

Category: Single Family**LUA08-148 / LI SHORT PLAT****Status: APPROVED****Submittal Date:** 12/16/2008**Acceptance Date:** 01/13/2009**Decision Date:** 03/16/2009**Associated Land Use Actions** , Environmental (SEPA) Review, Hearing Examiner Short Plat, Hearing Examiner Variance**Address:**

1515 LAKE AVE S

Description: The applicant is requesting SEPA Environmental Review and a Hearing Examiner Short Plat approval. The applicant proposes to subdivide a 14,965 sq. ft. lot located at 1515 Lake Avenue S, into 2 lots for single-family residential development. Lot 1 would have an area of 5,001 sq. ft. and Lot 2 would have an area of 10,002 sq. ft. that would result in a net density of 7.4 dwelling units per acre. The subject site is zoned Residential 8 (R-8) dwelling units per net acre and both lots would have direct access to Lake Avenue S. Currently, a single-family residence and an accessory storage structure are located onsite. The residence proposed to stay while the accessory structure would be removed. The site is considered to be a Hillside Subdivision due to slope averages in excess of 20%. The project site also contains a wetland buffer from an off-site Category 2 wetland to the west. Due to the presence of the Critical Areas, the applicant provided a wetland reconnaissance report and a geotechnical report within the application materials. The applicant is applying for a variance from the side yard along a street setback requirements (RMC 4-4-110A) to reduce the setback by 3.6 feet along the north property line. The applicant is proposing to retain 4 trees and does not propose any street improvements.

3/16/09 - Short Plat approved, side yard setback variance denied.

4/9/09 - Hearing Examiner responds to reconsideration, asked City staff for a further review before he issues a decision.

4/16/09 - Hearing Examiner upheld original decision denying the variance and approving the short plat with the understanding that the pipestem, at this time, will only serve Proposed Lot 2, the interior lot.

Applicant: NG RAYMOND
6622 S 124TH ST
SEATTLE WA
206.260.8898

Tax ID

3340401180

Contact: KONDELIS ALE
CRAMER NW
945 N CENTRAL #104
KENT WA 98032
253.852.4880

Owner: GUAN QING HUA+LI QI FENG
6916 S 124TH ST
SEATTLE WA

Planner: Gerald Wasser**Reviewer:** Rick Moreno

Category: Single Family

LUA08-139 / Orange Grove Cottages PUD

Status: ON HOLD

Submittal Date: 11/19/2008

Acceptance Date: 12/02/2008

Associated Land Use Actions , Hearing Examiner Cond. Use, Environmental (SEPA) Review

Address:

330 BREMERTON AVE NE

Description: The applicant is requesting Preliminary Planned Urban Development (PUD) approval, Environmental Review and a Hearing Examiner Conditional Use Permit for stand alone residential in the Commercial Arterial (CA) zone. The subject site is located on the east side of Bremerton Ave. NE, just south of NE 4th Street at 330 Bremerton Avenue NE. The site consists of two separate parcels totaling 78,458 square feet in the CA zone and the NE 4th Street Business District Overlay. The site currently contains two single-family homes and their associated outbuildings, which are proposed to be removed. The concept for the PUD is to create a small, intimate neighborhood of 25 detached cottages and townhomes on individual lots resulting in a net density of 16.89 dwelling units per acre. Proposed lot sizes range from 2096 square feet to 1034 square feet. The site would be access via a looped public road with two access points on Bremerton Avenue NE. The applicant has proposed 52 parking spaces for the development located in detached garages, attached garages, parallel spaces, and open parking stalls. The applicant has proposed to replant removed trees with 48 new trees. There are no critical areas on site. The applicant submitted a Traffic Study, Geotechnical Engineering Study and a Critical Areas Reconnaissance Report. The applicant is proposing frontage improvements along Bremerton Avenue NE and a water quality detention vault.

Final Notice Sent: July 25, 2012, 6th months from date of letter project will be void in no action.

Applicant: ROUSSO MARC
JAYMARC DEVELOPMENT
555 S. RENTON VILLAGE, STE #775
RENTON, WA
425-226-9100

Tax ID
1523059035
1523059193

Contact: KRUEGER CRAIG
ESM CONSULTING ENGINEERS, LLC
20021 120TH AVE NE #103
BOTHELL WA 98011
425.415.6144
crag.krueger@esmcivil.com

Owner: J & M LAND DEVELOPMENT, INC.
JAYMARC DEVELOPMENT
555 S. RENTON VILLAGE, STE #775
RENTON, WA
425-226-9100

Planner: Vanessa Dolbee

Reviewer: Arnetta Henninger

Category: Single Family**LUA08-138 / Yahn Wetland Enhancement CAR **Status: APPROVED******Submittal Date:** 11/18/2008**Acceptance Date:** 12/03/2008**Decision Date:** 01/12/2009**Associated Land Use Actions** Critical Areas Exemption**Address:**

3714 LINCOLN CT NE

Description: The applicant is requesting an exemption from the Critical Areas Regulations. The Critical Areas Exemption would allow the removal of existing blackberry bushes within the buffer of a Category 2 wetland. The applicant has also proposed to plant native trees within this same buffer; including 3 vine maples and 4 red cedars.

1/12/09 - Revised Critical Areas Exemption issued. New 5 year expiration 1/12/2014.

Contact:YAHN GREGORY
3714 LINCOLN COURT NE
RENTON WA 98056
425.271.1230**Tax ID**

3345700198

Owner:YAHN GREGORY M+NIXON JENNIF
3714 LINCOLN CT NE
RENTON WA**Planner:**

Rocale Timmons

LUA08-137 / VANTAGE GLEN SHORT PLAT **Status: RECORDED****Submittal Date:** 11/14/2008**Acceptance Date:** 02/18/2009**Decision Date:** 05/12/2009**Associated Land Use Actions** Administrative Short Plat**Address:**

18100 107TH PL SE

Description: The applicant submitted an application with the King County Department of Development and Environmental Services, for Short Plat approval, to subdivide a 39.29 acre parcel into 2 lots. The applicant intends on using the vested King County development standards for a future multi-family redevelopment project on Lot 2. The development of Lot 2 is not a part of the short plat application. The project site is located within the City's Residential Manufactured Home Park (RMH) zoning designation; however, the multi-family development project is vested to King County's R-24, R-12 and R-8 zoning designations development regulations. The proposed density would be approximately 4.17 dwelling units per gross acre. Proposed Lot 2 would be 5.02 acres in size and Lot 1 would be approximately 34.28 acres in area once the short plat is recorded. The subject property was annexed to the City of Renton on March 1, 2008.

2/18/09 - Administrative Report & Decision approved with conditions. Appeal period ends 3/4/09.

3/3/09 - Appeal submitted by the applicant.

5/12/09 - Stipulation and Agreed Order was filed by the City Attorney signed by the applicant

Category: Single Family**LUA08-137 / VANTAGE GLEN SHORT PLAT** **Status: RECORDED**

that revises the City's decision. The appeal was stricken (withdrawn).

Applicant: KC HOUSING AUTHORITY
600 ANDOVER PARK W
TUKWILA WA
206-574-1237

Tax ID
3223059020

Contact: GORDON DERR
2025 1ST AVE #500
SEATTLE, WA
206-382-9540

Owner: KC HOUSING AUTHORITY
600 ANDOVER PARK W
TUKWILA WA

Planner: Rocale Timmons

LUA08-123 / RAM SHORT PLAT VARIANCE **Status: DENIED**

Submittal Date: 10/20/2008

Acceptance Date: 11/10/2008

Decision Date: 12/10/2008

Associated Land Use Actions Administrative Variance,

Address: 3619 QUEEN AVE NE
3629 NE 6TH ST

Description: The applicant is requesting two administrative variances; one from the landscaping requirements and the other from the setback standards. The administrative variances are needed in order to allow and existing single-family residence to remain on Lot 3 of the proposed 6-lot Ram Short Plat (LUA07-140). Lot 3 would be approximately 5,763 in area, after the proposed short plat is recorded, and is zoned R-8. If the variances are approved; Lot 3 would have a front-yard setback of 3.2 feet at its closest point, 12.8 feet less than the 15-foot required setback. There would also be no front yard landscaping; a 5-foot landscape strip is required by code. The applicant is proposing to provide additional landscaping on Lots 1 and 2 to mitigate for the absence of landscaping on Lot 3.

****More Info for the Planner:**

The Ram Short Plat was issued preliminary short plat approval on June 30, 2008 subject to conditions. The applicant requested reconsideration to the Hearing Examiner of the conditions and provided a revised short plat plan that included the retention of the existing residence. The Hearing Examiner approved the six-lot short plat but the existing home shall be removed or the applicant shall seek a variance to allow the front yard setback.**

12/24/08 - Receive appeal from applicant on the variance denial. Scheduled to be heard by the Hearing Examiner on 2/10/09.

