE  
WEST FACE OF THE WALL &  
6FT FENCE ALONG THE  
WILLOWDALE TOWNHOMES  
WEST PROPERTY LINE



## CITY OF EDMONDS

121 5<sup>th</sup> Avenue North, Edmonds WA 98020

Phone: 425.771.0220 • Fax: 425.771.0221 • Web: [www.edmondswa.gov](http://www.edmondswa.gov)

DEVELOPMENT SERVICES DEPARTMENT • PLANNING DIVISION

June 19, 2013

Wayne Potter  
wpotter@novastardev.com

Subject: Letter of complete application, fence height variance at 20734 76<sup>th</sup> Ave. W  
File: PLN20130039

Dear Mr. Potter,

The City of Edmonds has reviewed your application for a fence height variance at 20734 76<sup>th</sup> Avenue West (the Willowdale Townhomes site). Pursuant to Edmonds Community Development Code (ECDC) Section 20.02.002, the application has been determined to meet the procedural submission requirements and therefore is complete; please accept this letter as the City's completeness notice in accordance with ECDC 20.02.003. While the application is technically complete, the City may request additional information during review of the project with which to make a decision.

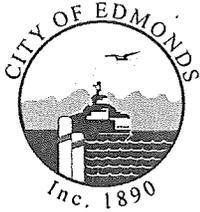
The City will proceed with the public notice portion of the project as required by Chapter 20.03 of the ECDC.

Finally, the variance hearing before the Hearing Examiner has been scheduled for Thursday, July 25, 2013 at 3:00PM in the Council Chambers at 250 5<sup>th</sup> Avenue North.

If you have any questions, please let me know either at 425-771-0220 or [michael.clugston@edmondswa.gov](mailto:michael.clugston@edmondswa.gov).

Sincerely,

Mike Clugston, AICP  
Associate Planner



# Notice of Application and Public Hearing

**File No. PLN20130039**

**NAME OF APPLICANT:** Washington Federal  
**DATE OF APPLICATION:** May 23, 2013  
**DATE OF COMPLETENESS:** June 19, 2013  
**DATE OF PUBLIC NOTICE:** July 2, 2013  
**PROJECT LOCATION:** 20734 76th Avenue West  
**PROJECT DESCRIPTION:** Washington Federal is requesting a variance from the normally required height of a fence. The permit is a Type III-B decision where the Hearing Examiner holds a public hearing and makes the final decision.  
**REQUESTED PERMITS:** Variance  
**OTHER REQUIRED PERMITS:** Building Permit  
**EXISTING ENVIRONMENTAL DOCUMENTS:** Critical Area Determination  
**REQUIRED STUDIES:** None  
**PUBLIC COMMENTS DUE:** July 25, 2013

Any person has the right to comment on this application during the public comment period, receive notice and participate in any hearings, and request a copy of the decision on the application. The City may accept public comments at any time prior to the closing of the record of an open record predecision hearing, if any, or, if no open record predecision hearing is provided, prior to the decision on the project permit. Only parties of record as defined in ECDC 20.07.003 have standing to initiate an administrative appeal.

Information on this development application can be viewed or obtained at the City of Edmonds Planning Division between the hours of 8:00 a.m. and 4:30 p.m. Monday, Tuesday, Thursday and Friday or between the hours of 8:00 a.m. and 12:00 p.m. on Wednesday or online through the city's website at [www.edmondswa.gov](http://www.edmondswa.gov) through Online Permits link. Search for permit PLN20130039.

**PUBLIC HEARING INFORMATION:** A public hearing before the Hearing Examiner is scheduled for July 25, 2013 at 3 p.m. in the City Council Chambers at 250 5th Avenue North.

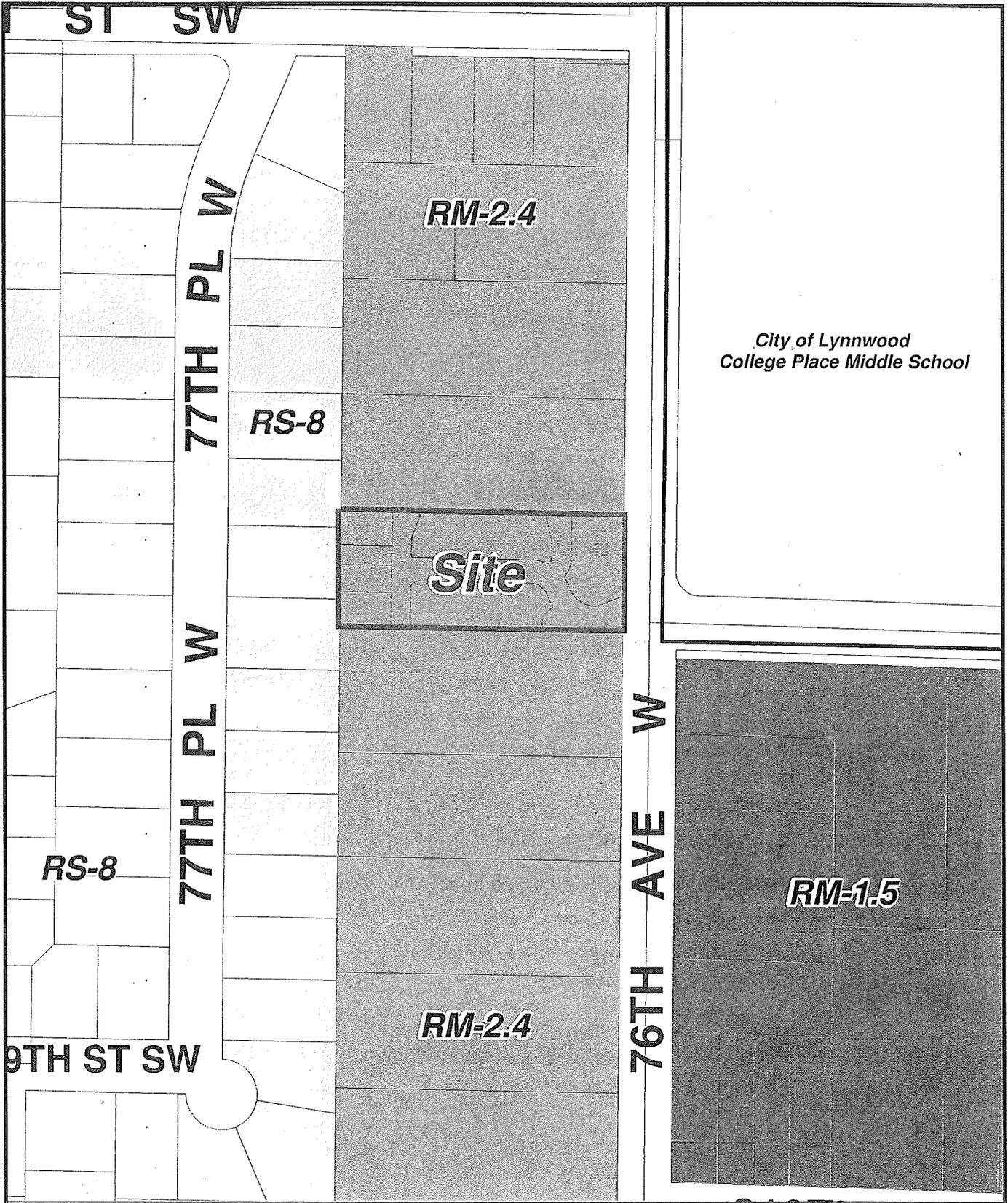
**City of Edmonds  
Development Services Department  
Planning Division**

