Notice of Application for a
Shoreline Variance, Shoreline Substantial Development,
State Environmental Policy Act (SEPA) and
Zoning Variance

Baerwald Variances – SVAR2016-00053

Project Description: The applicant is proposing a shoreline variance, a shoreline substantial development permit, State Environmental Policy Act (SEPA), and Zoning Variance to allow for the development of a new single family home and an approximately 480 square feet dock and access footpath.   The proposed single family home will be located on a currently vacant property that is constrained by on-site wetlands and buffers, shoreline setbacks, and street setback.   The applicant is proposing a building footprint of approximately 2,540 square feet and associated improvements (e.g. driveway, perimeter access to the house).   The applicant is proposing to reduce the required building setback to 2 feet from 10 foot from the northern property line.   The applicant is also proposing to reduce the shoreline setback to 20 feet from 50 feet.

The applicant (Dennis Baerwald) applied for the above project on February 22, 2016; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on March 18, 2016.   On April 11, 2016, 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:	Dennis Baerwald
Public Comment Period:	April 5, 2016 through May 5, 2016
Project Location:	3100 Block of East Lake Sammamish Parkway NE, Sammamish, WA. 98075
Tax Parcel Number:	2025069071

Existing Environmental Documents: SEPA Checklist, dated 2/22/2016; Shoreline Mitigation Plan by The Watershed Company, received 2/22/2016; Critical Areas Study by The Watershed Company, received 2/22/2016; Mitigation Plan by The Watershed Company, received 2/22/2016

Other Permits Included: Future building permit(s)

SEPA Review: Based on the submitted application and available information, the City anticipates issuing a DNS or MDNS for this proposal and the optional DNS or MDNS process as specified in WAC 197-11-355 is being utilized.   Consequently, this may be the only opportunity to comment on the environmental impacts of this proposal.   This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.   A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Staff Member Assigned: Sung H. Lee, Associate Planner
(425) 295-0526
slee@sammamish.us

A public hearing is to be scheduled for this application. The public hearing time, date, and location will be provided in the forthcoming Notice of Recommendation to the Hearing Examiner.   Interested persons are invited to submit written comments on the application by 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, SEPA determination process, comment period, public hearing, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents 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.