

CAN I BUILD HERE?

Preliminary Property Feasibility Report

Property	SAMPLE PROPERTY - MASON COUNTY, WA
Parcel	REDACTED
Jurisdiction	Mason County, Washington
Requested concept	Remove the existing roof; construct a full second story over the residence; evaluate an approximately 10 ft x 12 ft stairwell expansion toward SR 106.
Report date	August 25, 2026

PRELIMINARY ANSWER

GREEN

Second story above the existing footprint

Appears feasible under Mason County shoreline rules for a legally established nonconforming residence, provided the work remains above the existing authorized building footprint, stays within the 35-foot height limit, minimizes water-view impacts, and satisfies building/structural review.

YELLOW

Approximately 10 ft x 12 ft street-side stair addition

Potentially feasible, but it should not be promised yet. The exact front property line and SR 106 right-of-way, zoning setback, septic components and reserve area, floodplain relationship, and the legal existing footprint must be documented first.

Bottom line: Going up is the cleanest land-use strategy. Going outward toward the highway may also work, but the horizontal addition is the part that needs targeted verification before design is fixed.

Confidence: preliminary land-use screening based on public records. Final approval remains with Mason County and other reviewing agencies.

1. Property snapshot



County assessor photo - street side - October 8, 2021

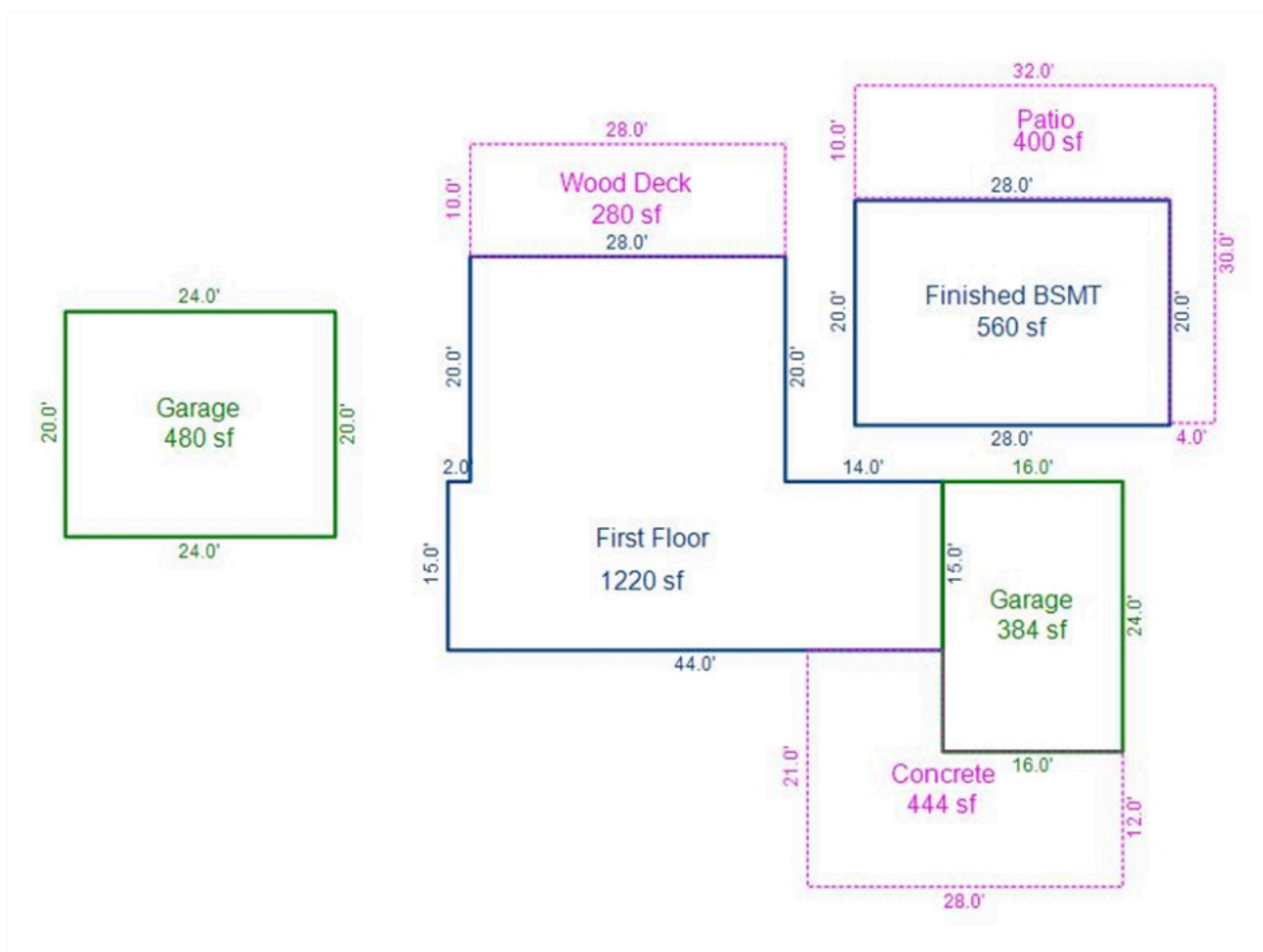


County assessor photo - Hood Canal side - October 8, 2021

Owner of record	REDACTED
Assessor use	Single-family residence; DOR use code 18 - Residential, all other