121 5th Avenue North  
Edmonds, WA 98020

**Project Planner: Mike Clugston, Associate Planner**  
[michael.clugston@edmondswa.gov](mailto:michael.clugston@edmondswa.gov)  
425.771.0220

[www.edmondswa.gov](http://www.edmondswa.gov)

**WARNING:** The removal, mutilation, destruction, or concealment of posted notices before the removal date is a misdemeanor punishable by fine and imprisonment. This notice was mailed to owners within 300 feet of the site, posted on site, posted at the Public Safety Complex, Library, and at City Hall. It was also Published in the Everett Herald.



Willowdale Fence Height Variance  
 20734 76th Ave. W  
 File #: PLN20130039

Zoning Map, May 2013

1 inch = 150 feet



ADJACENT PROPERTY OWNERS LIST

Attach this notarized declaration to the adjacent property owners list.

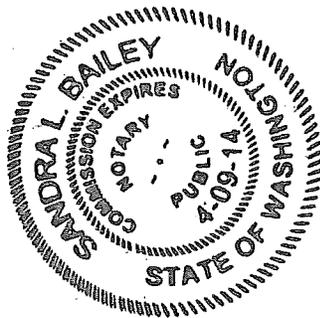
On my oath, I certify that the names and addresses provided represent all properties located within 300 feet of the subject property.

*G. Wayne Potter*  
Signature of Applicant or Applicant's Representative

Subscribed and sworn to before me this 21<sup>st</sup> day of May, 2013.

*Sandra L Bailey*  
Notary Public in and for the State of Washington  
*SANDRA L BAILEY*

