



City of Seattle
Department of Planning and Development (DPD)
700 Fifth Ave., Suite 2000, P.O. Box 34019
Seattle, WA 98124-4019
www.seattle.gov/dpd

Phone: 206-684-8850
Fax: 206-233-7866
E-mail: dpd_asc_support@seattle.gov

PRELIMINARY APPLICATION FORM [PAF]

Project #: _____
Date: _____

APPLICATION:

Project Address: 5046 35th AVE S SEATTLE WA 98118
Description of Work: SHORT PLAT INTO 5 LOTS, BUILD SMALL HOME ON LOT D, W/ GRADED EASEMENT < 3' AT DEEPEST (NW CORNER OF LOT E)

PERMIT TYPE:

☒ Construction (If construction permit, please check type below):

☒ New Building ☐ Addition to Existing Structure ☐ Emergency Repairs ☐ Temporary
☐ Interior Alterations ☐ Tenant Improvements (T.I.)
☐ Voluntary Seismic Upgrade

☒ Land Use (MUP) ☐ Grading Only ☐ Demolition Only

ATTACH 1 SITE PLAN

(min 8½" x 11"; max 36" x 48")

Preliminary Site Plan

Location Plan

Not Required

Preliminary Site Plan

LAND USE (MUP) PROJECT COMPONENTS:

☐ Administrative Conditional Use ☐ Administrative Design Review ☐ Rezone
☐ Early Design Guidance / Design Review ☐ Shoreline Substantial Development ☐ SEPA
☐ Streamlined Design Review ☐ Variance ☐ Other _____

APPLICANT:

Primary Applicant: TYLER KOCHER DPD Contact ID: _____
☒ Owner ☐ Owner's Agent ☐ Lessee ☐ Contractor ☐ Licensed Architect ☐ Licensed Engineer
Address: 4038 DAYTON AVE N
City / State: SEATTLE WA Zip: 98103
Cell / Telephone Number(s): 206-818-3671 Fax Number: _____
Email: tykocher@gmail.com
Owner (If not primary applicant listed above): SAME
Address: _____
City / State: _____ Zip: _____
Cell / Telephone Number(s): _____ Fax Number: _____
Email: _____

GREEN BUILDING INFORMATION

Are you interested in participating in a green permitting program?

☒ Yes ☐ No

If yes, select appropriate box:

☒ Priority Green Expedited ☐ Priority Green Facilitated ☐ Other: _____

*For more information, see submittal requirements in "5 Steps for Successful DPD Application Submittal"

DEVELOPMENT SITE:Legal Description: FRYES ADD To COLUMBIA LESS 110 FT OF S 110 FT

King County Assessor's Parcel Numbers (APNs) : [contact 206-296-7300]

266050 0350

Common Building Name: _____

DPD Building Identifier: _____

Are you: Splitting an existing development site? ☒ Yes ☐ No Combining development sites? ☐ Yes ☒ No**PROJECT DETAILS:****PASVs will be conducted on most MUP types and NEW structures for construction applications regardless of ground disturbance****Ground Disturbance?**☒ Yes ☐ No

If yes, complete this section

1. Is disturbance greater than 750 Sq Ft? (If yes PASV Required) ☒ Yes ☐ No
2. Is project in an Environmentally Critical Area (other than Liquefaction or Peat Settlement-prone Areas)? ☐ Yes* ☐ No
3. Is disturbance less than 1 cubic yard and dug by equipment? ☐ Yes ☐ No*

If No. 2 = Yes and No. 3 = No a PASV is required*Development includes demolition of a structure at least 50 yrs old?**☐ Yes ☒ NoIf yes, please contact the Department of Neighborhoods Historic Preservation Program at 206-684-0228 and reference SEPA; See also Client Assistance Memo (CAM) 3000.**PROJECT TYPE:**☐

Commercial

☐

Industrial

☐

Institutional

☒

Residential

☐

Other

Proposed New Residential Units

(select all applicable types and enter the number of units)

___ Accessory Dwelling Unit No. _____

___ Detached Accessory Dwelling Unit No. _____

___ Apartment No. _____

___ Rowhouse No. _____

___ Carriage Housing No. _____

___ Townhouse No. _____

___ Cottage Housing No. _____

☒ Single Family Residence No. 1**Indicates required fields*Square Feet of New Construction: 784
464

Total Sq Ft of Existing and New Construction:

2600±Estimated Project Value:* \$ 74,000Total New and Replaced Impervious Surface (In Square Feet):* 464

Development includes structural overhangs in the right-of-way?

