



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: [www.sammamish.us](http://www.sammamish.us)

**NOTICE OF APPLICATION FOR ZONING VARIANCE  
RYAN RESIDENTIAL DEVELOPMENT – ZONV2018-00646**

**Date of Notice: December 6, 2018**

**Public Comment Period: Ends December 27, 2018 at 5 PM**

**NOTICE IS HEREBY GIVEN** that the City of Sammamish received an application on October 23, 2018 requesting a zoning variance to reduce the standard street setback from 20 feet to 2 feet. 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 December 6, 2018 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. All associated documents can be located at <https://spaces.hightail.com/space/QukaY3KPSN>

**File Number:** ZONV2018-00646

**Date of Application:** October 23, 2018

**Date of Completeness Determination:** November 21, 2018

**Date of Notice of Application:** December 6, 2018

**Applicant:** Heidi Ryan, P: (425) 753-9090, E: [heidiaryan@gmail.com](mailto:heidiaryan@gmail.com)

**Project Location:** 4233 East Lake Sammamish Shore Ln SE



**Tax Parcel Number:** 1724069092

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

**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, Senior 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

**Public Comment Period:** A 21-day public comment period applies to this project. Public comment on this proposed subdivision will be accepted from December 6, 2018 through December 27, 2018 at 5 PM. Please direct comments to the Staff Project Planner Assigned.

*Interested persons are invited to submit written comments pertaining to the application 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, 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 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.*