Residing at KENT



RECEIVED  
MAY 23 2013  
DEVELOPMENT SERVICES  
COUNTER

00784600001600  
EVERBANK  
301 WEST BAY STREET  
JACKSONVILLE, FL 32202

00595800002700  
PARKS JONATHAN  
4665 MEADOW RUN PL  
JACKSONVILLE, FL 32217

00710000120000  
FEDERAL NATIONAL MORTGAGE  
ASSOCIATION  
PO BOX 650043  
DALLAS, TX 75265-0043

00710000120200  
GODDARD TERI M  
PO BOX 763  
ADKINS, TX 78101-0763

00671800000300  
HARRIS SARAH R TRUST  
114 LA MANCHA DR  
SONOMA, CA 95476

00825600001000  
DALLAWAY COLEMAN ANGIE  
19714 10TH DR SE  
BOTHELL, WA 98012

00595800001500  
FLESCH KURT & JENNIE  
940 CEDAR ST  
EDMONDS, WA 98020

00671800001800  
HAYNES LINDA  
20714 76TH AVE W #18  
EDMONDS, WA 98020

00710000320000  
SOLT FLORENCE  
1036 EDMONDS ST  
EDMONDS, WA 98020

00710000410100  
MURPHY JAMES H  
300 2ND AVE N #1F  
EDMONDS, WA 98020

00784600000900  
JACOBSEN JEAN K  
20632 76TH AVE W #9  
EDMONDS, WA 98020

~~01122800001200  
GATES JOHN CHRISTOPHER  
750 NORTHSTREAM LANE  
EDMONDS, WA 98020~~

00595800002900  
O'LEARY MARTIN P & NAOMI E  
717 WALNUT ST  
EDMONDS, WA 98020-3422

00595800001200  
OSGOOD RICHARD E  
20811 77TH PL W  
EDMONDS, WA 98026

00595800001300  
GUIRL JAMES P  
20805 77TH PL W  
EDMONDS, WA 98026

00595800001400  
PORTER GEORGE A  
20727 77TH PL W  
EDMONDS, WA 98026

00595800001600  
MONZON FRANK A  
20709 77TH PL W  
EDMONDS, WA 98026

00595800001700  
SCHULTZ KEVIN L  
20703 77TH PL W  
EDMONDS, WA 98026

00595800002800  
LAW MARTIN W & JILL A  
20718 77TH PL W  
EDMONDS, WA 98026

00595800003000  
BRUNNER HANS  
20802 77TH PL W  
EDMONDS, WA 98026

00595800003200  
FORSBERG ERIC J  
20818 77TH PL W  
EDMONDS, WA 98026

00614300001200  
PARKER MICHAEL & DEBORA  
17512 71ST AVE W  
EDMONDS, WA 98026

00671800000200  
ACHESON CAROLYN D  
20714 76TH AVE W #2  
EDMONDS, WA 98026

00671800000400  
WARREN JIMMIE  
20714 76TH W #4  
EDMONDS, WA 98026

00671800000700  
BARNES ALLISON E  
20714 76TH AVE W #7  
EDMONDS, WA 98026

00671800000800  
BROOKENS CASSIE  
20714 76TH AVE #8  
EDMONDS, WA 98026

00671800001200  
SZAREK LADISLAUS J  
20714 76TH AVE W #12  
EDMONDS, WA 98026

00671800001500  
GREEN RICHARD SCOTT  
20714 76TH PL W #15  
EDMONDS, WA 98026

00671800001600  
CIPRIANO GABINO  
20714 76TH AVE W APT 16 A  
EDMONDS, WA 98026

00671800001900  
SUMAN LINDA J  
20714 76TH AVE W #19  
EDMONDS, WA 98026

00671800002000  
MCDANIEL JONATHAN B  
20714 76TH W #20  
EDMONDS, WA 98026

00710000110300  
KELLY JEFF K  
7520 208TH ST SW UNIT A10  
EDMONDS, WA 98026

00710000210000  
CHAMORRO ISAIAS  
7510 208TH ST SW UNIT B100  
EDMONDS, WA 98026

00710000310300  
KARR SHANNA J  
7512 208TH ST SW # C103  
EDMONDS, WA 98026

00710000410000  
ALLEN MARY ANN T  
7514 208TH ST SW #D100  
EDMONDS, WA 98026

00710000420000  
MACCARONE SHARON A  
7514 208TH ST SW # D200  
EDMONDS, WA 98026

00784600000300  
KURFESS MARY C  
20632 76TH AVE W #3  
EDMONDS, WA 98026

00784600000400  
FRIDAY JEFFERY  
20632 76TH AVE W #4  
EDMONDS, WA 98026

00784600000700  
RYYNANEN DAVID P  
20632 76TH AVE W #7  
EDMONDS, WA 98026

00784600000800  
GUFFY KEVIN  
20632 76TH AVE W #8  
EDMONDS, WA 98026

00784600001000  
BEARDEN LINDA L  
20632 76TH AVE W UNIT 10  
EDMONDS, WA 98026

00784600001200  
NETHERTON SUSAN H  
20632 76TH AVE W UNIT 12  
EDMONDS, WA 98026

00784600001300  
BOPP HEATHER  
20632 76TH AVE W #A13  
EDMONDS, WA 98026

00784600001500  
FOSTER HARRY & CATHERINE  
20632 76TH AVE W #15  
EDMONDS, WA 98026

00784600001900  
YI CHIN A  
20632 76TH AVE W #19  
EDMONDS, WA 98026

00825600000900  
ALFI BRIAN N  
20620 76TH AVE W J  
EDMONDS, WA 98026

01122300001100  
JONES STEPHANIE M  
20734 76TH AVE W UNIT B  
EDMONDS, WA 98026

01122300000900  
PRIME KIMBERLY I  
20734 76TH AVE W UNIT D  
EDMONDS, WA 98026-6806

00825600000200  
PERKINS KATHY L  
20620 76TH AVE W UNIT B  
EDMONDS, WA 98026-6810

00825600000300  
TREWIN MELODY R  
20620 76TH AVE W UNIT C  
EDMONDS, WA 98026-6810

00825600000400  
PLANE JOHN P JR  
20620 76TH AVE W UNIT D  
EDMONDS, WA 98026-6810

00825600000500  
RAIRDEN LAURIE L  
20620 76TH AVE W UNIT E  
EDMONDS, WA 98026-6810

00825600000600  
ESLIP BARRY/ESLIP JERI  
20620 76TH AVE W UNIT F  
EDMONDS, WA 98026-6810

00825600000700  
MENGENSHA ELELETA G  
20620 76TH AVE W UNIT G  
EDMONDS, WA 98026-6810

00784600000100  
ZIELKE MARK E  
20632 76TH AVE W UNIT 1  
EDMONDS, WA 98026-6812

00784600000200  
ZIELKE MARK E  
20632 76TH AVE W UNIT 1  
EDMONDS, WA 98026-6812

00784600000500  
MCDONALD SANICE J  
20632 76TH AVE W UNIT 5  
EDMONDS, WA 98026-6812

00784600000600  
SORIANO JONATHAN P K  
20632 76TH AVE W UNIT 6  
EDMONDS, WA 98026-6812

00784600001100  
SMITH PAMELA  
20632 76TH AVE W UNIT 11  
EDMONDS, WA 98026-6812

00784600001800  
BARRON CAROLINE  
20632 76TH AVE W UNIT 18  
EDMONDS, WA 98026-6813

00784600002000  
CASIMIR CECIL J  
20632 76TH AVE W UNIT 20  
EDMONDS, WA 98026-6813

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REYNOLDS KATHLEEN  
20714 76TH AVE W UNIT 5  
EDMONDS, WA 98026-6814

00671800000600  
KOSTADINOV KOSTADIN & TRAYKA  
20714 76TH AVE W UNIT 6  
EDMONDS, WA 98026-6815

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LEE ERIC T & CHURCH KATHRYN L  
20714 76TH AVE W UNIT 9  
EDMONDS, WA 98026-6815

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ST HILAIRE JUDITH  
20714 76TH AVE W UNIT 10  
EDMONDS, WA 98026-6815