☐ Yes ☒ No

Development includes portions of structure that extend over / under alley?*

☐ Yes ☒ NoNumber of Existing Parking Spaces: 6Number of New Parking Spaces: 0

Development includes portions of structure that extend over / under area that needs to be dedicated for right-of-way widening and improvements?*

☐ Yes ☒ No

Are you proposing to use the right-of-way for any green factor requirements?*

☐ Yes ☒ NoTotal Number of New Residential Units: 1 Number of Existing Residential Units: 1Number of Existing Residential Units Proposed for Removal: 0Building footprint (in square feet): 464Total Number of bedrooms: 1 Number of dwelling units with more than 4 bedrooms: 0**PRE-SUBMITTAL CONFERENCE?**

*If yes, submit Pre-Submittal Conference Application Form and original Statement of Financial Responsibility / Agent Authorization form

☐ Yes☐ No**TERMS AND AUTHORIZATION:**

I understand that this form does not constitute a complete application or permit. Other submittal documents may be required for each permit application, such as plans and calculations.

Applicant Signature

Date

6/18/18



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Pre-Application Site Visit Request

Project site address: 5046 35th AVE S SEATTLE, WA 98118

Project Type: ☒ Short Plat ☐ MUP ☐ MUP with Demo ☐ Demo ☒ Const ☐ Grading

STFI Status: ☐ Okay to issue in ECA ☐ Not okay to issue in ECA

Project site owner: TYLER KOCHER

Owner's Representative: _____

Mailing Address: 4038 DAYTON AVE N

City, State, Zip: SEATTLE WA 98103

Phone No: 206-818-3671 Fax No: _____

Email address: tykocher@gmail.com

Project description:
SHORT PLAT INTO 5 LOTS PER LATER RSL
2500 ZONE. BUILD SMALL HOME ON LOT D,
W/ GRADED EASEMENT < 3' AT DEEPEST (NW CORNER
OF LOT E)

Describe proposed excavation, fill, and other grading:
< 2' LEVELING FOR SLAB (LOT D)

Describe proposed foundation type(s):
SLAB, W < 2' HIGH PERIMETER WALL IN SE
CORNER OF BLDG ON LOT D

Authorization to conduct Site Visit:

I am the (owner, owner's authorized representative) of the above addressed property and hereby give permission to the City of Seattle, Department of Planning and Development to enter the above addressed property to conduct a Pre-Application Site Visit. I agree to inform the property's tenants, if any, of the site visit. I am aware that if conditions at the addressed site present a hindrance to the inspector, such as uncontrolled dogs or uncooperative tenants, the Pre-Application Site Visit will not be conducted and the scheduled site visit and fee may be forfeited.

Signed: [Signature]

Dated: 6/18/18

Daytime Phone No.: 206-818-3671

Please check one of the following:

- ☐ Owner Occupied
☒ Renter/lessee Occupied
☐ Vacant

- ☐ Impervious surface area has been added since 1992
☐ Project or site has an approved exemption under Project Number _____ (see attached).

Instructions for completing and submitting:

Pre-Application Site Visit Request form and Preliminary Application Form

- Complete all sections of this form and sign where noted in the authorization box
- Complete a Preliminary Application Form
- Attach a site plan

Submit applications:

- Fax, e-mail, or submit applications through our online application process or bring the request forms, site plan, and check to the front counter in the Applicant Services Center (address below). Allow 24 hrs for processing.
- Pay the \$135.75 site visit fee online or at the cashier's station after project number is assigned OR
- Mail applications, site plan, and a check (payable to "City of Seattle") for \$135.75 to:
City of Seattle, Department of Planning and Development
Applicant Services Center
P. O. Box 34019
Seattle, WA 98124-4019

*NOTE: Staff time spent in excess of ¾ hour will be billed per Director's Rule I-2013.
Please call (206) 684-8850 for status of your Pre-Application Site Visit Report / Preliminary Assessment Report

Pre-Application Site Visit Fee*:

\$ 135.75

ASC Staff: _____

Date: _____

Register Key 665
Component Number 75
Project Code USITEDEV

Fee Paid (stamp):

Receipt # _____

5046 35TH AVE S. SEATTLE, WA 98118

A PROPOSAL TO BECOME AFFORDABLE LOTS AFTER ZONING WOULD CHANGE FROM SF 5000 TO RSL 2500 IN FALL 2018.

BUILDING FOOTPRINTS ARE INCLUDED TO DETERMINE WHETHER NEW LOTS SHOULD BE BUILDABLE. A PERMIT IS BEING SOUGHT FOR BUILDING ON LOT D CONCURRENTLY WITH SHORT PLAT PROCESS, IF POSSIBLE.

IN THE CASE THAT 4 NEW LOTS WOULD NOT BE BUILDABLE, AN APPLICATION WILL BE MADE QUICKLY TO DIVIDE PER SF 5000 RULES INTO 2 OR 3 TOTAL LOTS.