2/24/09 - Hearing Examiner affirmed staff's decision and the appeal was denied. Appeal period ends 3/10/09

3/10/09 - Applicant appealed Hearing Exmainer's decision to City Council. Scheduled for

Category: Single Family

LUA08-123 / RAM SHORT PLAT VARIANCE Status: DENIED

Planning & Development Committee on 4/23/09.

4/27/09 - City Council affirms Hearing Examiner's decision to deny the variance.

Applicant: VARMA KUSHAL S & RAM KAJAL A
1042 SMITH WAY
FOLSOM, CA
206-353-3168

Tax ID
0923059036

Contact: TOUMA ENGINEERING & LAND SURVEYORS
6632 S 191ST PLACE SUITE E-102
KENT, WA
425-251-0665

Owner: VARMA KUSHAL S & RAM KAJAL A
1042 SMITH WAY
FOLSOM, CA
206-353-3168

Planner: Rocale Timmons

Reviewer: Mike Dotson

LUA08-119 / SYRBU II SHORT PLAT Status: APPROVED

Submittal Date: 10/13/2008 **Acceptance Date:** 10/23/2008 **Decision Date:** 11/14/2008

Associated Land Use Actions , Administrative Short Plat

Address:
613 INDEX AVE NE
615 INDEX AVE NE

Description: The applicant is requesting a two lot Administrative Short Plat. The subject site is situated on the west side of Index Avenue at 613 & 615 Index Avenue. The project site totals 0.22 acres in area, zoned Residential 10 (R-10) dwelling units per net acre in the Residential Medium Density Comprehensive Plan Land Use Designation. The applicant proposes to short plat the site into two lots, each consisting of 4,816 square feet, designed for single-family residential development. This proposal would result in a net density of 9.1 dwelling unit per acre. The existing duplex on site would be removed from the property. Each lot would be accessed off of Index Avenue. There are no critical areas on site. There is one significant tree on the subject site, which would be retained in addition; four new street trees are proposed. The site has two existing water meters and sewer lines, which would be utilized for the proposed new residences.

10/26/10 - Request for 1 year standard and 2 year additional extensions received.
11/2/10 - Planning Director granted both 1 year and 2 year additional extension.

Category: Single Family

LUA08-119 / SYRBU II SHORT PLAT **Status: APPROVED**

Applicant: SYRBU VYACHESLAV
 1917 JONES AVE NE
 RENTON, WA
 206-920-8587

Contact: HANSON JIM
 HANSON CONSULTING
 17446 MALLARD COVE LN
 MT VERNON, WA
 360-422-5056
 JCHANSON@VERIZON.NET

Owner: SYRBU VYACHESLAV+NATALYA
 1917 JONES AVE NE
 RENTON WA

Planner: Vanessa Dolbee

Reviewer: Rick Moreno

Tax ID
7227800655

LUA08-115 / STEWART TEMP USE PERMIT **Status: APPROVED**

Submittal Date: 10/01/2008 **Acceptance Date:** 10/23/2008 **Decision Date:** 11/14/2008

Associated Land Use Actions Temporary Use Permit

Address:
 2125 NE 28TH ST

Description: The applicant is requesting a Temporary Use Permit to allow two existing residences to remain on a lot until a new house is constructed on an abutting lot that would be sub-divided by the pending Stewart Short Plat (LUA08-099). The applicant proposes that the accessory dwelling unit be removed within 30 days of occupancy of the new house or a maximum of two years from the recording of the short plat, whichever comes first. An Abatement Agreement was submitted with the application. The current zoning of the site and surround area is Residential-8 (R-8). The subject lot after recording would be 8,664 square feet in area. Access would be provided via private residential driveways to NE 28th Street. There are no critical areas onsite.

Applicant: STEWART CHARLIE
 13112 195TH PL SE
 ISSAQUAH, WA
 206-419-7429

Tax ID
3343901403

Contact: HANSON JIM
 HANSON CONSULTING
 17446 MALLARD COVE LANE
 MT VERNON WA 98274
 360-422-5056
 jchanson@verizon.net

Category: Single Family

LUA08-115 / STEWART TEMP USE PERMIT **Status: APPROVED**

Owner: SCHWALM ELTON J
2116 N 28TH ST
RENTON WA

Planner: Ion Arai

Reviewer: Ken Glasby

LUA08-114 / MacKenzie Lane Short Plat **Status: APPROVED**

Submittal Date: 09/24/2008 **Acceptance Date:** 10/13/2008 **Decision Date:** 01/20/2009

Associated Land Use Actions , Environmental (SEPA) Review, Administrative Short Plat

Address: INTERSECTION OF ANACORTES AVE NE & NE 9T

Description: The applicant, is requesting an Environmental Review (SEPA) and an Administrative four lot Short Plat with two tracts located within the residential - 8 (R-8) dwelling units per acre zone. The subject site is located at 11806 Union Ave NE. This vacant lot is 83,442 square feet and contains 26,108 square feet of wetlands. As such, the applicant has provided a Wetland Evaluation along with a Geotechnical Report. The four proposed lots range in size from 5,088 square feet to 7,687 square feet. The applicant proposes to retain 30 percent of trees outside of the critical areas and would retain all trees within critical areas. Drainage is proposed to be provided in the form of a bioswale designed to discharge into on site wetlands. 2,273 square feet of land is to be dedicated for public streets. Access to for Lots 1 and 2 would be from a private access easement via Anacortes Avenue NE and Lots 3 and 4 are proposed to be accessed via NE 9th Street.

Put on Hold 10-24-08: pending Wetland Mitigation Planting Plan, and Hammerhead Turnaround.

Applicant: BECK STEVE
AMBERWOOD LLC
19244 - 39TH AVE S
SEA TAC, WA
425-444-0461

Tax ID
1023059095

Contact: HOLMBERG SHUPE
BAIMA & HOLMBERG INC.
100 FRONT ST. SOUTH
ISSAQUAH, WA
425-392-0250
shupe@baimaholmberg.com

Owner: RENTON CHURCH OF THE NAZARENE
P.O. BOX 2640
RENTON, WA
425-271-3206

Planner: Vanessa Dolbee

Reviewer: Rick Moreno

Category: Single Family

LUA08-110 / GILL LOT LINE ADJUSTMENT

Status: RECORDED

Submittal Date: 09/12/2008

Acceptance Date: 09/17/2008

Decision Date: 02/13/2009

Associated Land Use Actions Lot Line Adjustment

Address: west of 142nd Ave SE and SE 121th St
5001 NE 7TH PL
5009 NE 7TH PL

Description: The applicant is requesting a Lot Line Adjustment to adjust the lot lines for two parcels on a .41-acre site. The Lot Line Adjustment would reconfigure the two parcels of 16,731 square feet and 1,203 square feet to equal sizes of approximately 8,964 square feet each, which would give each parcel enough space for residential development. The subject property is zoned Residential-8 (R-8), and is located on the south side of SE 121 Street, in-between 140th Avenue SE and 142nd Avenue SE. There are no critical areas onsite.

Applicant: GILL HARDIP SINGH
2315 SE 3RD ST
RENTON, WA
2063801141

Tax ID
1023059183
1023059014

Contact: SPEEGLE REID
TRI-COUNTY LAND SURVEYING CO
4610 200TH ST SW
LYNNWOOD, WA
425-776-2926
REID.TRICOLAND@VERIZON.NET

Owner: WEG LLC
PO BOX 2701
RENTON WA

Planner: Ion Arai

LUA08-108 / ALDER CROSSING FINAL PLAT

Status: RECORDED

Submittal Date: 09/09/2008

Acceptance Date: 09/15/2008

Decision Date: 11/17/2008

Associated Land Use Actions Final Plat

Address: 4925 NE 4th
4925 NE 4TH ST

Description: Subdivision of 10.82 acres for a 60-lot plat. Includes installation of sewer, storm, roads and street lighting.

Contact: REINER JENNIFER
CAMWEST DEVELOPMENT INC
9720 NE 120TH PL #100
KIRKLAND WA 98034
425.825.1955

Tax ID
1523059096
1523059001
1523059039
1523059040

Category: Single Family

LUA08-108 / ALDER CROSSING FINAL PLAT **Status: RECORDED**

Owner: CAMWEST WEST COAST LLC
9720 NE 120TH PL STE100
KIRKLAND WA 1523059132

Planner: Jan Illian

Reviewer: Gerald Wasser

LUA08-107 / WELMAN PRELIMINARY PLAT **Status: APPROVED**

Submittal Date: 09/09/2008 **Acceptance Date:** 10/03/2008 **Decision Date:** 01/26/2009

Associated Land Use Actions Environmental (SEPA) Review, Preliminary Plat

Address:
18417 116TH AVE SE

Description: The applicant is requesting Environmental (SEPA) Review and the approval of a Preliminary Plat for the subdivision of a 3.24 acre site into 25-lots for the eventual development of single family residences with tracts for Native Growth Protection Area, stormwater detention, recreation, private access and joint use driveways. The site generally slopes to the north and west. The project is vested to King County regulations and is being processed in the City of Renton. King County applicable zoning is R-8. The proposed density is 7.14 dwelling units per acre. Lots would range in size from 3,000 to 4,100 square feet. The site would be accessed from 116th Avenue SE via new Roads "A" and "B" and ending in a cul-de-sac.