00671800001100  
TRIERWEILER JANICE K  
20714 76TH AVE W UNIT 11  
EDMONDS, WA 98026-6816

00671800001300  
CARUSO TERRY L  
20714 76TH AVE W UNIT 13  
EDMONDS, WA 98026-6816

00671800001400  
GARRETT KENDRA  
20714 76TH AVE W UNIT 14  
EDMONDS, WA 98026-6816

00595800001900  
NEBENFUHR FLOYD G & YUNG HEE  
20615 77TH PL W  
EDMONDS, WA 98026-6824

00595800002500  
JOHNSON KENNETH P  
20630 77TH PL W  
EDMONDS, WA 98026-6824

00595800002600  
APPLESETH EDWARD A & SANDRA  
M  
20704 77TH PL W  
EDMONDS, WA 98026-6825

00380400001000  
AINSLIE CHARLES J  
20901 76TH AVE W  
EDMONDS, WA 98026-7121

00595800001000  
PETERSON JAY & KIMBERLEY  
20825 77TH PL W  
EDMONDS, WA 98026-7134

00595800001100  
SCHATTENKIRK HOWARD  
20819 77TH PL W  
EDMONDS, WA 98026-7134

00595800003100  
SHIELDS DELAWARE A & DOROTHY  
M  
20810 77TH PL W  
EDMONDS, WA 98026-7134

00595800000900  
KAZANJIAN KEARA C  
20901 77TH PL W  
EDMONDS, WA 98026-7135

00710000220000  
WANG JEFFREY  
7510 208TH ST SW UNIT B200  
EDMONDS, WA 98026-7250

00710000220100  
DOSHER CANDACE L  
7510 208TH ST SW UNIT B201  
EDMONDS, WA 98026-7250

00710000210200  
MANZANARES PETER  
7510 208TH ST SW UNIT B102  
EDMONDS, WA 98026-7251

00710000210300  
WILKIE BRYANT C  
7510 208TH ST SW UNIT B103  
EDMONDS, WA 98026-7251

00710000320100  
DAVIS LEONA A  
7512 208TH ST SW UNIT C201  
EDMONDS, WA 98026-7252

00710000310200  
UNCK CECILIA C  
7512 208TH ST SW UNIT C102  
EDMONDS, WA 98026-7253

00710000420100  
DIESEL MARY G  
7514 208TH ST SW UNIT D201  
EDMONDS, WA 98026-7254

00710000410200  
FELDMAN MARJORY L  
7514 208TH ST SW UNIT D102  
EDMONDS, WA 98026-7255

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BOURQUE MERTIE M  
7514 208TH ST SW UNIT D103  
EDMONDS, WA 98026-7255

00710000110100  
DAVIS GWENDOLYN  
7520 208TH ST SW UNIT A101  
EDMONDS, WA 98026-7256

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PUTNEY MARY L  
7520 208TH ST SW UNIT A102  
EDMONDS, WA 98026-7256

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ERVIN MYRTLE  
7520 208TH ST SW UNIT A104  
EDMONDS, WA 98026-7256

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HANNAH AMELIA D  
7520 208TH ST SW UNIT A204  
EDMONDS, WA 98026-7257

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HAGEMAN SHARYL  
7510 208TH ST SW UNIT B101  
EDMONDS, WA 98026-7292

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PHILLIPS SIONE  
7510 208TH ST SW UNIT B202  
EDMONDS, WA 98026-7293

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SADIS PENNY J  
7510 208TH ST SW UNIT B203  
EDMONDS, WA 98026-7293

00710000300100  
RAY W L  
7512 208TH ST SW UNIT C100  
EDMONDS, WA 98026-7294

00710000310100  
PAIR MYRNA D  
7512 208TH ST SW UNIT C101  
EDMONDS, WA 98026-7294

00710000320200  
MEYER TERRY S  
7512 208TH ST SW UNIT C202  
EDMONDS, WA 98026-7295

00710000320300  
LIND REBECCA A  
7512 208TH ST SW UNIT C203  
EDMONDS, WA 98026-7295

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GENERAL COMM CORP  
7514 208TH ST SW UNIT D202  
EDMONDS, WA 98026-7297

