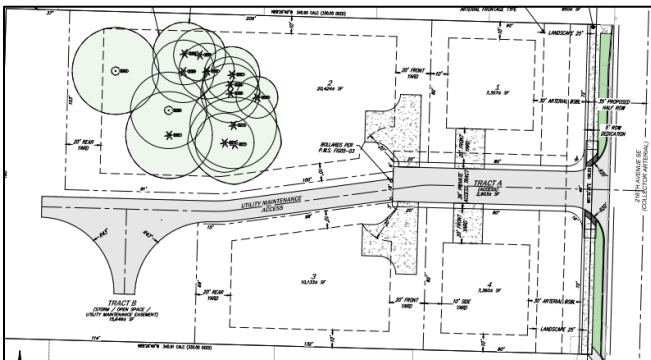


**NOTICE OF DECISION****2835 216<sup>th</sup> PRELIMINARY SHORT SUBDIVISION | FILE NO.: PSHP2024-00923****Date of Notice:** January 12, 2026**Appeal Period:** January 12, 2026, to January 26, 2026, at 5 p.m.

**NOTICE IS HERBY GIVEN** that on January 12, 2026, APPROVAL WITH CONDITIONS was granted by the Department of Community Development for the 2835 216<sup>th</sup> Preliminary Short Subdivision. The proposal is to subdivide a 1.48 -acre parcel within the R-4 zoning district into four (4) single-family residential lots. Access to both lots will be provided via a private road intersecting 216<sup>th</sup> Ave SE.

**Online documents:** A copy of the staff report, plan set, and supporting exhibits—excluding this notice—can be accessed through the following link: <https://spaces.hightail.com/space/RbpQNVEEil>

**SEPA Threshold Determination:** A Determination of Non-Significance is hereby issued utilizing the Optional Determination of Non-Significance process pursuant to WAC 197-11-355.



**Project Location:** 2835 216TH AVE SE, Sammamish, WA  
(Parcel #: 092406-9110)

**Property Owner's:** Yelena Chuvashova and Adam Chu  
(P) (425)269-9112, (E) [ELENACHU@MSN.COM](mailto:ELENACHU@MSN.COM)

**Property Owner's Agent:**

Core Design, Inc – Ben Madeo  
(P) 425-885-7877, (E) [bmadeo@coredesigninc.com](mailto:bmadeo@coredesigninc.com)

**Date of Application:** 12/13/2024

**Date of Completeness Determination:** 01/10/2025

**Date of Notice of Application:** 01/24/2025

**Environmental Documents Available:** Arborist Report, Critical Area Study, and Geotechnical Report

**City Project Manager:** Sam Dunlap, (P) 425-295-0500, (E) [SDunlap@sammamish.us](mailto:SDunlap@sammamish.us)

**Appeal Period:** January 12, 2026 to January 26, 2026, until 5:00pm. This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of the Sammamish Municipal Code (SMC) 21.09.020.H. Appeals must be submitted in writing with the appropriate filing fee and received by 5:00 p.m. on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall or are available upon request at (425) 295-0500.

*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 21.09.040. 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.*