11/18/10 - Received letter requesting project be placed on-hold until further notice.
6/21/10 - SSB6544 grants PP 2 year extension.

Applicant: DREAMCRAFT HOMES
3502 B STREETNW
AUBURN, WA **Tax ID**
3223059033
253-859-9697

Contact: ROGER CECIL
SITE DEVELOPMENT ASSOCIATES LLC
10117 MAIN ST
BOTHHELL, WA
425-486-6533

Owner: MJF HOLDINGS INC
215 E MEEKER
KENT WA

Planner: Gerald Wasser
Reviewer: Illian Jan

Category: Single Family**LUA08-101 / OHLSEN SETBACK VARIANCE** **Status: APPROVED****Submittal Date:** 08/20/2008**Acceptance Date:** 09/05/2008**Decision Date:** 03/25/2009**Associated Land Use Actions** Administrative Variance**Address:**

524 SW 3RD PL

Description: The applicant is requesting a variance from the provisions of the Renton Municipal Code (RMC 4-2-110A) regulating front yard setbacks in the Residential - 8 dwelling units per acre (R-8) zone. The variance would be for a 0-foot front yard setback where 20 feet is required for the addition of a garage and porch structure in association with a single family residence.

Contact:

OHLSEN ALEX
425-228-7104
alexosurf@aol.com

Tax ID

2143700245

Owner:

OHLSEN ALEX R+PAMELA S
524 SW 3RD PL
RENTON WA

Planner:

Gerald Wasser

Reviewer:

Mike Dotson

LUA08-099 / STEWART SHORT PLAT **Status: APPROVED****Submittal Date:** 08/20/2008**Acceptance Date:** 08/28/2008**Decision Date:** 10/13/2008**Associated Land Use Actions** , Administrative Short Plat**Address:**

2125 NE 28TH ST

Description: The applicant is requesting an administrative short plat approval for the subdivision of a 15,138 sq ft parcel into two lots for the future construction of a single-family residence on Lot 1 while retaining an existing single-family residence and an accessory dwelling unit on Lot 2. There is an existing garage on Lot 1 that would be removed. The site is located within the residential - 8 dwelling (R-8) unit per acre zoning designation. The density of the proposed subdivision would be 5.7 dwelling unit per acre. The areas of the proposed lots would be Lot 1 (6,474 sq ft) and Lot 2 (8,664 sq ft). Access for both Lots 1 & 2 would be provided on N 28th Street via individual residential driveways. The site is within the Aquifer Protection Area Zone 2.

10/1/10 - Request for standard and additional two-year extension received.

10/6/10 - Planning Director approves standard and additional two-year extension. New expiration date Oct. 13, 2013.

Category: Single Family**LUA08-099 / STEWART SHORT PLAT****Status: APPROVED**

Applicant: STEWART CHARLIE

Contact: HANSON JIM
HANSON CONSULTING
17446 MALLARD COVE LN
MT VERNON, WA 98274
360.422.5056
JCHANSON@VERIZON.NET

Owner: STEWART CHARLIE
13112 195TH PL SE
ISSAQUAH, WA
206-419-7429

Planner: Ion Arai

Reviewer: Ken Glasby

Tax ID

3343901403

LUA08-097 / CAVALLA PRELIMINARY PLAT**Status: PENDING****Submittal Date:** 08/18/2008**Acceptance Date:** 08/12/2009**Associated Land Use Actions****Address:**

13804 162ND AVE SE

Description: The applicant has submitted an amended Cavalla Preliminary Plat application originally filed with the King County Department of Development and Environmental Services for Environmental (SEPA) Review and Preliminary Plat approval. The subdivision of the 9.40 acre site would result in 49 - lots used for the eventual development of single family residences; with tracts for stormwater and joint use driveways. The project site is located within the City's Residential - 4 (R-4) dwelling units per acre zoning designation; however, the project is vested to King County's R-4 zoning designation's development regulations. Access is proposed via 162nd and 164th Ave SE which is proposed to be improved as part of the plat improvements. Internal access is proposed via two new public streets connecting 162nd Ave SE to 164th Ave SE. The subject property was annexed to the City of Renton on August 11, 2008.

11/17/09 Appeal & Reconsideration received from Dave Petrie of Hearing Examiner's decision.

11/17/09 - Reconsideration filed by City Staff to re-notice the application.

12/21/09 - Request for additional time from the Hearing Examiner to provide the interested persons with a better understanding of the proposed project and also have the opportunity to better understand the needs of the community, given they were not able to participate in the public hearing process.

2/9/10 - Hearing Examiner reopened public hearing.

3/1/10 - Hearing Examiner issued revised decision. Hearing Examiner recommended approval with conditions. Appeal period ends 3/15/10.

3/24/10 - Appeal referred to the Planning & Development Committee to be heard on April 8, 2010.

4/26/10 - Planning & Development Recommended the following:

Category: Single Family

LUA08-097 / CAVALLA PRELIMINARY PLAT **Status: PENDING**

- 1. Deny applicant KBS Motion to Dismiss the appeal.
- 2. Deny Appellant Petrie Motion for a 30-day feasibility study (as it is inadmissible new evidence).
- 3. Find the the Hearing Examiner did not make any aerror of fact or law, but, pursuant to its authority to modify the Hearing Examiner's conditions, recommends that the following modification be made tot he Hearing Examiner's March 1, 2010 Decision such that the first sentence under paragraph 1 of RECOMMENDATION on page 20 reads as follows:

The applicant shall perform all steps and complete all documentation necessary, as required by King County Code section 21A.37, and the City of Renton, in order to process the Transer of Development Right's properly for this subject plat.

4/26/10 - Council adopted the recommendation of the Hearing Examiner to approve the referenced preliminary plat with modifications outlined in the Hearing Examiner's Report & Recommendation dated March 1, 2010, and as further modified by City Council on April 26, 2010.

Applicant: KBS DEVELOPMENT CORPORATION
12320 NE 8TH ST #100
BELLEVUE WA
206-623-7000

Tax ID
1457500135
1457500140

Owner: KBS DEVELOPMENT CORPORATION
12320 NE 8TH ST #100
BELLEVUE WA
206-623-7000

Planner: Rocale Timmons

Reviewer: Arneta Henninger

LUA08-091 / BROOKEFIELD IV SHORT PLAT **Status: EXPIRED**

Submittal Date: 08/12/2008 **Acceptance Date:** 08/15/2008 **Decision Date:** 10/07/2008

Associated Land Use Actions , Administrative Short Plat

Address:
5117 NE 11TH ST
1030 HOQUIAM AVE NE
1050 HOQUIAM AVE NE

Description: The applicant is requesting an administrative short plat approval for the subdivision of two parcels into three lots for the future construction of a single-family residence on Lots 2 & 3 while retaining an existing 1,450 square feet single-family residence on Lot 1. An existing detached garage located in between the proposed Lot 1 & 2 is to be demolished. The site is located within the residential - 8 dwelling (R-8) unit per acre zoning designation. The density of the proposed subdivision would be 7.9 dwelling unit per acre. The area of the proposed lots would be Lot 1 (12,370 square feet), Lot 2 (7,010 square feet), and Lot 3 (7,010 square feet). Access for all of the lots would be provided on NE 11th Street via individual residential driveways for each lot. There are no critical areas located onsite.

Category: Single Family

LUA08-091 / BROOKEFIELD IV SHORT PLAT

Status: EXPIRED

Letter sent to applicant on August 23, 2010 advising of the impending expiration. No extension request received or approved by the City.