27042000300300  
EDMONDS SCHOOL DIST 15  
20420 68TH AVE W  
LYNNWOOD, WA 98036-7405

00380400000900  
ADAMS WILLIAM & CHARLOTTE  
18326 48TH AVE W  
LYNNWOOD, WA 98037

00671800001700  
HOLLAND ROBERT & LISA  
PO BOX 36  
LYNNWOOD, WA 98046

00825600000100  
MITCHELL MARISA R  
PO BOX 3345  
LYNNWOOD, WA 98046-3345

00614300001000  
WASHINGTON FEDERAL  
425 PIKE ST  
SEATTLE, WA 98101

00614300001301  
IMPERIAL 250/CHALET ROYALE LLC  
1521 2ND AVE STE 3303  
SEATTLE, WA 98101

01122300001000  
WASHINGTON FEDERAL  
425 PIKE ST  
SEATTLE, WA 98101  
*attn: Ricka Gerstmann*

00614300000702  
CEDARSTONE II APTS / WESTLAKE  
ASSOC  
2621 EASTLAKE AVE E  
SEATTLE, WA 98102

00595800001800  
GEYER CARMEN L/GREGORY M  
4207 PHINNEY AVE N #105  
SEATTLE, WA 98103

00710000120100  
GEE GEORGE H / ESTATE  
802 NW 75TH ST  
SEATTLE, WA 98117

00825600000800  
DAVIS PATRICIA S  
13716 LAKE CITY WAY NE UNIT 512  
SEATTLE, WA 98125

00784600001700  
LAINE RICHARD T  
719 NORTH 150TH ST  
SHORELINE, WA 98133

00614300001100  
PIHA CHERYL DIANE  
7032 18TH AVE NE  
SEATTLE, WA 98155

00784600001400  
ASHCRAFT C E  
5803 GLENWOOD AVE  
EVERETT, WA 98203

00671800000100  
ROLFSON CHRISTOPHER A &  
CHERYL L  
20308 WELCH RD  
SNOHOMISH, WA 98296

00710000120300  
HUGHES CHERYL ANN  
8569 NE SEAVIEW AVE  
INDIANOLA, WA 98342

00710000420300  
LANGE HERBERT G & CHRISTINE B  
PO BOX 2230  
SALMON, WA 98672

**Wayne Potter**  
Novastar Dev. Inc.  
18215 72nd Ave. S.  
Kent, WA 98032

**John Gates**  
20734 76th Ave. W. Unit A  
Edmonds, WA 98026-6810

14950labels.001.doc

### DECLARATION OF MAILING

On the 2nd day of July 2013, the attached Notice of Application and Public Hearing was mailed by the City to property owners within 300 feet of the property that is the subject of the above-referenced application. The names of which were provided by the applicant.

I, Diane Cunningham, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this 2nd day of July, 2013 at Edmonds, Washington.

Signed: Diane Cunningham

## DECLARATION OF POSTING

On the 2<sup>nd</sup> day of July, 2013, the attached Notice of Public Hearing was posted as prescribed by Ordinance and in any event where applicable on or near the subject property.

I, Michael D. Clugston, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this 2<sup>nd</sup> day of July, 2013, at Edmonds, Washington.

Signed: Michael D. Clugston

# Affidavit of Publication

STATE OF WASHINGTON,  
COUNTY OF SNOHOMISH

} S.S.

Notice of Application  
and Public Hearing  
File No. PLN20130039

NAME OF APPLICANT: Washington Federal  
DATE OF APPLICATION: May 23, 2013  
DATE OF COMPLETENESS: June 19, 2013  
DATE OF PUBLIC NOTICE: July 2, 2013  
PROJECT LOCATION: 20734 76th Avenue West  
PROJECT DESCRIPTION: Washington Federal is requesting a variance from the normally required height of a fence. The permit is a Type III-B decision where the Hearing Examiner holds a public hearing and makes the final decision.  
REQUESTED PERMITS: Variance  
OTHER REQUIRED PERMITS: Building Permit  
EXISTING ENVIRONMENTAL DOCUMENTS: Critical Area Determination  
REQUIRED STUDIES: None  
PUBLIC COMMENTS DUE: July 25, 2013

Any person has the right to comment on this application during the public comment period, receive notice and participate in any hearings, and request a copy of the decision on the application. The City may accept public comments at any time prior to the closing of the record of an open record predecision hearing, if any, or, if no open record predecision hearing is provided, prior to the decision on the project permit. Only parties of record as defined in ECDC 20.07.003 have standing to initiate an administrative appeal.

Information on this development application can be viewed or obtained at the City of Edmonds Planning Division between the hours of 8:00 a.m. and 4:30 p.m. Monday, Tuesday, Thursday and Friday or between the hours of 8:00 a.m. and 12:00 p.m. on Wednesday or online through the city's website at [www.edmondswa.gov](http://www.edmondswa.gov) through Online Permits link. Search for permit PLN20130039.

**PUBLIC HEARING INFORMATION:** A public hearing before the Hearing Examiner is scheduled for July 25, 2013 at 3 p.m. in the City Council Chambers at 250 5th Avenue North, City of Edmonds  
Development Services Department  
Planning Division  
121 5th Avenue North  
Edmonds, WA 98020  
Project Planner: Mike Clugston, Associate Planner  
michael.clugston@edmondswa.gov  
425.771.0220  
[www.edmondswa.gov](http://www.edmondswa.gov)  
Published: July 2, 2013.

The undersigned, being first duly sworn on oath deposes and says that she is Principal Clerk of THE HERALD, a daily newspaper printed and published in the City of Everett, County of Snohomish, and State of Washington; that said newspaper is a newspaper of general circulation in said County and State; that said newspaper has been approved as a legal newspaper by order of the Superior Court of Snohomish County and that the notice

Notice of Application \_\_\_\_\_

Washington Federal \_\_\_\_\_

File No. PLN20130039 \_\_\_\_\_

a printed copy of which is hereunto attached, was published in said newspaper proper and not in supplement form, in the regular and entire edition of said paper on the following days and times, namely:

July 02, 2013 \_\_\_\_\_

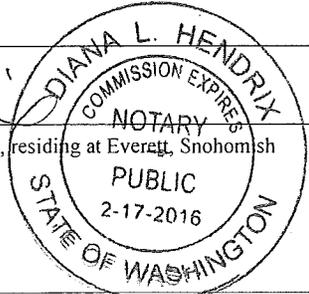
and that said newspaper was regularly distributed to its subscribers during all of said period.