Site area / frontage	0.39 acre; assessor lists 100 waterfront feet and 100 tideland-only feet
Residence	One-story single-family residence; 1,220 sq ft first-floor area; year built 1963; remodel year 2010
Other recorded area	560 sq ft finished basement; 384 sq ft attached garage; 480 sq ft detached garage; 280 sq ft wood deck
2026 assessed market value	REDACTED
Legal description	REDACTED

Record discrepancy: Zillow displays 1,720 sq ft, while the current assessor detail shows 1,220 sq ft first floor plus 560 sq ft finished basement. The county record is used for this screening, but field measurements control design.

2. Existing building information



Official Mason County assessor sketch. This is valuation data, not a survey or construction drawing. Dimensions should be field-verified.

Main residence footprint	Assessor sketch labels 1st Floor 1,220 SF. Main geometry includes a 44 ft x 15 ft portion and a 28 ft x 20 ft portion, with a 2 ft jog.
Finished basement	28 ft x 20 ft = 560 SF.
Attached garage	16 ft x 24 ft = 384 SF.
Detached garage	24 ft x 20 ft = 480 SF.
Deck / hardscape	Wood deck 28 ft x 10 ft = 280 SF; additional patio/concrete areas are depicted.

How to use this: The sketch gives a reliable starting point for feasibility and a field-measure checklist. It does not establish setbacks, the shoreline buffer, the highway right-of-way, or the approved legal footprint.

3. Parcel and site mapping



The subject address point is marked in red. The parcel is unusual because its mapped geometry extends into Hood Canal/tidelands. Mason County classifies the GIS parcel accuracy as "Rural."

