

Permit Number:
3038567-LU



CITY OF SEATTLE

Master Use Permit

Seattle Department of
Construction and Inspections
700 Fifth Ave, Suite 2000
PO Box 34019
Seattle, WA 98124-4019
(206) 684-8600

Site Address:	5046 35TH AVE S SEATTLE, WA 98118
Legal Description:	LOT 17, FRYES ADD TO COLUMBIA, LESS W 110 FT OF S 110 FT

OWNER	APPLICANT	Application Date:	10/27/2021
Jabooda Homes Inc Kaitlyn Linh Huynh 1 Eden Lane Mercer Island, WA 98040 Ph: (253) 228-7608	Julian Weber 1257 S KING STREET SEATTLE, WA 98144 Ph: (206) 953-1305	Approved for Issuance:	02/24/2023
		Issued Date:	04/28/2023
		Expiration Date:	02/24/2029
		Fees Paid:	\$9,235.63
		As of Print Date:	05/01/2024

Description of Project: Land Use Application to allow 2, 3-story townhouse buildings (6 units total), 1, 3-story single family residence and 7 Accessory Dwelling Units. Parking for 6 vehicles proposed. Existing SFR to remain.

Permit Remarks: This MUP has been extended to the maximum lifespan of 6 years, per Seattle Council Bill 120674. No further extensions are allowed after the 6-year term for permits that benefit from this legislation unless a building permit has been accepted by SDCI. City Council approved an amendment to the ordinance that impacts MUPs issued Sept. 1, 2019 to Dec. 31, 2026.

TRA0 Applies: No
Land Use Conditions: No
King County Survey
Recording #:

Approved Uses	Location
Multifamily Residential Use	N/A

MUP Type	MUP Component	Component Detail	Outcome
II	SEPA-II	Unspecified Detail	Conditioned

A/P #	Related Cases/Permits	Project Contacts	Name	Email
001348-21PA	Building & Land Use Pre-Application	Land Use Reviewer	Allison Whitworth	NA
3038567-LU-002	Developer Contributions	Zoning Reviewer	Jamie Carlson	Jamie.Carlson@seattle.gov
3038567-LU-PC	Public Comment	Housing Reviewer	Sissi Zeng	Sissi.Zeng@seattle.gov
		MHA Reviewer	Jamie Carlson	Jamie.Carlson@seattle.gov
		IZ Reviewer	NA	NA

This Land Use Permit authorizes the use of the property and/or work described above. Permission is hereby given to develop the site address shown, according to the conditions hereon and according to the specification pertaining thereto, subject to compliance with the Ordinances of the City of Seattle.

Subsequent Demolition, Construction, Site Work, or Mechanical work may require additional permits and may not begin without the appropriate approval. Additional information may be obtained from the Seattle Department of Construction and Inspections by visiting us at www.seattle.gov/SDCI/Questions.

You Must Have a Paper Copy of Your Approved and Stamped Plan Set Available at Your Job Site for the City Inspector to Review. If You Do Not Have Your Plans Printed and Ready for Review, You May Fail Your Inspection.