*Karen E. Zorn* \_\_\_\_\_  
Principal Clerk

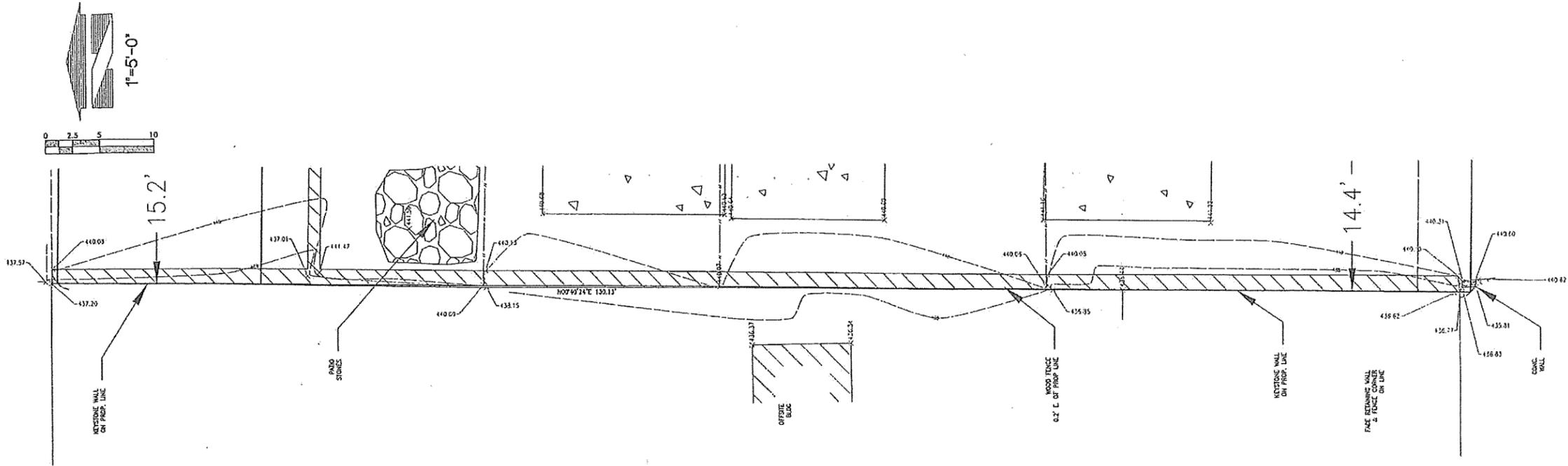
Subscribed and sworn to before me this \_\_\_\_\_ 2nd \_\_\_\_\_

day of July, 2013 \_\_\_\_\_

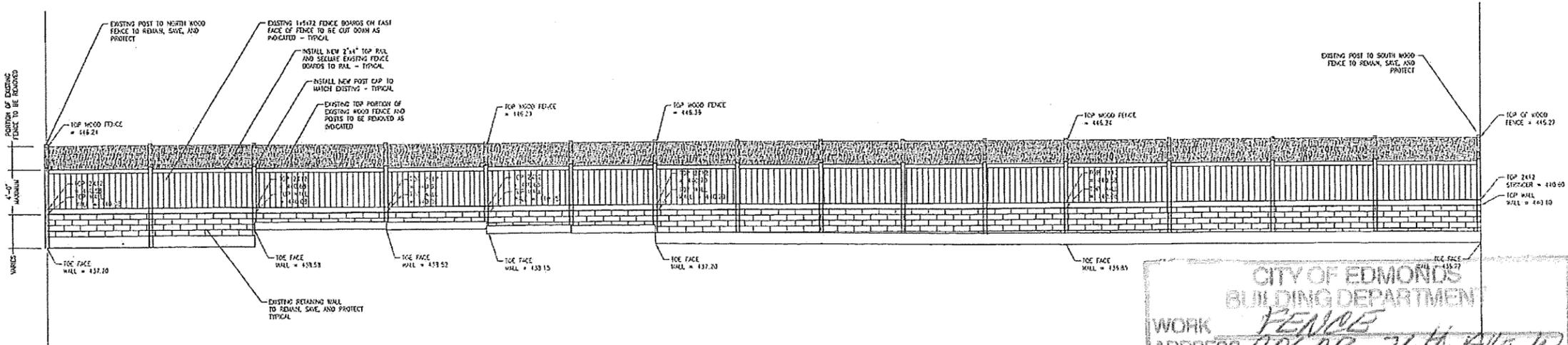
*Diana L. Hendrix* \_\_\_\_\_  
Notary Public in and for the State of Washington, residing at Everett, Snohomish County.



WEST PROPERTY LINE EXISTING WOOD FENCE MODIFICATION PLAN



WEST PROPERTY LINE WOOD FENCE PLAN



WEST PROPERTY LINE WOOD FENCE ELEVATION

Nothing in this permit approval process shall be interpreted as allowing or permitting the maintenance of any currently existing illegal, nonconforming or unpermitted building, structure or site condition which is outside the scope of the permit application, regardless of whether such building, structure or condition is shown on the site plan or drawing. Such building, structure or condition may be the subject of a separate enforcement action.

APPROVED BY PLANNING  
M. Claggett 4/4/13

CITY OF EDMONDS  
BUILDING DEPARTMENT

WORK: FENCE  
ADDRESS: 20628 76th AVE. W  
OWNER: WILLOWDALE TOWNHOMES

APPROVED DATE: 4.8.13  
BLDG OFFICIAL: [Signature]

