



**NOTICE OF DECISION  
BEAL RESIDENCE ZONING VARIANCE  
ZONV2017-00451**

**Date of Notice: April 4, 2018  
Appeal Period Ends April 25, 2018 at 5 PM**

**NOTICE IS HEREBY GIVEN** that on April 4, 2018 the City of Sammamish Department of Community Development issued a decision for the Beal Residence Zoning Variance, ZONV2017-00451.

The applicant requests a Zoning Variance to accommodate the development of a single family residence within the Shoreline Residential shoreline environment associated with Lake Sammamish and within the R-4 Zoning District. The proposal is for a building footprint of approximately 3,200 square feet and associated improvements (e.g. driveway, perimeter access to the house). A Zoning Variance was requested to reduce standard 10-foot street zoning setback to a minimum of 2 feet from the edge of an access easement that encumbers the eastern portion of the property to accommodate a reasonable building pad for a detached single family home along the King County regional East Lake Sammamish Trail. There is an existing 15-foot wide access easement inside the eastern property line, thus the additional 10 feet of standard street setback that is prescriptively measured from the westerly edge of the easement significantly decreases the site's buildable area. Due to the severity of the site constraints, reasonable use of the property requires the reduction of the standard street setback through the Zoning Variance process. A copy of the Decision and Exhibits can be found here: <https://spaces.hightail.com/space/fhpI53mbmq>

**File Number:** ZONV2017-00451

**Date of Application:** June 2, 2017

**Date of Completeness Determination:** June 19, 2017

**Date of Notice of Application:** July 12, 2017

**Applicant Agent:** Mark Rigos, 440 SE Darst Street,  
Issaquah, Washington 98027, P: (425) 652-6013,  
E: [markrigos@hotmail.com](mailto:markrigos@hotmail.com)

**Project Location:** One lot north of 3233 E Lake Sammamish Shore Ln SE, Sammamish, Washington 98075 and is identified as King County Assessor's Parcel #0824069127.



**SEPA Review:** The proposal is exempt from the provisions of SEPA pursuant to WAC 197-11-800(6)(e).

**Staff Project Planner Assigned:** Tracy Cui, AICP, Associate Planner P: (425) 295-0523, E: [tcui@sammamish.us](mailto:tcui@sammamish.us). Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075.

**Appeal Period:** This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of SMC 20.10.080. The appeal period for this decision shall run from April 4, 2018 to April 25, 2018 at 5 PM.

*Inquiries regarding the application, 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.*

*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.*

### SITE PLAN