Applicant: SMITH JOHN L
PO BOX 2670
RENTON, WA
206-730-8989

Tax ID
1137400290
1137400280

Contact: CHEN MICHAEL
CENTRE POINTE CONSULTANTS
206 RAILROAD AVE N
KENT WA 98032
253-813-1901
MICHAEL@CPCONSULT.US

Owner: SMITH JOHN L
PO BOX 2670
RENTON, WA
206-730-8989

Planner: Ion Arai

Reviewer: Arneta Henninger

LUA08-088 / CHRISTINE CHEN SHORT PLAT

Status: RECORDED

Submittal Date: 08/07/2008

Acceptance Date: 08/14/2008

Decision Date: 09/19/2008

Associated Land Use Actions , Administrative Short Plat

Address: 1500 MONTEREY AVE NE

Description: The applicant is requesting an Administrative Short Plat approval for the subdivision of a 15,338 square foot parcel into two lots for the future construction of a single-family residence on Lot 1 while retaining an existing single-family residence on Lot 2. The site is located within Residential - 8 dwelling (R-8) units per acre zoning designation. The density of the proposed subdivision would be 5.7 dwelling units per acre. The areas of the proposed lots would be Lot 1 (5,115 square feet) and Lot 2 (10,223 square feet). Access for both Lots 1 and 2 would be provided on Monterey Avenue NE via individual private driveways. The proposed site is within the Aquifer Protection Zone 2. There are no critical areas onsite.

Applicant: CHEN CHRISTINE
1301 N. 27TH CT.
RENTON, WA
206-229-5880

Tax ID
3343902480

Category: Single Family

LUA08-088 / CHRISTINE CHEN SHORT PLAT Status: RECORDED

Contact: HOLMBERG SHUPE
BAIMA & HOLMBERG INC.
100 FRONT ST. SOUTH
ISSAQUAH, WA
425-392-0250
SHUPE@BAIMAHOLMBERG.COM

Owner: NESLAND CHAD W+WENDY S
1500 MONTEREY AVE NE
RENTON WA

Planner: Ion Arai

Reviewer: Mike Dotson

LUA08-086 / JACOBS SHORT PLAT Status: RECORDED

Submittal Date: 07/23/2008 **Acceptance Date:** 08/11/2008 **Decision Date:** 09/09/2008

Associated Land Use Actions , Administrative Short Plat

Address: 550 MONROE AVE NE

Description: The applicant, is requesting an administrative four lot short plat located within the residential - 8 (R-8) dwelling units per acre zone. The subject site is a total of 26,005 square feet and the proposed density is 7.5 dwelling units per net acre. Net lot sizes range from 5,000 to 6,505 square feet. Access to the proposed Lots 1 and 2 would be gained off of Monroe Ave N via private residential driveways. Lots 3 and 4 would gain access via a 20-foot wide access easement; extended from Monroe Ave N. There are no critical areas onsite.

Applicant: JACQUES JAMES
6833 RIPLEY LANE N
RENTON WA
425.941.6869

Tax ID 0923059230

Contact: HANSON JAMES
HANSON CONSULTING
17446 MALLARD COVE LANE
MOUNT VERNON WA
360.422.5056
jchanson@verizon.net

Owner: JACQUES JAMES
6833 RIPLEY LANE N
RENTON WA
425.941.6869

Owner: JACOBS NORMAN & FLORA C
550 MONROE AVE NE
RENTON WA

Category: Single Family

LUA08-086 / JACOBS SHORT PLAT **Status: RECORDED**

Owner: MENGES KEITH & MICHELLE
6833 RIPLEY LANE N
RENTON WA
425.941.6869

Planner: Rocale Timmons

Reviewer: Rick Moreno

LUA08-080 / IVANCEVICH/BECKWITH SPECIAL FE **Status: APPROVED**

Submittal Date: 07/14/2008 **Acceptance Date:** 07/29/2008 **Decision Date:** 08/15/2008

Associated Land Use Actions Special Fence Permit

Address:
220 SENECA AVE NW

Description: The applicant is requesting a special fence permit in order to construct a six-foot (6') high vinyl chain link fence along the northwest side (front) and southwest side (side) of the applicant's 0.94-acre lot. The proposed northwest fence section is would be approximately one hundred feet (100') in length and be located at the front of the property. At the driveway, this front section of fence would have a twenty-foot (20') double swing gate. The proposed southwest section of fence would run for approximately two hundred feet (200') in a southwest direction. The southern half of the applicant's property is located within a high landslide hazard area and contains regulated slopes, but the southwest section of the fence will only encroach into the high landslide hazard area. Other than the two listed critical areas, according to the City's Critical Areas Maps there are no other critical areas onsite.

Note: the applicant called and told me that he wanted to cancel the permit because the cost of landscaping would be too much - and he was going to put up a four foot fence instead.

Applicant: IVANCEVICH NORMAN+CAROLYN BECKWITH
425.228.7986

Tax ID
1823059170

Contact: IVANCEVICH NORMAN
220 SENECA AVE NW
RENTON WA 98057
206.794.2186

Owner: IVANCEVICH NORMAN+CAROLYN BECKWITH
230 SENECA AVE NW
RENTON WA

Planner: Ion Arai

Reviewer: Kayren Kittrick

LUA08-076 / O'DELL SPECIAL FENCE PERMIT **Status: APPROVED**

Category: Single Family

LUA08-076 / O'DELL SPECIAL FENCE PERMIT **Status: APPROVED**

Submittal Date: 07/09/2008 **Acceptance Date:** 07/23/2008 **Decision Date:** 11/20/2008

Associated Land Use Actions Special Fence Permit

Address:
1101 TACOMA AVE NE

Description: The applicant requests a special fence permit to install a five (5) foot chain link fence. The proposed fence is located within Residential - 8 zoning with a lot area of 0.19 acres. The proposed fence would enclose the rear yard and south side yard. The eastern extent of the fence would be the front facade of the residence and northern extent of the fence would be the north facade of the house. The western property line and the sidewalk along NE 11th Street are the other boundaries of the fence. The proposed fence would have three (3) gates with one gate located on the north, south, and east sides of the fence perimeter. The total length of the proposed fence and gates would be 182.5 feet long. The subject property is located within the Aquifer Protection Zone 2. There are no other critical areas located on the site.

Applicant: O'DELL JAMES P+DEBRA
1101 TACOMA AVE NE
RENTON WA

Tax ID
1061500320

Contact: O'DELL DEBRA
1101 TACOMA AVE NE
RENTON WA 98056
425-228-6673

Owner: O'DELL JAMES P+DEBRA
1101 TACOMA AVE NE
RENTON WA

Planner: Ion Arai

Reviewer: Kayren Kittrick

LUA08-075 / EGGBRECHT PLAT **Status: RECORDED**

Submittal Date: 07/03/2008 **Acceptance Date:** 08/01/2008 **Decision Date:** 11/13/2008

Associated Land Use Actions Lot Line Adjustment

Address:
11014 SE 192ND ST
11044 SE 192ND ST

Description:
A lot line adjustment between two lots to facilitate a future 9-lot subdivision. The lot line adjustment entails two lots: Residential - 8 dwelling units per acre (R-8) and Residential - 14 dwelling units per acre (R-14) zones. Parcel A, zoned R-14, is currently 23,043square feet in area; and, Parcel B, zoned R-8, is currently 81,743 square feet in area. The requested lot line adjustment would add approximately 1,050 square feet to Parcel A. The resulting lot areas would be 24,093 square feet for Parcel A and 80,693 square feet for Parcel B.

Category: Single Family

LUA08-075 / EGGBRECHT PLAT

Status: RECORDED

Applicant: GARY WATTS
PO BOX 1754
RENTON, WA
425-226-5825

Tax ID
6623400120
6623400132

Contact: WATTS GARY
PO BOX 1754
RENTON, WA 98057
425-226-5825

Owner: EGGBRECHT ERVIN E
11044 SE 192ND ST
RENTON WA

Owner: PETRILLI BRETT J
11014 SE 192ND ST
RENTON WA

Planner: Gerald Wasser

Reviewer: Kayren Kittrick

LUA08-071 / Flynn Front & Side Setback Var

Status: APPROVED

Submittal Date: 07/01/2008

Acceptance Date: 04/01/2009

Decision Date: 06/02/2009

Associated Land Use Actions Shoreline Exemption, Administrative Variance,

Address:
5301 RIPLEY LN N

Description: The applicant is requesting approval of a Shoreline Exemption for the the construction of a carport in association with a single family residence and Administrative Variances from the provisions of the Renton Municipal Code (RMC 4-2-110A) regulating front and side yard setbacks in the Residential - 8 dwelling units per acre (R-8) zone. The applicant is proposing to construct a carport within the front and side yard setbacks in association with a single family residence on a 3,000 square foot site. The variance would be for a 2-foot, 6-inch side yard setback where 5-feet is required and a front yard set back which would vary from approximately 3-feet to approximately 9-feet where 20-feet is required. Access to the proposed carport would be from Ripley Lane N.

