

**NOTICE OF APPLICATION FOR ZONING VARIANCE
BEAL RESIDENTIAL DEVELOPMENT – ZONV2017-00451**

Date of Notice: July 12, 2017
Public Comment Period: Ends August 2, 2017 at 5 PM

NOTICE IS HEREBY GIVEN that the City of Sammamish received an application on June 2, 2017 requesting a zoning variance to reduce the standard street setback from 10 feet to 2 feet. There is an already existing 15-foot wide access easement inside the east property line, thus the additional 10 feet of standard street setback significantly decreases the site's buildable area. The zoning variance will allow a reasonably sized home to fit on this site. The subject property is located in the R-4 zone and in close proximity to Lake Sammamish which is a Shoreline of Statewide Significance. This parcel is located within the Lake Sammamish Shoreline Residential Environment Designation.

In accordance with SMC 20.05.060, on July 12, 2017 the City issued this Notice of Application by the following means: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

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: Michael Beal, P: (206) 890-8227, E: wmbeal@outlook.com

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



Project Location: One lot north of 3233 E Lake Sammamish Shore Ln SE, Sammamish, Washington 98075

Tax Parcel Number: 0824069127

Existing Environmental Documents Available for Review: Site Plan, Conceptual Shoreline Mitigation Plan, and Critical Areas Study

State Environmental Policy Act (SEPA) Review: Zoning variances are 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.
Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075