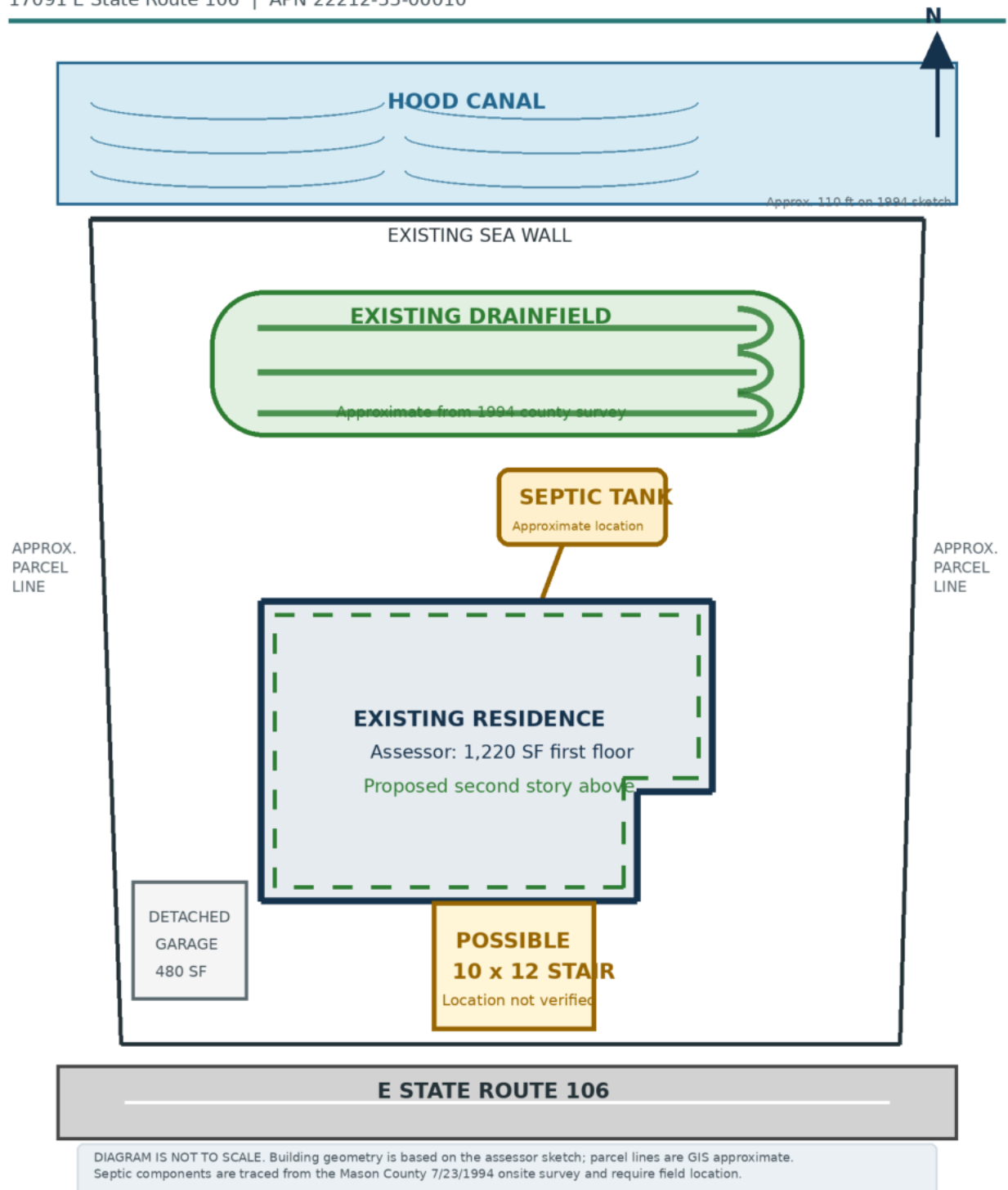
Parcel map accuracy	Approximate. Do not dimension a proposed addition from the GIS linework.
Waterbody	Hood Canal; shoreline jurisdiction applies.
Upland access	E State Route 106 / SR 106. The surveyed right-of-way line must be located before fixing a street-side addition.
Survey need	High. A boundary/topographic survey should locate the house, ordinary high water mark or applicable shoreline reference, property lines, road right-of-way, finished grades, and visible septic components.

Practical finding: Public GIS is enough to screen the concept, but not enough to certify that a 10 ft x 12 ft horizontal addition fits.