Applicant: FLYNN INVESTMENT
Contact: BRANDT JIM
BRANDT DESIGN SERVICES
PO BOX 7785
BONNEY LAKE WA 98391
253-826-9224

Tax ID
3343302795

Category: Single Family**LUA08-071 / Flynn Front & Side Setback Var **Status: APPROVED****

Owner: FLYNN MATTHEW P
5301 RIPLEY LN N
RENTON WA
425-221-8660

Planner: Gerald Wasser

Reviewer: Kayren Kittrick

LUA08-070 / CHUNG BO ADD ANIMALS PERMIT **Status: DENIED**

Submittal Date: 06/27/2008

Acceptance Date: 07/09/2008

Decision Date: 08/12/2008

Associated Land Use Actions Additional Animals Permit

Address:

1622 LAKE AVE S

Description: Applicant is requesting an Additional Animals Permit to keep six (6) dogs (six (6) Dalmatians). Pursuant to RMC 4-4-010D three (3) household pets are allowed per single-family residence. Keeping of four (4) or more dogs and/or cats up to a maximum of six (6) dogs and/or cats, shall always require the obtainment of an Additional Animals Permit pursuant to RMC 4-9-100.

Applicant: CHUNG BO SUN
1622 LAKE AVE S
RENTON, WA
206-852-0275

Tax ID

3340401375

Owner: THEODOROU CYNTHIA
3115 SE 17TH CT
RENTON WA 98058
425.277.1687
theodorouC@aol.com

Planner: Ion Arai

LUA08-068 / MCCORMICK PRELIMINARY PLAT **Status: ON HOLD**

Submittal Date: 06/26/2008

Acceptance Date: 12/04/2008

Associated Land Use Actions Environmental (SEPA) Review, Preliminary Plat

Address:

16405 MAPLE VALLEY HWY

Description: The applicant is requesting a Preliminary Plat Hearing Examiner and an Environmental Review for a 37-lot subdivision on Maple Valley Highway (SR-169). The subject site consists of two parcels totaling 11.59 acres and is vested to King County R-12 and RA-5 zoning. The lots sizes rang from 2,311 square feet to 3,992 square feet resulting in a gross density of 3.19

Category: Single Family

LUA08-068 / MCCORMICK PRELIMINARY PLAT Status: ON HOLD

units per acre. The site is currently developed as the Valley View Mobile Home Park, containing two permanent structures, which are to be removed. Access to all lots is proposed via a new road off of Maple Valley Highway. The subject site contains steep slopes, wetlands, and a stream; as such, the applicant provided a Critical Areas Report and a Geotechnical Report. As proposed, the subject subdivision would also include 9 tracts for critical areas, utilities, open space, and drainage. The subject application is vested to King County Code.

Final Notice Sent: 7-23-12, if a written request to continue processing the application is not recived within 6 months of the letter the application shall be null and void.

Contact: PACIFIC ENGINEERING DESIGN, INC
15445 53RD AVE S #100
SEATTLE, WA 98188
425-251-8811

Tax ID
2323059029
2423059029

Owner: MCCORMICK ROBERT
161 MAPLEWAY DR
SELAH WA
509-945-2217

Planner: Vanessa Dolbee

Reviewer: Mike Dotson

LUA08-064 / LIN LUU SHORT PLAT Status: RECORDED

Submittal Date: 06/24/2008 **Acceptance Date:** 07/07/2008 **Decision Date:** 12/10/2008

Associated Land Use Actions

Address: 706 S 23RD ST

Description: The applicant is requesting an administrative short plat approval for the subdivision of a 12, 164 sq ft parcel into two lots for the future construction of a single-family residence on Lot 1 while retaining an existing single-family residence on Lot 2. The site is located within the residential - 8 dwelling (R-8) unit per acre zoning designation. The density of the proposed subdivision would be 7.4 dwelling unit per acre. The areas of the proposed lots would be Lot 1 (6,219 sq ft) and Lot 2 (5,994 sq ft). Access for Lot 1 would be provided on S 23rd Street via a private access easement (389 sq ft) located on Lot 2 and the abutting property (710 S 23rd Street) to the east. Access for Lot 2 would be provided on S 23rd Street via residential driveway. The applicant is requesting a variance to decrease the rear yard setback by 0.1 to 17.6 ft on lot 2 instead of the required 20 ft to retain the existing building. The proposed variance would extend into Lot 1 from the east property line about 26 ft. There are no critical areas onsite.

9/8/10 - Received request for extension.

9/9/10 - Planning Director granted standard 1 year extension and the additional 2 year extension under ORD 5452. New expiration date December 10, 2013.

Category: Single Family**LUA08-064 / LIN LUU SHORT PLAT****Status: RECORDED**

06/01/11 Final application submitted and given to Carrie

Applicant: LUU LIN
11355 SE 168TH ST
RENTON, WA
425-533-6164

Tax ID

7222000091

Owner: DOAN ELVIS
11355 SE 168TH ST
RENTON WA
425-254-0606

Planner: Ion Arai

Planner: Wasser Jerry

Reviewer: Jan Illian

LUA08-060 / BROOKEFIELD III SHORT PLAT**Status: ON HOLD****Submittal Date:** 06/17/2008**Acceptance Date:** 07/15/2008**Associated Land Use Actions**

Address: NE ILWACO & NE 11TH ST
1062 ILWACO PL NE
1055 LYONS AVE NE
1059 NILE AVE NE

Description: The applicant is requesting a Lot Line Adjustment, a Hearing Examiner review and approval of a 6-lot Short Plat subdivision, and Environmental (SEPA) Review of a 120,540 square foot site. The proposed lots would range in size from 8,395 square feet to 13,940 square feet. The proposed project site encompasses a Class 2 Wetland and a Class 4 Stream. The proposed lot line adjustment and short plat are within the Residential - 4 dwelling units/acre (R-4) zoning designation. Access to the proposed project would be via Ilwaco Place NE and Lot 15 of the Brookefield Plat which was reserved for ingress/egress for future development and is zoned Residential - 8 dwelling units/acre (R-8) and two proposed internal public streets. A modification of the City of Renton street standards has been requested to allow 26 foot wide public streets within the proposed project.

8/18/08 - ERC issued a DS - scoping comment period ends 9/29/08.

9/25/08 - Request for reconsideration with revised grading plans for the ERC Committee.

11/10/08 - Reconsideration scheduled to be heard by the ERC Committee.

11/10/08 - ERC reaffirmed their initial decision of a threshold Determination of Significance, which requires an Environmental Impact Statement (EIS) to be completed. Appeal period ends 11/26/08.

1/14/2009 - on hold due to inactivity.

8/2/2012 - Final letter sent notifying applicant that the project will be null and void in 6

Category: Single Family

LUA08-060 / BROOKEFIELD III SHORT PLAT Status: ON HOLD

months (2/2/2013).

Applicant: JOHN L. SMITH
PACIFIC RIM DEVELOPMENT
PO BOX 2670
RENTON
206-730-8989

Tax ID
1023059247
1023059111
1137400150

Contact: CHEN MICHAEL
GROUP MACKENZIE
LOGAN BUILDING
500 UNION ST, SUITE 545
SEATTLE
206 749 4993
mchen@grpmack.com

Owner: AVAKIAN MARK T
11465 146TH SE
RENTON WA

Owner: SMITH, JOHN L
PO BOX 2670
RENTON, WA
206-730-8989

Owner: YAGER C L & YAGER W H
11415 148TH AVE SE
RENTON WA

Planner: Gerald Wasser

Reviewer: Rick Moreno

LUA08-059 / Nicholson Light Trespass Appea Status: CANCELED

Submittal Date: 06/11/2008

Decision Date: 06/16/2008

Associated Land Use Actions Appeal

Address: 2302 NE 28TH ST
2811 DAYTON AVE NE

Description: Appeal of Code Enforcement's failure to enforce RMC 4-4-075(D) of a light trespass from the neighbor's exterior light fixture located directly across from his property at 2811 Dayton Ave NE. Appellant requests that the Development Services Director require the perpetrators of the light trespass to comply with the code by shielding the direct and intense lights.

See SR08-1079 for related information for this appeal.

6/16/08 - Hearing Examiner sent letter to appellant notifying him that the Hearing Examiner's office has no jurisdiction over Code Enforcement matters.

Category: Single Family**LUA08-059 / Nicholson Light Trespass Appea** **Status: CANCELED**

Applicant: NICHOLSON BRADLEY E+JOHANA
 2302 NE 28TH ST
 RENTON WA 98056
 425.445.0658
 brad827@hotmail.com

Tax ID

3345100011
 3345100003

Owner: NICHOLSON BRADLEY E+JOHANA
 2302 NE 28TH ST
 RENTON WA

LUA08-057 / LAKE WASHINGTON VIEW ESTATES **Status: APPROVED**

Submittal Date: 06/09/2008

Acceptance Date: 07/08/2008

Decision Date: 09/15/2008

Associated Land Use Actions Preliminary Plat, Shoreline Management

Address:

4200 LAKE WASHINGTON BLVD N

Description: The applicant is requesting the approval of a Preliminary Plat and Shoreline Substantial Development Permiit for a 13-lot subdivision of a 241,053 square foot (5.53 acre) parcel located in the Residential - 8 dwelling units per acre (R-8) zone. Streams (including May Creek, a shoreline of the State), Category 2 and 3 wetlands, and steep slopes are located on the project site. Access to proposed lots 1 thropugh 12 would be provided via a new street which terminates in a hammerhead turnaround off of Lake Washington Boulevard North and access to lot 13 would be provided via a driveway off Meadow Avenue North. An open space tract (Tract A) is proposed and would encompass critical areas; an NGPA easement would encompass the critical areas on lots 5 and 6.

