



## *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)

### **SHORELINE VARIANCE/ZONING VARIANCE CHAN RESIDENTIAL DEVELOPMENT SVAR2016-00517 & ZONV2016-00518**

### **NOTICE OF PUBLIC HEARING ISSUANCE OF STAFF REPORT AND RECOMMENDATION TO CITY HEARING EXAMINER**

**DATE OF NOTICE: 06/26/2017  
PUBLIC HEARING DATE/TIME: 07/27/2017 at 10 AM**

**Notice is hereby given** that the City of Sammamish Hearing Examiner will conduct a public hearing July 27, 2017 at 10:00 am, or soon thereafter, regarding the Chan Shoreline Variance and Zoning Variance, City of Sammamish Permit SVAR2016-00517 & ZONV2016-00518. The Public Hearing will take place at 801 - 228th Ave SE, Sammamish, WA (Council Chambers).

**Notice is further given** that the City of Sammamish Community Development Department has issued a staff report in conjunction with recommendation to the Hearing Examiner to approve the proposed Shoreline Variance and Zoning Variance, under file SVAR2016-00517 & ZONV2016-00518. The City of Sammamish has consolidated the project review process for these proposals. The proposals were reviewed under the higher level permit type pursuant to SMC20.05.020 (2).

**Description of proposal:** The applicant requests a Shoreline Variance and a Zoning Variance to accommodate the development of a single family residence within the urban conservancy shoreline environment associated with Lake Sammamish and within the R-4 Zoning District. The proposal is for a building footprint of approximately 3,175 square feet and associated improvements (e.g. driveway, perimeter access to the house). A Zoning Variance was requested to reduce standard 10-foot street setback to a minimum of 5 feet from the southeastern property line for a single family home. Due to the severity of the site constraints, reasonable use of the property requires the reduction of the standard shoreline setback through a Shoreline Variance. The shoreline setback within the Urban Conservancy shoreline environment is 50 feet and cannot be reduced (SMC 25.06.020.9 and 25.06.020.11). Thus, a Shoreline Variance is requested to reduce the setback beyond that allowed by code in order to obtain reasonable use of the property. The proposal includes a reduction in the shoreline setback to a minimum of 33 feet along a majority of the property. This project also proposes to eliminate the prescriptive 15-foot stream buffer building setback and utilize prescriptive options to reduce the standard 150-foot stream buffer down to 75-foot in the vicinity of the proposed house.

**Project Review:** The applicant applied for the above project on December 5, 2016; following a review to confirm that a complete application had been received, the City deemed the application complete for processing on December 29, 2016. On January 12, 2017, the City issued a Notice of Application with a 30-day comment period. Following completion of project review this Notice of Public Hearing is issued on June 26, 2017 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. The public comment period for this proposal was January 12, 2017 through February 12, 2017.

**Applicant:** Chuck Yoong Chan & Mei-Chin Tsai, 21626 SE 28th Street, Sammamish, WA 98075

**Public Comment Period:** January 12, 2017 through February 12, 2017 (30 days)

**Location:** The proposed single family residence is located just north of 2927 East Lake Sammamish Parkway NE, Sammamish. WA 98074

**Tax Parcel Number:** 2025069041

**Environmental Consultant:** Altmann Oliver Associates LLC, PO Box 578, Carnation, WA 98014

**Existing Environmental Review:** The proposed development was reviewed under the provisions of the State Environmental Policy Act (SEPA). The proposal is exempt from the provisions of SEPA pursuant to WAC 197-11-800(6)(e). The development of single family residences and their appurtenances are exempt from substantial development per WAC 173-27-040(2)(g)

**Possible Permits Required:** Building permits, Hydraulic Project Approval (HPA), CORPS approval, and Ecology approvals

**Existing Documents:** Applications for SVAR2016-00517 & ZONV2016-00518, dated December 5, 2016, Determination of Complete Application/Letter of Completeness, dated December 29, 2016, Notice of Application/Mailing list, Applications for SVAR2016-00517 & ZONV2016-00518, dated January 12, 2017, Chan Critical Areas Study November 2015, Chan Shoreline Variance Letter of Description December 2016, Chan Zoning Variance Letter of Description December 2016, Chan Mitigation Plan Set June 2017, Chan Shoreline Variance Compliance Report April 2017, Chan Zoning Variance Compliance Letter December 2016, Chan Arborist Report April 2017, Cultural Resources Report April 2017, Site Plan May 2017, Legal Description, Critical Areas Affidavit, and Acceptance of Financial Responsibility

**Staff Member Assigned:** Tracy Cui, AICP, Associate Planner, Phone: 425-295-0523, Email: [tcui@sammamish.us](mailto:tcui@sammamish.us) Address: City of Sammamish City Hall, 801 228<sup>th</sup> Avenue SE, Sammamish, WA 98075

*Inquiries regarding the application, revised 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. 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.*