4. Preliminary existing conditions and septic diagram

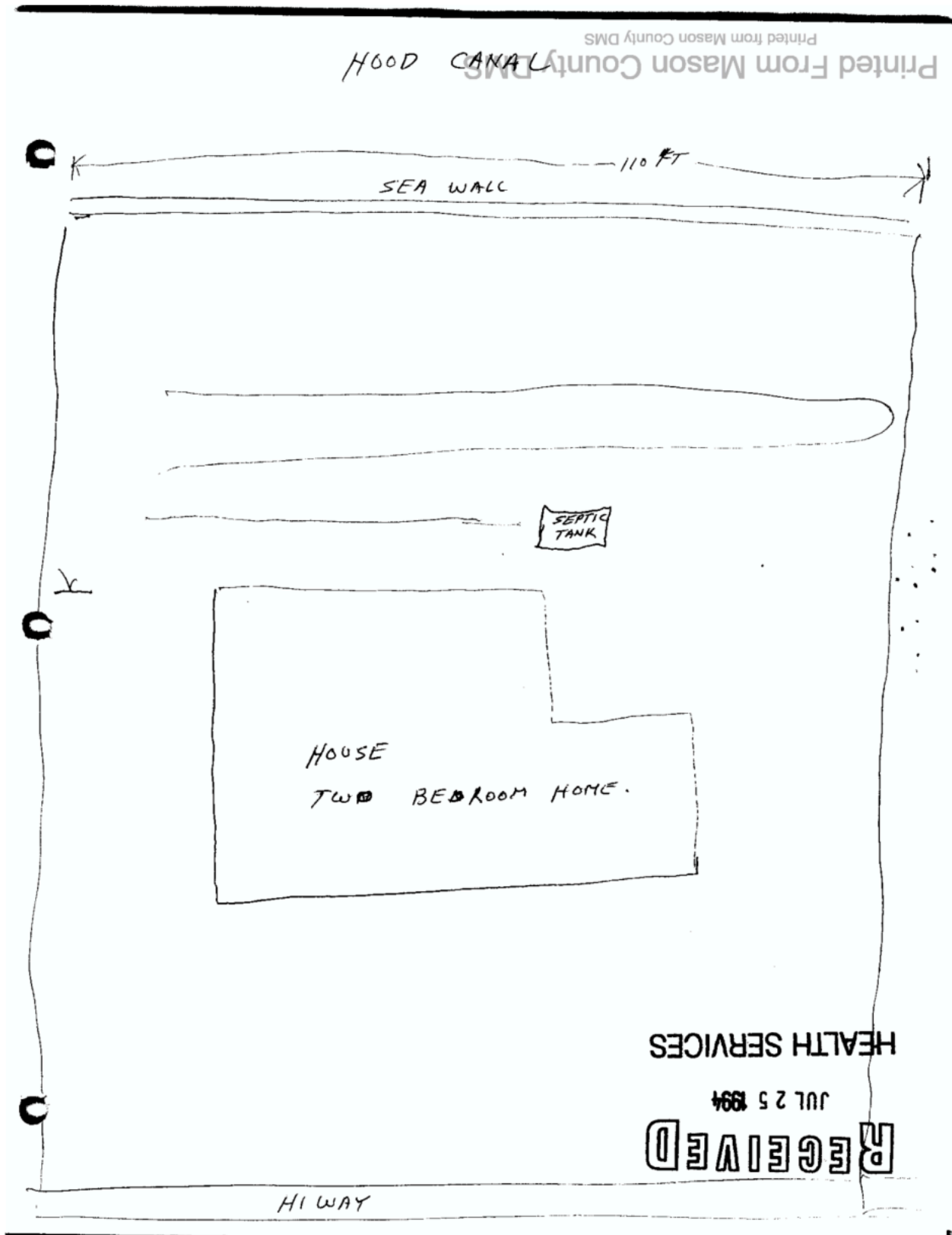
PRELIMINARY EXISTING CONDITIONS / SEPTIC DIAGRAM

17091 E State Route 106 | APN 22212-33-00010



This diagram combines the assessor building sketch, Mason County GIS mapping, aerial interpretation, and the 1994 Health Department onsite survey. It is a feasibility exhibit, not a surveyed permit site plan.