1/15/10 - Request for 1 year and additional 2 year extension received.

1/22/10 - Planning Director approves 1 year and additional 2-year extension request as authorized by extension Ordinance #5452. New expiration date is 9-15-2016

Applicant: FAWCETT GREG
 PO BOX 42
 FALL CITY, WA
 425-466-5229

Tax ID

3224059081

Contact: HANSON JIM
 HANSON CONSULTING
 17446 MALLARD COVE LANE
 MT VERNON WA 98274
 360.422.5056
 jchanson@verizon.net

Owner: FAWCETT CLARISSA M

Category: Single Family

LUA08-057 / LAKE WASHINGTON VIEW ESTATES Status: APPROVED

Owner: ROB-CLARISSA PARTNERSHIP
PO BOX 42
FALL CITY, WA
425-466-5229
Planner: Gerald Wasser
Reviewer: Mike Dotson

LUA08-056 / LANGLEY MEADOWS FINAL PLAT Status: RECORDED

Submittal Date: 05/30/2008 **Acceptance Date:** 06/11/2008 **Decision Date:** 03/16/2009

Associated Land Use Actions Final Plat

Address:
620 HOQUIAM AVE NE
664 HOQUIAM AVE NE
670 HOQUIAM AVE NE
650 HOQUIAM AVE NE

Description: 70-LOT single-family residential plat. Project is installing trees, paving, curb, gutter, sidewalks, sanitary sewer, storm, and street lights. Water is Water District 90.

Applicant: TOM FOSTER
LANGLEY MEADOWS LLC
6450 SOUTHCENTER BLVD #106
SEATTLE WA 98188
206.499.8491

Tax ID
1023059113
1023059049
1023059151
1023059179
1023059371

Contact: OFFE DARRELL
OFFE ENGINEERS LLC
13932 SE 159TH PL
RENTON WA 98058
425.260.3412

Owner: MOORE MONTE D+KAREN L
12226 142ND AV SE
RENTON WA

Planner: Arnetta Henninger

Reviewer: Jerry Wasser

LUA08-055 / MEI LIAO SHORT PLAT Status: RECORDED

Submittal Date: 05/27/2008 **Acceptance Date:** 06/05/2008 **Decision Date:** 07/02/2008

Associated Land Use Actions , Administrative Short Plat

Category: Single Family

LUA08-055 / MEI LIAO SHORT PLAT

Status: RECORDED

Address:

921 GRAHAM AVE NE

Description:

The applicant, is requesting an administrative approval for a two lot short plat located within the residential - 8 (R-8) dwelling units per acre zone. The subject site is a total of 12,231 square feet. Density is estimated at 7.3 du/ac. The existing single-family residence is proposed to remain on what would become new Lot 1. Proposed Lot 1 would be 7,222 square feet (5,995 net square feet) in area and proposed Lot 2 would be 5,003 square feet in area. Access to the proposed lots would be off of Graham Ave NE via residential driveways.

Applicant:

MEI LIAO & WAN MIN ZHONG

Tax ID

4279200080

Contact:

BARNETT MICHELLE
CRAMER NORTHWEST, INC
945 N CENTRAL AVE #104
KENT WA 98032
253.852.4880
michelle@cramernw.com

Owner:

LIAO, MEI & THONG, WAN MIN
12225 47TH AVE S
TUKWILA WA 98178

Planner:

Rocale Timmons

Reviewer:

Ken Glasby

LUA08-052 / LEE SHORT PLAT

Status: RECORDED

Submittal Date: 05/14/2008

Acceptance Date: 05/23/2008

Decision Date: 06/13/2008

Associated Land Use Actions

, Administrative Short Plat

Address:

5100 NE 3RD ST

Description:

The applicant is requesting an Administrative Short Plat approval for the subdivision of a 17,399 square foot parcel into three lots for future construction of single-family residences. The site is located within the Residential - 8 dwelling (R-8) unit per acre zoning designation. The areas of the proposed lots would be: Lot 1 (5,129 square feet), Lot 2(5,304 square feet), and Lot 3 (5,904 square feet). Access for two lots would be provided on NE 3rd Street via residential driveway and the other lot's access would be provided on Hoquiam Avenue N via residential driveway. The subdivision proposes to widen Hoquiam Avenue N to 32 feet with curb, gutter and sidewalk improvements on both sides of the street and extend the street to NE 3rd Street from NE 3rd Place. The applicant is dedicating 1,061 square feet to the City for these Right of Way purposes. There are no critical areas onsite.

Category: Single Family

LUA08-052 / LEE SHORT PLAT

Status: RECORDED

Applicant: CAMWEST DEVELOPMENT INC
9720 NE 120TH PLACE
KIRKLAND, WA
425-825-1955

Tax ID
1523059099

Contact: KNOWLTON BRUCE
CAMWEST
9720 NE 120TH PLACE
KIRKLAND WA 98034
425.825.1955

Owner: CAMWEST DEVELOPMENT INC
9720 NE 120TH PLACE
KIRKLAND, WA
425-825-1955

Planner: Ion Arai

Reviewer: Jan Illian

LUA08-050 / LOT 33 AT LAUREL CREST SFP

Status: APPROVED

Submittal Date: 05/13/2008

Acceptance Date: 05/21/2008

Decision Date: 05/21/2008

Associated Land Use Actions Special Fence Permit

Address:
4701 NE 2ND PL

Description: The applicant is requesting a Special Fence Permit to permit building a permanent 6-foot cedar privacy fence along the western property line which is the side yard. The fence, constructed for noise abatement and privacy for the rear yard, would be approximately 56-feet long inside the property side of a 4-foot landscape easement next to the sidewalk. This fence would be an extension of an existing rear fence and would not affect the Clear Vision Area.

Applicant: JOEL NAEGELE
LOZIER AT LAUREL CREST, LLC
1203 114TH AVE SE
BELLEVUE, WA
425-454-8690

Tax ID
5045700330

Contact: NAEGELE JOEL
LOZIER AT LAUREL CREST, LLC
1203 114TH AVE SE
BELLEVUE WA 98004
425.635.3930

Owner: LOZIER AT LAUREL CREST LLC
1203 114TH AVE SE
BELLEVUE WA

Planner: Ion Arai

Category: Single Family**LUA08-048 / WHITE/HUNTER LOT LINE ADJ **Status: RECORDED******Submittal Date:** 05/06/2008**Acceptance Date:** 05/16/2008**Decision Date:** 08/28/2008**Associated Land Use Actions** Lot Line Adjustment, Administrative Variance**Address:**10020 SE 192ND ST
10033 SE 190TH ST

Description: The applicant is requesting a lot line adjustment (LLA) and rear yard setback variance. The subject site is located at 10020 S.E. 192nd St. and 10033 S.E. 190th St. in the Residential 4 (R-4) zoning district. Lot 7 is 20,886 sq. ft. and Lot 19 is 10,991 sq. ft. both lot have existing single-family residences. All existing structures are to remain on both lots. The lot line adjustment would change the exiting rear lot line between lots 7 and 19 of the King County plat Hi-view Heights Addition, to match the existing fence line. The owner of Lot 19 is requesting a 13.13-foot variance from the minimum rear yard setback of 25 feet for their existing residence. When constructed in 1978 the property was with in King County and compiled with the development standards, due to the properties annexation into the City of Renton, associated zone change, and subject LLA the property is no longer in compliance with development standards.

Applicant:WHITE SHERYL L
10020 SE 192ND ST
RENTON WA
253-639-0595**Tax ID**3388320190
3388320070**Contact:**WHITE SHERYL
253.639-0595**Owner:**HUNTER ALAN+CHERYL
10033 SE 190TH ST
RENTON WA**Owner:**WHITE SHERYL L
10020 SE 192ND ST
RENTON WA**Planner:**

Vanessa Dolbee

Reviewer:

Kayren Kittrick

LUA08-047 / PASQUIER BOATLIFT **Status: APPROVED****Submittal Date:** 05/06/2008**Acceptance Date:** 05/12/2008**Decision Date:** 07/22/2008**Associated Land Use Actions** , Hearing Examiner Cond. Use, Environmental (SEPA) Review, Shoreline Management**Address:**

3709 LAKE WASHINGTON BLVD N

Description: The applicant is requesting SEPA review, a Hearing Examiner Conditional Use Permit and a Shoreline Substantial Development Permit for a new boat lift in an existing boathouse associated with an existing single family residence.

