



# Notice of Application for a Reasonable Use Exception & Zoning Variance

Nelson RUE/Variance - PLN2012-00054

**Project Description:** The applicant is proposing a Reasonable Use Exception and Zoning Variance to construct two dwelling units on two contiguous parcels entirely constrained by landslide hazard areas, the erosion hazard near sensitive water body overlay, and associated buffers. The applicant is proposing to access the dwelling units via 206<sup>th</sup> Avenue NE. The proposed dwelling units and driveway improvements combined will create approximately 3,927 square feet of impervious surface, which averages to approximately 1,963 square feet of impervious per lot. House footprints are approximately 1,500 square feet. The applicant has also applied for a zoning setback variance on the lots to reduce the front yard street setback to five feet.

The applicant (Nathan Chapman) applied for the above project on December 12, 2012; following a review to confirm that a complete application had been received, and requesting additional information, the City issued a letter of completion to the applicant on February 11, 2013. On February 15, 2013, the City issued this Notice of Application by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

**Applicant:** Nathan Chapman  
**Public Comment Period:** February 14, 2013 through March 7, 2013  
**Project Location:** XXX 206<sup>TH</sup> AVE NE, Sammamish WA  
**Tax Parcel Numbers:** 3575301325, 3575301330  
**Existing Environmental Documents:** Downstream Analysis by Concept Engineering received 11/15/12; Geotechnical Report by South Fork Geosciences dated 12/12/12; Site Plan by Insight Engineering received 12/12/12  
**Other Permits Included:** Future construction / building permits  
**SEPA Review:** The City has determined that the development proposal is exempt from SEPA review.  
**Staff Member Assigned:** Mona Davis, Senior Planner  
(425) 295-0529  
[mdavis@ci.sammamish.wa.us](mailto:mdavis@ci.sammamish.wa.us)

*Interested persons are invited to submit written comments pertaining to the application determination no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, comment period, decision and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075, (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.*

*Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.*