



**City of Seattle**  
**Department of Planning & Development**  
**Land Use Review**

DAVE B BIDDLE  
 2701 California Avenue Sw  
 suite #208  
 Seattle, WASHINGTON 98116

**Re: Project# 3020465**

**Correction Response #3**

<b>Review Type</b>	ZONING	<b>Date</b>	July 05, 2015
<b>Project Address</b>	819 NW 70th St	<b>Contact Phone</b>	(206) 437-6340
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<b>DPD Reviewer</b>	Christopher Amba Ndifon	<b>Address</b>	Department of Planning & Development 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124-4019
<b>Reviewer Phone</b>	(206) 233-7938		
<b>Reviewer Fax</b>			
<b>Reviewer Email</b>	christopher.ndifon@seattle.gov		
<b>Owner</b>	DAVID MARCOE		

**Applicant Instructions**

Please see the attached flyer to learn "[How to Respond to a DPD Correction Notice](#)".  
 If the 3-step process outlined in the aforementioned document is not followed, it is likely that there will be a delay in permit issuance and there is a potential for penalty fees.

**Codes Reviewed**

This project has been reviewed for conformance with the applicable development standards of the Land Use Code.

**Corrections**

**1 Location of the Shared Garbage/Recycle Storage Area**

On each of the unit lots, the language "subject to and together with a pedestrian and shared garbage/recycle area easement for the benefit of parcels inclusive to the City of Seattle Short Subdivision Number 3020465 over and across the South 5.00 feet and East 5.00 feet of said Parcel B. Therefore, the North 6.00 feet of the East 5.00 feet of said easement shall be reserved for SHARED GARBAGE/RECYCLE STORAGE AREA", indicates that this garbage area is on the site survey but this area is not shown on unit lot page. Please update the unit lots on Page 5 of the site survey plans and show the location and dimensions of the share garbage/recycle storage area as shown on the approved building permit. Please note that the share garbage/recycle storage area located on the easement does not meet the amount required for the lot. Per SMC 23.54.040 for residential uses

84 square feet of garbage/recycle area is required. You are showing 30 square feet behind the proposed building. Please show where you will locate the extra 54 square as required by the land use code. Please provide in each of the unit lots an area showing garbage/recycle storage area to meet the requirements of Table A for SMC 23.54.040. Please revise the plans as needed

Sheet 5 has been updated to show the location and dimensions of the shared garbage/recycle storage, it is labeled: 5'-0" x 6'-2" (6.16') Shared Garbage / Recycle Storage Easement Area.

Please find the separately uploaded approval of the area from SPU for the recycling and garbage containers as approved with the building permit. Sheet A1.0 of the approved building permit plans is attached for your review and reference.