1994 Mason County onsite sewage survey sketch



Official county record: SWG Onsite Survey dated July 23, 1994. The sketch places the septic tank on the Hood Canal side of the house and the drainfield between the tank and seawall. No dependable dimensions are provided; field location is required.

5. Land-use controls that drive the answer

Control	Public record finding	Project effect
Zoning	RR5 - Rural Residential 5 Acres	Existing 0.39-acre parcel is nonconforming in area; this does not by itself prohibit work on the existing residence.
Shoreline designation	Residential	Shoreline review applies because the site fronts Hood Canal.
Shoreline height	35 ft from average grade to highest point	Second-story massing and roof form must remain below the limit. A survey/topographic basis is recommended.
Saltwater shoreline setback	100 ft buffer plus 15 ft structural setback - 115 ft total standard	The existing house appears within the modern standard and is likely a legal nonconforming residence, subject to record confirmation.
Vertical expansion	MCC 17.50.120(1)(D) allows a legally established nonconforming residence to expand above the existing building footprint to authorized height without a shoreline variance.	Strong basis for the full second-story concept. View impacts must be minimized.
Horizontal expansion	Expansion into an area prohibited by current shoreline standards generally requires a shoreline variance.	Keep any stair bumpout landward and compliant; otherwise the process becomes materially harder.
RR5 setbacks - screening	County screening materials commonly apply 25 ft front and 20 ft side/rear; narrow-lot side rules may apply.	Must be confirmed against the surveyed lot and current written county determination.

Important: Before relying on the vertical-expansion rule, obtain the original building record or other evidence that the residence and its current footprint were legally established.

6. Environmental and infrastructure screening

Topic	Finding	Status
FEMA flood mapping	Mapped Zone AE intersects the waterfront/lower portion of the site; the GIS layer reports base flood elevation 14 ft NAVD88. The exact relationship to the house and proposed addition needs survey elevations or an elevation certificate.	YELLOW
Slope / landslide	DOE Coastal Zone Atlas maps the address point as stable slope. The DNR landform layer reports moderate susceptibility. No DNR 2010 mapped landslide feature intersects the checked site area.	YELLOW
Wetlands	No National Wetlands Inventory feature was returned in the checked close site area. Shoreline and marine-water regulations still apply.	GREEN
Septic	Mason County record "SWG Onsite Survey - 7/23/1994" identifies a standard tank and drainfield in the backyard/waterside area for a two-bedroom home. Its sketch places the tank between the house and drainfield, with the field toward the seawall. It is not a dimensioned as-built.	YELLOW
Prior shoreline file	Mason County REDACTED FILE and REDACTED FILE addressed repair of broken concrete stairs from the bulkhead to th elin DNS were issued July 15, 2019.	GREEN

- **Septic action:** Use the 1994 SWG survey as the starting record, then field-locate the tank, conveyance, drainfield and any reserve area before siting new foundation work. Ask Environmental Health whether any later maintenance or design record exists.
- **Flood action:** Put existing and proposed finished-floor elevations and grade points on the survey. Confirm whether new foundation work is inside Zone AE and whether floodplain development requirements apply.
- **Geotechnical action:** Ask Mason County during pre-application review whether the second story and any new foundation trigger a geotechnical report under current critical-area standards.

7. Project feasibility decision

GREEN

A. Full second story over the residence

Proceed to measured existing-condition drawings and preliminary massing. Keep the new work vertically above the verified legal residence footprint, and design the roof to remain under 35 ft while minimizing neighboring water-view impacts.

YELLOW

B. Approximately 10 ft x 12 ft toward SR 106

Hold the exact location until a survey and septic record/locate are complete. It may fit landward of the house, but the highway right-of-way and front setback are the controlling unknowns.