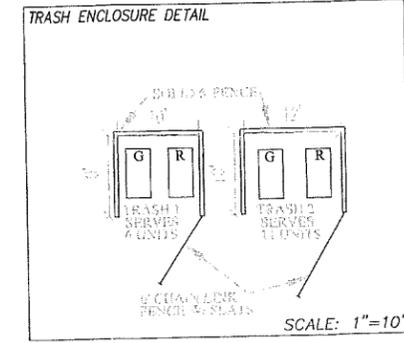
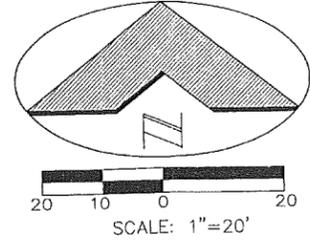
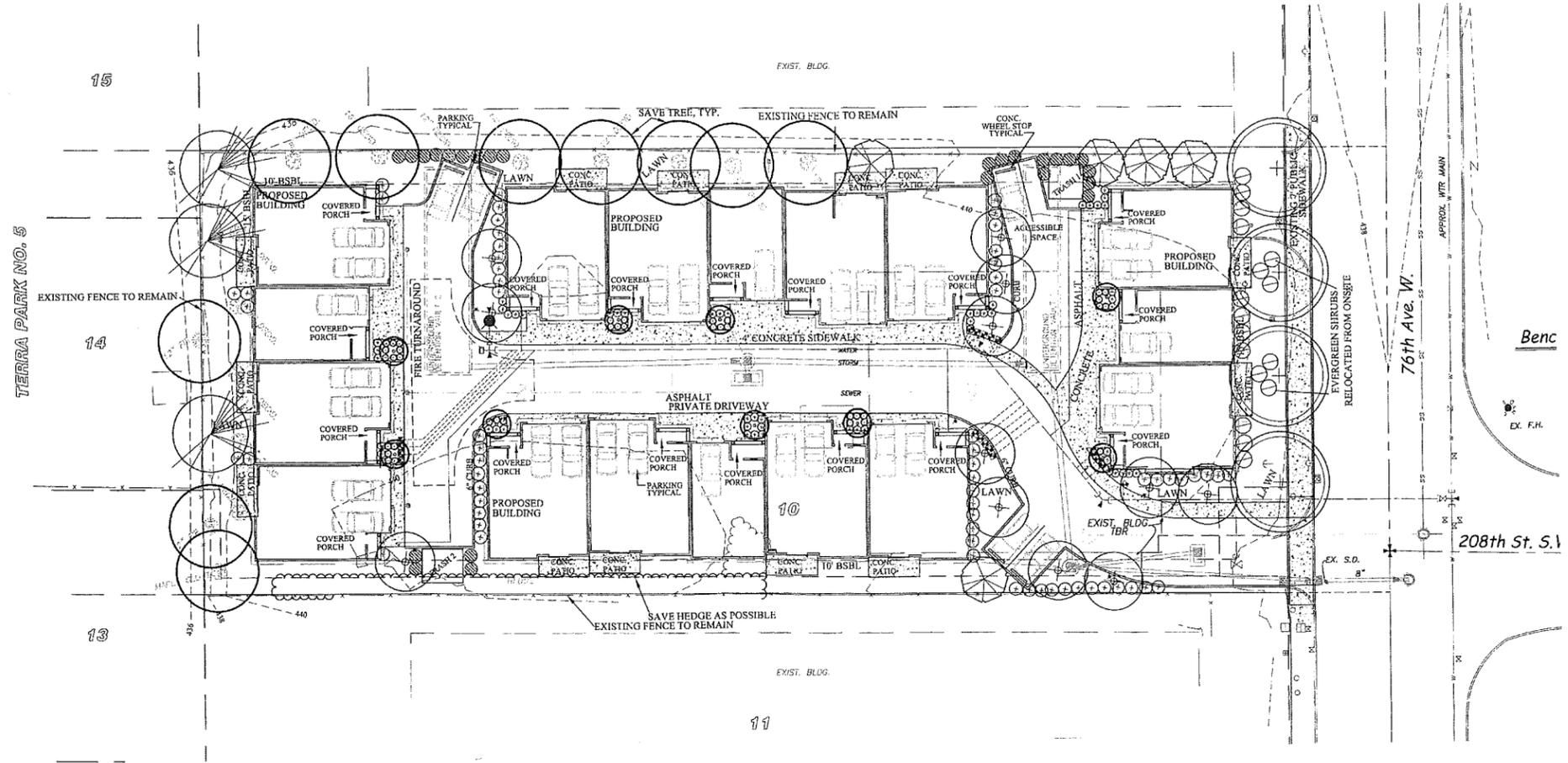
PERMIT NUMBER: 20130331



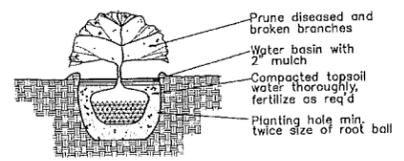
No.	Date	By	Scale	Appr.	Revised
1	04/02/13	AM	AS	AS	AS
Title: EXISTING FENCE MODIFICATION PLAN PTN OF THE NE1/4, OF THE SE1/4 OF SEC. 19, TWP. 27 N., RGE 4 EAST, W. M. CITY OF EDMONDS SNOHOMISH COUNTY STATE OF WASHINGTON					
FOR: WILLOWDALE TOWNHOMES					
Scale:	Horizontal	Vertical			
	1"=5'-0"	N/A			
Designed	Drawn	Checked	Approved	Date	
				04/02/13	
18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-8222 FAX (425)251-8782 CUB ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES					
Job Number	14950				
Sheet	L2				

RECEIVED  
APR - 1 2013  
DEVELOPMENT SERVICES CTLR  
CITY OF EDMONDS

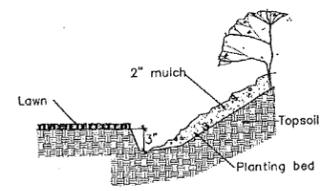
City of Edmonds Building Department  
**APPROVED PLAN**



