



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.ci.sammamish.wa.us

Notice of Application for a Reasonable Use Exception & Zoning Variance

Nathan Chapman RUE/Variance - PLN2012-00049

Project Description: The applicant is proposing a Reasonable Use Exception and Zoning Variance to construct 5 dwelling units on 5 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 206th Avenue NE. The proposed dwelling units and driveway improvements combined will create approximately 9,650 square feet of impervious surface, which averages to approximately 1,930 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 November 15, 2012; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on December 6, 2012. On December 11, 2012, 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: December 11, 2012 through January 3, 2013
Project Location: XXX 206TH AVE NE, Sammamish WA
Tax Parcel Number: 3575301390, 3575301375, 3575301365, 3575301355, 3575301345
Existing Environmental Documents: Downstream Analysis by Concept Engineering received 11/15/12; Geotechnical Report by South Fork Geosciences received 11/15/12; Site Plan by Insight Engineering received 11/15/12
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

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.