Decision matrix

Can the owner add a second story?	Preliminarily yes. The shoreline code contains a direct pathway for vertical expansion over a legal existing footprint.
Can the owner extend toward the street?	Possibly. No final yes until the property/right-of-way line, setback, septic layout, flood elevations, and footprint are plotted together.
Can the exterior expand toward Hood Canal?	Not recommended as the base concept. Waterward expansion would face the strictest shoreline and septic constraints.
Is the assessor sketch enough to design?	No. It is sufficient for the feasibility report and field-measure plan, but not for construction documents.
What could stop the vertical concept?	Failure to prove legal establishment, exceeding the height limit, structural/foundation limitations, unresolved septic capacity or bedroom count, floodplain requirements, or a project-specific county interpretation.

Recommended design strategy: Treat the existing residence footprint as the permitted envelope for the second story. Make the stair work inside that envelope if practical. If interior planning requires the 10 ft x 12 ft bumpout, test it only after the survey and septic overlay are in hand.

8. Verification and permit pathway

1	Boundary and topographic survey Locate parcel lines, SR 106 right-of-way, residence/garages/decks, shoreline reference, visible bulkhead, grades and mapped flood elevation datum.
2	Septic record and field locate Obtain SWG/as-built records; confirm tank, line, drainfield, reserve area, design capacity and whether the project changes bedroom count.
3	Legal-building record check Collect original permit/assessor history or county confirmation showing the residence and current footprint are legally established.
4	County pre-application confirmation Present the vertical-over-footprint concept and optional landward bumpout. Ask for written confirmation of shoreline path, setbacks, critical-area reports and floodplain review.
5	Existing-condition measure Field-verify the assessor sketch, floor levels, wall/roof geometry, openings, foundation and structural load paths.
6	Schematic design and structural review Fix stair location, second-floor footprint, roof height, foundation upgrades and view-sensitive massing.
7	Permit package Building, structural, energy, site, shoreline/exemption, floodplain and Environmental Health materials as directed by the county. Coordinate with WSDOT if work affects state right-of-way/access.

Information to request from the client/contractor

- Requested rooms, bedroom count, approximate square footage and preferred stair location.
- Any closing documents, title survey, elevation certificate, prior plans, permits or septic papers already in the owner's possession.
- Permission for field access and measurements after the preliminary report is accepted.
- Known shoreline/bulkhead work, flooding history, septic repairs, easements or neighbor agreements.

9. Sources, record gaps and report limits

Primary public sources reviewed

Mason County Assessor / TaxSifter	Current ownership, situs, legal description, valuation, land characteristics, building detail, county photographs and assessor sketch. property.masoncountywa.gov/TaxSifter
Mason County GIS	Tax parcel geometry, site address, RR5 zoning, Residential shoreline designation, mapped hazards, wetlands and flood layers. Mason County GIS
Mason County Code	MCC 17.50.110 shoreline standards and MCC 17.50.120 nonconforming shoreline development. Mason County Code, Chapter 17.50
Washington Department of Ecology	SEPA record REDACTED FILE / Mason County REDACTED FILE including JARPA, MDNS and site photographs bulkhead-stair r PA record
Mason County Environmental Health	Two-page SWG Onsite Survey dated July 23, 1994, plus OSS record-search guidance. OSS permit records
Zillow / listing data	Supplemental public listing data used only to identify a square-footage discrepancy. Zillow property page

Known record gaps

- No survey, title report, recorded easement package or WSDOT right-of-way plan was reviewed.
- The located 1994 septic survey provides relative component locations but no dependable dimensions and does not identify a reserve area.
- No original building permit establishing every part of the current residence footprint was confirmed.
- Public GIS layers are approximate and can be incomplete or outdated; field and agency verification control.

Report limit

This report is a preliminary planning and due-diligence opinion prepared from public information. It is not a guarantee of permit approval and does not replace a boundary survey, title review, septic design, flood elevation determination, geotechnical analysis, structural engineering, legal advice, or a written decision by Mason County, WSDOT, Ecology, or another authority having jurisdiction.

Prepared by L M Stevens Designs LLC

Can I Build Here? - preliminary property feasibility service