APPROVED BY PLANNING  
M. Chagata 01/15/08



SHRUB PLANTING DETAIL  
No Scale

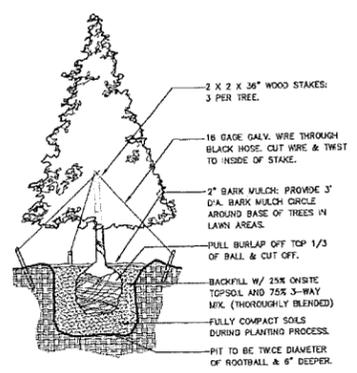


LAWN / PLANTING BED DETAIL  
No Scale

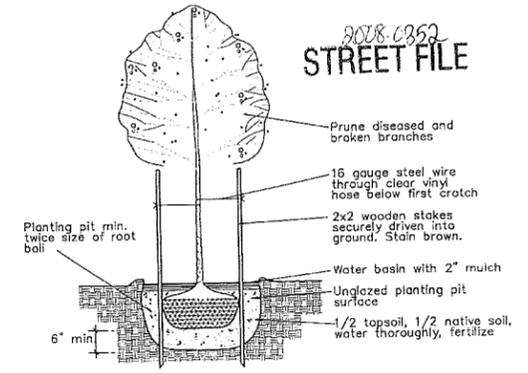
PLANT KEY

QUANTITY	SYMBOL	NAME	SIZE/COMMENTS
<b>TREES</b>			
10	(Circle with cross)	EXISTING TREE TO REMAIN	
3	(Circle with vertical lines)	PSUEDOTSUGA MENZIESII/DOUGLAS FIR	6' HT./ B & B
5	(Circle with diagonal lines)	CUPRESSOCYPARIS LEYLANDII/LEYLANDI CYPRESS	6' HT./ B & B
4	(Circle with horizontal lines)	PYRUS CALLERYANA 'CAPITAL'/CAPITAL PEAR	1 1/2" CAL. B & B
12	(Circle with vertical lines)	CERODIPHYLLUM JAPONICUM V. MAGNIFICUM	1 1/2" CAL. B & B
28	(Circle with diagonal lines)	THUJA OCCIDENTALIS 'PYRAMIDALIS'/PYRAMIDALIS	4 FT. HT
9	(Circle with dot)	PRUNUS HILLIERI 'SPIRE'/ SPIRE CHERRY	7-8 FT. HT. B&B
<b>SHRUBS</b>			
52	(Circle with horizontal lines)	RHOODODENDRON SP./SMALL SCALE EVERGREEN RHOODODENDRON/AZALEA SPECIES	1 GAL.
62	(Circle with vertical lines)	RHOODODENDRON SP./LARGE SCALE EVERGREEN RHOODODENDRON SPECIES	18-24" SPREAD
45	(Circle with diagonal lines)	HEBE CHATHAMICA/HEBE LOW SHRUB DR GROUNDCOVER	1 GAL.
17	(Circle with horizontal lines)	RHOODODENDRONS AND OTHER EXISTING MATURE SHRUBS TO BE RELOCATED ON SITE AS SHOWN.	

- PLANTING NOTES**
- THESE NOTES ARE PROVIDED TO CLARIFY SCOPE OF WORK FOR LANDSCAPE CONTRACTOR.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK.
  - CONTRACTOR SHALL NOTIFY UTILITY LOCATORS PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UNDERGROUND UTILITIES. IF ACTIVE UTILITIES ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE GENERAL CONTRACTOR AND OWNER.
  - CONTRACTOR SHALL MAINTAIN AND, IF NECESSARY, WATER PLANT MATERIAL UNTIL OWNER'S FINAL ACCEPTANCE IS RECEIVED IN WRITING.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITY OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWING.
  - TOPSOIL REQUIREMENTS TO BE DETERMINED PRIOR TO CONSTRUCTION.
  - PROVIDE 2" DEPTH OF MEDIUM FINE BARK AS MULCH WITHIN PLANTING AREA.
  - ALL PLANT MATERIAL SHALL BE FERTILIZED. USE 4-2-2 AT RATES PER MANUFACTURER'S RECOMMENDATIONS.
  - ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARD FOR NURSERY STOCK, LATEST EDITION.9. PLANT MATERIAL OF SIZE OR KIND THAT IS NOT AVAILABLE MAY BE SUBSTITUTED WITH APPROVAL OF OWNER AND THE CITY OF EDMONDS.
  - PLANTING MEDIUM SHALL CONSIST OF 6" COMPACT DEPTH NATURALLY OCCURRING FRABLE, FERTILE TOPSOIL CAPABLE OF SUSTAINING PLANT GROWTH, OR SUBSTITUTE AS APPROVED BY LANDSCAPE ARCHITECT.



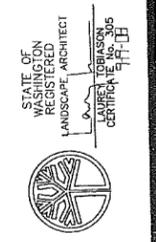
EVERGREEN TREE PLANTING DETAIL  
No Scale



DECIDUOUS TREE PLANTING DETAIL  
No Scale

3-19-08					
job no.	drawn	checked	date	revision	date
			4-29-08		

WILLOWDALE TOWNHOMES  
LANDSCAPE PLAN  
DEVELOPER: MURPHY BUILDING COMPANY 425-775-3388  
6203 202ND ST SW LYNNWOOD, WA 98036



**TOBIASSON & COMPANY, INC.**  
Land Use Consulting - Landscape Architecture  
20484 107TH PL SW (206) 429-2875  
SEATTLE, WA 98166-4106 (206) 624-7133 Fax  
LAUREY@TOBIASSON.BIZ

**RESUB**  
OCT 09 2008  
BUILDING DEPARTMENT  
CITY OF EDMONDS

PERMIT #: BLD20080355

STATUS: FINAL  
BALANCE: \$0.00  
CREATED: 5/1/2008

**BUILDING PERMIT**

PROP OWNER: WILLOWDALE 4 UNIT TOWNHOUSES - MURPHY BUILDING CO  
ADDRESS: 20734 76TH AVE W, EDMONDS  
ISSUED: 5/3/2010

FUNCTIONS: Select Permit Function...

SCREENS: Select Screen...

6 - APARTMENT/CONDO NEW

**INSPECTIONS**

PRINT ADD NEW SUMMARY

ITEM: 2000 P-PLANNING FINAL [COMPLETE]

Date: 7/16/2013

By: CLUGSTON

Action: COM - COMMENT

Time (min): 0

Add New Close Detail

PRINT EDIT DATE 3/9/2011 CLUGSTON BY COMMENTS DONE? ACT MIN REMOVE

Signed off for this building - western and eastern fences must be reconfigured to meet code for height

60

CMP

Y