City of Seattle
Department of Planning and Development
700 Fifth Avenue, Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019
(206) 684-8850



DPD Project Number

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Statement of Financial Responsibility/ Agent Authorization

Original form must be submitted

Project Address	5046 35th AVE S SEATTLE WA 98103
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NAME AND ADDRESS OF PROPERTY OWNER (Required)

Name	TYLER KOCHER		
Address	4038 DAYTON AVE N		
City/State/Zip Code	SEATTLE WA 98103		
Telephone		Email	

To whom it may concern:

I, TYLER KOCHER declare that I am (please check the box that applies):

☒ The owner of the above mentioned property and financially responsible party for all permit fees associated with this project.

☐ The _____ (authorized title) of the owner, _____ (business entity) and have the authority under my title to bind the owner as the financially responsible party.

I understand and agree that the owner is responsible for payment of all fees associated with this project including all hourly or other fees which may accrue during the review and/or post-issuance whether the permit is issued or whether the application is canceled or denied before the permit is issued.

☐ The property owner or officer of business entity but not the financially responsible party. The applicant as defined by Director's Rule 5-2003 is listed on the reverse and is solely responsible for all applicable fees.

I understand and agree that the owner (or the applicant if the reverse is completed) must notify DPD of any address change which may occur at any time prior to payment of all fees associated with this project.

TYLER KOCHER
Owner's Printed Name

[Signature]
Owner's Signature

6/15/18
Date

AGENT AUTHORIZATION (Optional):

I hereby authorize _____ to act as my agent for this project. My agent is the applicant on this project for contact purposes only and does not have a financial interest in this project.

Owner's Printed Name

Owner's Signature

Date

THIS SIDE TO BE COMPLETED ONLY IF THE PROJECT IS BEING SUBMITTED BY AN "APPLICANT" WHO IS NOT THE OWNER

This side to be completed ONLY if the project is being submitted by an "applicant" as defined by Director's Rule 5-2003: 1) A person or entity with a financial interest in the project. "Applicant" shall not include any person who is acting solely as an employee, contractor, subcontractor or consultant of the property owner or another person or entity with an independent financial interest in the project. 2) A person or entity who is petitioning for a rezone.

"Applicant", under this definition does not include architects, agents or other design professionals who submit applications on behalf of a property owner. Such persons may not sign in lieu of the Owner or the Applicant as defined by the rule.

NAME AND ADDRESS OF APPLICANT (As defined in DR 5-2003)

Name		
Address		
City/State/Zip Code		
Telephone		Email

To whom it may concern:

I, _____ declare that I am (please check the box that applies):

☐ The applicant as defined in DR 5-2003, with a direct financial interest in the project. I am not acting even in part as an agent of the property owner.

☐ The _____ (authorized title) of the applicant, _____ (business entity and have the authority under my title to bind the applicant as the financially responsible party.

I understand and agree that the applicant is responsible for payment of all fees associated with this project including all hourly or other fees which may accrue during the review and/or post-issuance whether the permit is issued or whether the application is canceled or denied before the permit is issued. (Note: If an applicant as defined by the Director's Rule is not the owner and is not acting even in part as agent for the owner, that applicant is solely responsible for payment of applicable fees.)

I understand and agree that the applicant must notify DPD of any address change which may occur at any time prior to payment of all fees associated with this project.

Applicant's Printed Name

Applicant's Signature

Date

AGENT AUTHORIZATION (Optional):

I hereby authorize _____ to act as my agent for this project. My agent is the applicant on this project for contact purposes only and does not have a financial interest in this project.

Applicant's Printed Name

Applicant's Signature

Date



Request for Water Availability Certificate (WAC)

Submit this form to SPUwateravailability@seattle.gov to determine water availability for your project/property or if system improvements are required. A WAC assessment will be issued to the contact person listed below. Decisions for approval are guided by WAC Policy CS-101. Request will be processed in 5-7 business days.

Property Information

Date:

5/22/18

Address(es), City, ZIP: 5046 35th Ave S, Seattle 98118

Parcel Number(s): 266050 0350

Owner Name: TY KOCHER

Contact Information

Contact / Company Name: TY KOCHER

Email: tykocher@gmail.com Phone: 206-818-3671

Address, City, ZIP: 4038 Dayton Ave N, Seattle, WA 98103

☐ Engineer ☐ Developer ☐ Other:

Water Service(s)

Size and Type:

Desired Location:

Site Plan & Project Description Required (Otherwise WAC will not be processed)

Request Type

- ☐ General Request: To purchase new meter: (If no permitting is required)
- ☐ Building Permit Approval: (Dept. Planning & Development)
- ☐ Land Use Permit Approval: (Dept. Planning & Development)
- Permit Number(s):
 - Permit Type and Description:
- ☐ Outside Seattle:
- ☐ Other:

Send requests: Email: SPUWaterAvailability@seattle.gov Mail: SMT, 700 5th Ave 49th Floor, P.O. Box 34018 Seattle, WA 98124-4018

www.seattle.gov/util/Engineering/Obtain_Utility_Services/WaterService/ Telephone Number: 206-684-3333