

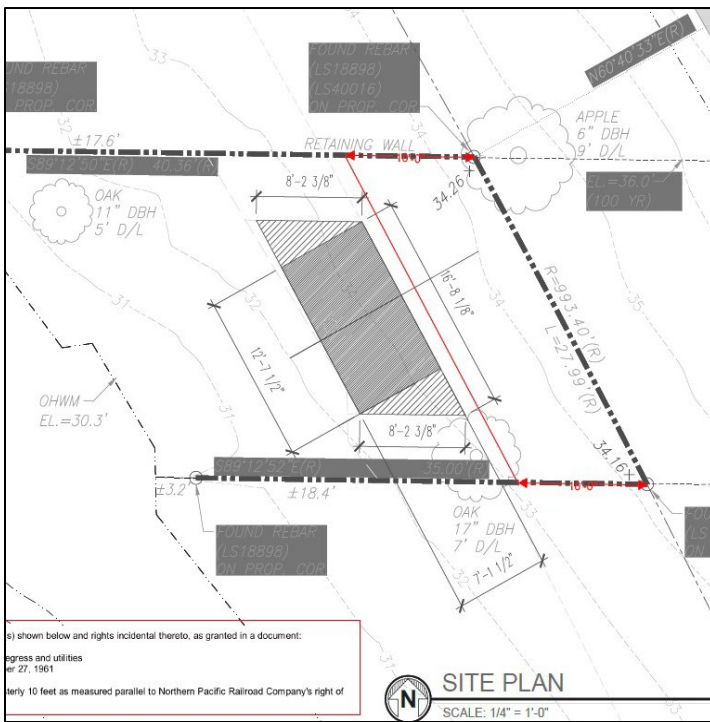
NOTICE OF DECISION
TUOHY ACCESSORY STRUCTURE FRONT YARD SETBACK REDUCTION
FILE NO.: ZONV2023-00556

DATE OF NOTICE: March 28, 2024

APPEAL PERIOD: March 28, 2024, to April 18, 2024, at 5:00 p.m.

NOTICE IS HEREBY GIVEN that on March 28, 2024, **APPROVAL** was granted by the Department of Community Development for the Tuohy Accessory Structure Front Yard Setback Reduction Zoning Variance. Public notice has been provided via mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and publication of a legal notice in the local newspaper.

PROJECT DESCRIPTION: Zoning Variance (ZONV) for a 5-foot reduction of the front yard setback from 15 feet to 10 feet to locate the accessory structure as far east from the shoreline as possible. The subject property is 0.02 acres in size, zoned R4, and located in the Shoreline Residential Designation.



Online documents: A copy of the Decision, plan sets, exhibits, and other supporting documentation, except for this notice, can be accessed through the following link: <https://spaces.hightail.com/space/oFGbYkAUa>

Project Address: No address is available.

Parcel No.: 357530-0141

Applicant: Joshua Peterson, 10313 NE 125th PL, Kirkland, WA 98031, P: (509)710-2374, E: josh@arisedesignlab.com

SEPA Threshold Determination: Zoning variances are exempt from the provisions of SEPA pursuant to WAC 197-11-800(6) (e).

Documents Available for Review: Project Narrative, Plan Set, Criteria Compliance Narrative, and Title Report.

Date of Application: August 7, 2023

Date of Completeness Determination: September 1, 2023

Date of Notice of Application : September 13, 2023

Date of Notice of Decision: March 28, 2024

City Project Manager: Jasvir Singh, P: 425-295-0506, E:

JSingh@sammamish.us, Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, WA 98075.

Appeal Period: This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of the Sammamish Unified Development Code (SMC) 21.09.020.H. Appeals must be submitted in writing with the appropriate filing fee (\$549.00) 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.