



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.sammamish.us

**NOTICE OF DECISION
RYAN RESIDENCE ZONING VARIANCE
ZONV2018-00646**

**Date of Notice: March 28, 2019
Appeal Period Ends April 18, 2019 at 5 PM**

NOTICE IS HEREBY GIVEN that on March 28, 2019 the City of Sammamish Department of Community Development issued a decision for the Ryan Residence Zoning Variance, ZONV2018-00646.

The applicant requests a Zoning Variance to accommodate the development of a single-family residence within the Shoreline Residential shoreline environment associated with Lake Sammamish and within the R-4 Zoning District. The proposal is for a building footprint of approximately 2,735 square feet and associated improvements (e.g. driveway, perimeter access to the house). A Zoning Variance was requested to reduce standard 20-foot street zoning setback to a minimum of 2 feet and reduce standard 20 linear feet of driveway to a minimum of 2 feet to accommodate a reasonable building pad for a detached single-family home along the King County regional East Lake Sammamish Trail. Due to the severity of the site constraints, reasonable use of the property requires the reduction of the standard street setback and driveway length through the Zoning Variance process. A copy of the Decision and Exhibits can be found here: <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

Project Location: 4233 East Lake Sammamish Shore Ln SE and is identified as King County Assessor's Parcel #1724069092.

SEPA Review: The proposal is 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. Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075.

Appeal Period: This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of SMC 20.10.080. The appeal period for this decision shall run from March 28, 2019 to April 18, 2019 at 5 PM.

Inquiries regarding the application, 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.