

REVISED NOTICE OF APPLICATION

ISSUED MAY 21, 2021

APPLICANT

Brianna Miles, Medici Architects
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APPLICATION TYPE

This is an application for Site Plan Review & Variance Requests, a Type III Action pursuant to DMC Chapter 14.08.

First Submittal Date: 10/22/20

Application Complete: 11/18/20

File Number: SPR20-005, VAR20-002, VAR20-003, VAR20-004, VAR21-001, VAR21-002, VAR21-003, VAR 21-004, VAR21-005

Application Documents: <http://www.duvallwa.gov/DocumentCenter> > Planning Department > Planning Projects > Willow Ridge Lot 21

City Regulations: 2015 City of Duvall Comprehensive Plan, Duvall Municipal Code, and Public Works Design Standards

Environmental Reports: SEPA Checklist

DECISION MAKER

A final decision on this application will be made by the City's Hearing Examiner following an open-record public hearing. Notice of the public hearing will be issued at least 10 days in advance.

PROJECT and PROPERTY INFORMATION

Name: Willow Ridge Lot 21

Location: 16000 Block of 1st Ave NE & Main View Lane NE

Area: 0.547 Acres (23,827 sf)

Future Land Use: Residential 12 Units per Acre (R12)

Zoning: Residential 12 Units per Acre (R12)

Description: This is a 14-unit fee-simple residential development consisting of two triplexes and two fourplexes. Construction of the development was not completed prior to the expiration of obtained land use and building permits and is now on hold pending City issuance of new land use and building permits. Additionally, other site development deficiencies have resulted in the need for plan modifications and site corrections. In the meantime, the City has authorized certain activities to occur in order to secure, clean-up, and reduce erosion on-site.

The City is amending the original Notice of Application to accommodate an additional five variance applications necessary to process the site plan review and accommodate as-built conditions. VAR20-002, VAR20-003, and VAR20-004 were part of the first submittal. VAR21-001, VAR21-002, VAR21-003, and VAR 21-004 were included in the second submittal, and VAR-21-005 was part of the third submittal. Variances are requested for impervious surface, building coverage, required common open space, street and rear setbacks, setback projections for eaves and structures, and required guest parking.

PUBLIC COMMENT

Any interested person may submit written comments. Comments on this application will be accepted until **4:30 PM on June 4, 2021**. Please submit comments to the City Contact listed below.

CITY CONTACT

Lara Thomas, Community Development Director
15535 Main Street NE (PO Box 1300)
Duvall, WA 98019
425.939.8079
lara.thomas@duvallwa.gov