Category: Single Family

LUA08-047 / PASQUIER BOATLIFT Status: APPROVED

Applicant: PASQUIER PAUL L.
18313 149TH AVE SE
RENTON, WA
206-499-5779

Tax ID
3342700250

Contact: ASHLEY GREG
ASHLEY SHORELINE DESIGN & PERMITTING
16412 NE 10TH PLACE
BELLEVUE WA 98008
425.957.9381
greg@shoreline-permitting.com

Owner: PASQUIER PAUL L+KARYN A
18313 149TH AVE SE
RENTON WA
206-499-5779

Planner: Gerald Wasser

Reviewer: Jan Illian

LUA08-043 / TALBOT & 55TH PRELIMINARY PLAT Status: ON HOLD

Submittal Date: 04/24/2008 **Acceptance Date:** 05/07/2008

Associated Land Use Actions Preliminary Plat

Address: SE CORNER OF S 55TH ST & TALBOT

Description: The applicant is requesting an 18 lot preliminary plat, vested to King County R-6 zoning, development standards, and SEPA regulations per a Settlement Agreement dated October 9, 2007, MT Development, LLC v. Renton. The subject parcel is located in the SE corner of S 55th St. and Talbot Road S. and consists of 2.91 acres. The gross density of the site would be 6.20 dwelling units per acre. The site is currently vacant, vegetative cover consisting mainly of brush and grass. The proposed lot sizes will range from 4,081 sq. ft. to 6,836 sq. ft. and will included an open pond-type storm drainage facility in "Track B". The proposed plat also would contain "Track A" a proposed private access road for lots 5 through 9. The development would be access via a new road dedicated to the City consisting of 19,560 sq. ft., with ingress and egress points at both S. 55th St. and Talbot Rd. S. The applicants submitted a wetland reconnaissance indicating one small wetland on the subject site.

Applicant: MT DEVELOPMENT
11625 RAINIER AVE S #201
SEATTLE, WA
206-838-2891

Tax ID
7931000151

Contact: HOPPER JOSEPH
PACIFIC ENGINEERING DESIGN, LLC
15445 53RD AVE S, STE #100
SEATTLE WA 98188
206-431-7970

Category: Single Family

LUA08-043 / TALBOT & 55TH PRELIMINARY PLAT **Status: ON HOLD**

Owner: MT DEVELOPMENT
11625 RAINIER AVE S #201
SEATTLE, WA
206.838.2891

Planner: Vanessa Dolbee

Reviewer: Arnetta Henninger

LUA08-042 / RAGLE SHORT PLAT **Status: APPROVED**

Submittal Date: 04/22/2008 **Acceptance Date:** 05/05/2008 **Decision Date:** 11/20/2008

Associated Land Use Actions , Environmental (SEPA) Review, Administrative Short Plat, Administrative Variance, ,

Address: 168XX 106th Avenue SE

Description: The applicant is requesting Short Plat approval and Environmental (SEPA) Review for the subdivision of an existing 19,688 square foot parcel into 3 lots for the future construction of single-family residences. The project site is located within the Residential - 8 (R-8) dwelling units per acre zoning designation. The proposed lots would range in size from 6,325 square feet in area to 7,028 square feet. Access would be via a new 20-foot private street extending from 106th Ave SE. The applicant has requested three variances to reduce the lot width for each of the three lots to less than the lot width minimum. A 2,144 square foot Class 3 wetland is present in the southwest corner of the site. There are no proposed impacts to the wetland, however, the applicant is requesting that the wetland be exempt from critical area regulations as an unregulated wetland.

11/18/10 - Received request for 2-year extension.

12/29/10 - Planning Director approved request for 2-year extension under ORD 5452. New expiration date: November 20, 2012.

Applicant: RUSS HIBBARD
RW PUGET SOUND HOLDINGS, LLC
2011 S 341ST PLACE
FEDERAL WAY WA 98003
253-835-1802

Tax ID
0087000181

Contact: FLYNN KEVIN
DUNCANSON COMPANY, INC.
145 SW 155TH ST #102
SEATTLE WA 98166
206.244.4141
kevinf@duncansonco.com

Owner: RAGLE ROBERT L + MARILYN
16805 106TH AVE SE
RENTON WA 98055

Category: Single Family

LUA08-042 / RAGLE SHORT PLAT Status: APPROVED

Planner: Rocale Timmons
Reviewer: Mike Dotson

LUA08-041 / TALBOT HIGHLANDS Status: APPROVED

Submittal Date: 04/22/2008 **Acceptance Date:** 04/30/2008 **Decision Date:** 10/27/2008

Associated Land Use Actions , Environmental (SEPA) Review, Preliminary Plat

Address:
16808 106TH AVE SE

Description: The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 84,284 square foot parcel into 12 lots for the future construction of single family residences. There would be one tract of land, set aside as a stormwater tract. The two existing residences are proposed for removal. The project site is located within the Residential - 8 (R-8) dwelling units per acre zoning designation. The proposed lots would range in size from 4,500 square feet in area to 5,717 square feet. Access to the lots would be provided via a new internal dead end street extended from 106th Ave SE. A request for modifications from City of Renton street standards has been requested to allow a 42 foot right-of-way for the new public street. There are no critical areas on site.

7/22/08 - Request for reconsideration received.
7/31/08 - Hearing Examiner modified his decision to approve an eleven or twelve (11 or 12)-lot plat not just an eleven (11)-lot plat. With the following additional condition: The applicant shall have 3 weeks to submit an alternate plan design for review by staff and staff shall review the alternative plat and make recommendations to the Hearing Examiner based on the new plat and City Code. Thereafter, the Hearing Examiner may make a new recommendation based on the new plat or re-open the public hearing to take testimony and seek public review of the new plat design.

10/6/08 - The applicant submitted a revised preliminary plat plan. The revised plat plan depicts a reduction to eleven lots in order to meet density requirements and provide an extension of the proposed internal street, 106th Place SE, to the north property line to allow for future street connectivity.

10/16/08 - Hearing Examiner reviewed revised plans and recommended the 11-lot plat to be forwarded to Council for review.

10/27/08 - Hearing Examiner recommended approval with conditions - Council concur.

6/21/10 - SSB6544 grants approved PP 2 year extension.

Applicant: RUSS HIBBARD
RW PUGET SOUND HOLDINGS
2011 S 341ST PLACE
FEDERAL WAY WA 98003
253-835-1802

Tax ID
0087000240

Category: Single Family

LUA08-041 / TALBOT HIGHLANDS Status: APPROVED

Contact: FLYNN KEVIN
DUNCANSON COMPANY, INC.
145 SW 155TH ST SUITE #102
SEATTLE WA 98166
206.244.4141

Owner: MARGARET A VERBERES
16808 106TH AVE SE
RENTON, WA
425-226-0367

Owner: SHARP JANICE M
16816 106TH AVE SE
RENTON WA

Planner: Rocale Timmons

Reviewer: Mike Dotson

LUA08-037 / LOT 11 AT LAUREL CREST FENCE Status: APPROVED

Submittal Date: 04/17/2008 **Acceptance Date:** 06/02/2008 **Decision Date:** 04/21/2008

Associated Land Use Actions Special Fence Permit

Address: 4700 NE 2ND PL

Description: 6' tall fence in front yard
Special fence permit -- 56' cedar sideyard fence that is adjacent to Duvall Ave NE. The fence extends an existing fence with the purpose of adding privacy and providing noise abatement to the rear yard. The fence will be similar in design as other 6' fences in the neighborhood and its construction will have permanent landscaping in front of the fence will have a mixture of shrubs and trees that comply with the approved Magnussen Plat Landscape Plan.

Applicant: LOZIER AT LAUREL CREST LLC
1203 114TH AVE SE
BELLEVUE WA
425-635-3930

Tax ID
5045700010

Contact: JOEL NAEGELE
425.635.3930

Owner: LOZIER AT LAUREL CREST LLC
1203 114TH AVE SE
BELLEVUE WA

Planner: Ion Arai

LUA08-036 / Thanedar Rear Setback Variance Status: DENIED

Category: Single Family**LUA08-036 / Thanedar Rear Setback Variance****Status: DENIED****Submittal Date:** 04/17/2008**Acceptance Date:** 04/21/2008**Decision Date:** 05/12/2008**Associated Land Use Actions****Address:**

1707 NE 14TH ST

Description: The applicant has requested a 5ft. variance to the required 20ft. rear yard setback. The requested setback variance would allow for the subdivision of the property as proposed in LUA07-093 and the retention of the existing residence with a 15ft. rear yard setback as opposed to the required 20ft. rear yard setback. The subject site is the proposed Lot 1 of the preliminary approved Thanedar Short Plat; that is 5,327 sq. ft.. Located in the R-8 zoning district. There is one existing residence that is proposed to stay. A Geotechnical Report was submitted.