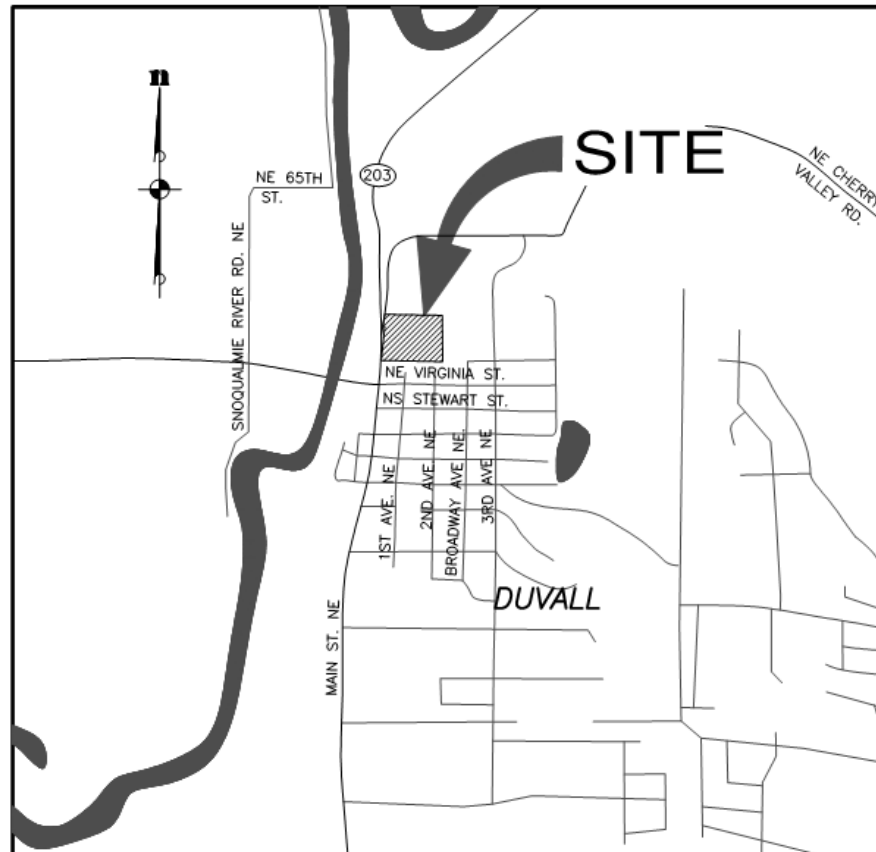
OTHER CITY APPROVALS REQUIRED

Site Plan Review Approval, Variance Approvals, Building Permit Approvals

FILE REVIEW and APPEALS

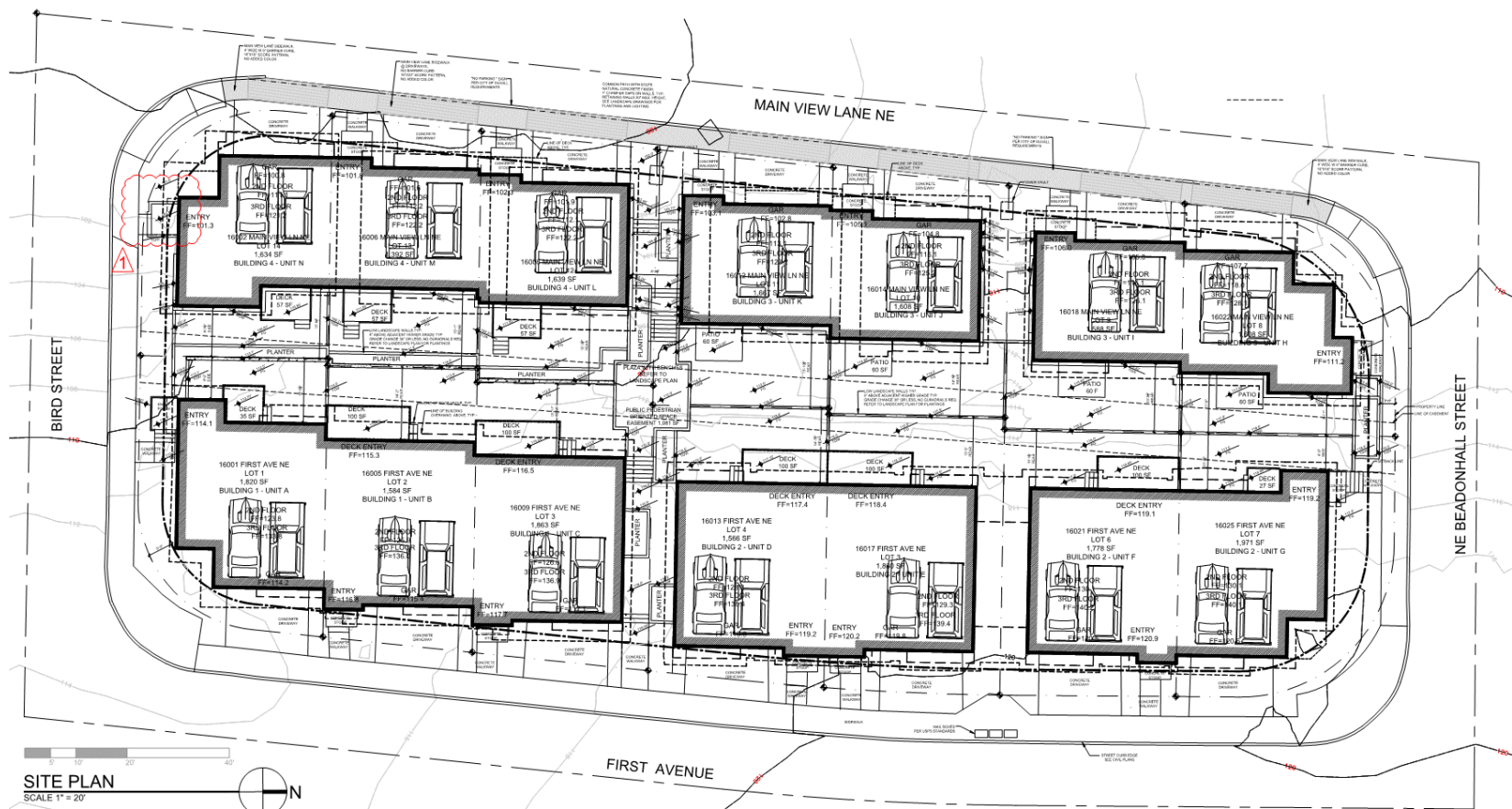
Anyone may view the contents of the application file by first filing a public records request with the City Clerk at (425) 939-8088. The application file for this project is available at City Hall, located at 15535 Main Street NE in Duvall. You may request a copy of any decision, information on hearings, and your appeal rights by calling the Planning Department at (425) 788-2779.

MAPS



VICINITY MAP
N.T.S.

WILLOW RIDGE LOT 21 - DUVALL WA



ARCHITECTURE | PROGRAMMING |
ACCESSIBLE DESIGN | INTERIOR DESIGN
www.mediciarchitects.com

11711 SE 8TH STREET, SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

PROJECT / CLIENT:

WILLOW RIDGE LOT 21

DRAWING NAME:

SITE PLAN

PROJECT NUMBER: 20_008

DATE: 03-19-2021

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