Applicant: THANEDAR BALAKRISHNA & SANJIVANI
1707 NE 14TH ST
RENTON WA
425-255-7476

Tax ID

3343903401

Contact: HANSON JIM
HANSON CONSULTING
17446 MALLARD COVE LANE
MT VERNON WA 98274
360.422.5056
jchanson@verizon.net

Owner: THANEDAR BALAKRISHNA & SANJIVANI
1707 NE 14TH ST
RENTON WA

Planner: Vanessa Dolbee**Reviewer:** Jan Illian**LUA08-035 / STENCEL SPECIAL FENCE PERMIT****Status: APPROVED****Submittal Date:** 04/17/2008**Acceptance Date:** 05/06/2008**Decision Date:** 05/05/2008**Associated Land Use Actions** Special Fence Permit**Address:**

674 QUEEN AVE NE

Description: The applicant is seeking a Special Fence Permit in order to keep an existing 6-foot high fence that does not currently comply with the Fence standards (RMC 4-4-040 D2c) which limits fences to 48 inches in height. The fence was professionally constructed and extends west from the garage towards the street, then turns and parallels the perimeter of the property along the western and northern borders until it connects with a 4-foot high chain link fence. The fence boards are 5 feet in height and a lattice top adds another foot - making the total height 6 feet. The fence's materials consist of unfinished cedar. There is a 3-foot wide landscaped area in between the fence and property line and the planting consists of boxwood shrubs. There is Clear Vision Area requirement since the property is not on a corner lot.

Category: Single Family

LUA08-035 / STENCEL SPECIAL FENCE PERMIT Status: APPROVED

Applicant: STENSEL JAMES
206.612.7593

Tax ID
0421000015

Owner: STENSEL JAMES D
674 QUEEN AVE NE
RENTON WA
206-612-7593

Planner: Ion Arai

LUA08-034 / WAGNER SHORT PLAT Status: ON HOLD

Submittal Date: 04/10/2008 **Acceptance Date:** 06/04/2008

Associated Land Use Actions , , Environmental (SEPA) Review, Hearing Examiner Short Plat

Address: S OF SE 172ND ST AT 110TH AVE SE

Description: The applicant is requesting and SEPA Environmental Review and a Hearing Examiner Short Plat approval. The applicant proposes to subdivide a 53,491 sq. ft. lot located at SE 172nd St. and 110th Ave. SE, into 7 lots for single-family residential development. The lots would range in size from 5,000 sq. ft to 7,326 sq. ft. resulting in a net density of 7.2 dwelling units per acre. The subject site is zone Residential 14 (R-14) and is currently vacant. The subdivision would be access from SE 172nd Street. The site contains a Coal Mine Hazard area and a small non-regulated wetland. Due to the presence of the Critical Areas, the applicant provided a wetland investigation and a Geotechnical Report within the application materials. The applicant is proposing to retain 18 trees 4 or which are protected. The applicant proposes to provide minor improvements to SE 172nd Street and provide a new stormwater drainage collection system.

Project on Hold 4-23-08

New information recived 9-23-08

Project on Hold 10-3-08, Insufficient information

Final Notice Sent 7-23-12, project void 6 months from date of letter if a written request to continue processing the application is not recived.

Applicant: GRIMM MATT
GEM CONSTRUCTION, INC
21501 CONNELLS PRAIRE RD E
BUCKLEY WA 98321
206.931.7274

Tax ID
2923059023

Contact: OFFE DARRELL
OFFE ENGINEERS
13932 SE 159TH PLACE
RENTON, WA 98058
425-260-3412

Category: Single Family**LUA08-034 / WAGNER SHORT PLAT **Status: ON HOLD****

Owner: GEM CONSTRUCTION INC
21501 CONNELLS PRAIRIE E
BUCKLEY, WA
206-931-7294

Planner: Vanessa Dolbee

Reviewer: Arnetta Henninger

LUA08-032 / HILTON BULKHEAD REPAIR **Status: APPROVED**

Submittal Date: 04/03/2008

Acceptance Date: 05/06/2008

Decision Date: 05/05/2008

Associated Land Use Actions Shoreline Exemption

Address:

5117 RIPLEY LN N

Description: A land use permit master application has been submitted requesting an exemption from the requirements that would otherwise apply for a Shoreline Substantial Development Permit (SSDP). The applicant believes that the requirements of the proposed project along the shoreline of Lake Washington are below what would be required for a SSDP. This action requires administrative review and decision. The proposed work must be consistent with the Shoreline Management Act. Conditions may be required.

The proposed work would be repair and maintenance of an existing rock bulkhead 12ft. in length, replenish gravel below the high water line for a baitfish spawning area and sand for beach area above the high water line along 15ft. of the shoreline. The subject site is located at 5117 Ripley Lane North, a single family residence fronting on Lake Washington.

Applicant: HILTON JEFFERY C+LING
5117 RIPLEY LN N
RENTON WA
253-852-6766

Tax ID

3343302871

Owner: HILTON JEFFERY C+LING
5117 RIPLEY LN N
RENTON WA
253-852-6766

Planner: Vanessa Dolbee

LUA08-031 / SHY CREEK LLA **Status: RECORDED**

Submittal Date: 03/28/2008

Acceptance Date: 04/11/2008

Decision Date: 06/05/2008

Associated Land Use Actions Lot Line Adjustment

Address: Lots 8 & 9 of Shy Creek Development

Category: Single Family

LUA08-031 / SHY CREEK LLA Status: RECORDED

220 ILWACO PL SE
214 ILWACO PL SE

Description: The applicant is requesting a lot line adjustment of lots 8 & 9 of Shy Creek Plat. Lot 8 will be increasing in size from 8,642 SF to 8,797 SF and Lot 9 will be decreasing in size from 8,454 SF to 8,299 SF. The center line of lots 8 & 9 is adjusting west by 1.29 feet.

Applicant: CONNER HOMES COMPANY
846 108TH AVE. NE
BELLEVUE, WA

Tax ID
7787050080
7787050090

Contact: SKOCHDOPOLE JOHN
CONNER HOMES COMPANY
846 108TH AVENUE NE
BELLEVUE WA 98004
425.455.9280
JOHNS@CONNERHOMS.COM

Owner: CONNER HOMES COMPANY
846 108TH AVE. NE
BELLEVUE, WA

Planner: Vanessa Dolbee

Reviewer: Mike Dotson

LUA08-023 / CUELLAR SPECIAL FENCE PERMIT Status: APPROVED

Submittal Date: 03/13/2008 **Acceptance Date:** 03/19/2008 **Decision Date:** 05/05/2008

Associated Land Use Actions Special Fence Permit

Address: 19801 97TH AVE S

Description: The applicant is requesting approval of a Special Fence Permit which would allow the installation of a cedar and treated wood fence along the easterly property line. The fence would extend approximately 45 feet in length from the front property line in a northerly direction. The first seven feet of the fence would be four feet in height and the remaining thirty-eight feet of length would be six feet in height.

5/5/08 - Approved a revised Special Fence Permit. Appeal period ends 5/19/08

Applicant: CUELLAR LEOPOLDO III+DAWN M
19801 97TH AVE S
RENTON WA
206.651.6449

Tax ID
5054800130

Owner: CUELLAR LEOPOLDO III+DAWN M
19801 97TH AVE S
RENTON WA
206-651-6449

Category: Single Family**LUA08-023 / CUELLAR SPECIAL FENCE PERMIT Status: APPROVED****Planner:** Gerald Wasser**Reviewer:** Kayren Kittrick**LUA08-020 / DOYEA SHORT PLAT Status: RECORDED****Submittal Date:** 03/12/2008**Acceptance Date:** 04/04/2008**Decision Date:** 04/30/2008**Associated Land Use Actions****Address:**

553 HOQUIAM AVE NE

Description: The applicant, is requesting an administrative two lot short plat located within the residential - 8 (R-8) dwelling units per acre zone. The subject site is a total of 14,678 square feet. The existing single-family residence is proposed to remain on what would become new Lot 2. Proposed Lot 1 would be 5,501 square feet in area and proposed Lot 2 would be 8,132 square feet in area. Access to the proposed lots would be gained off of NE 5th Place via residential driveways. The applicant proposes to remove the 1 significant tree that is onsite. There are no critical areas onsite.

Applicant: FOSTER CLINTON THOMAS
6450 SOUTHCENTER BLVD STE 106
SEATTLE WA
206-244-0144

Tax ID

1023059212

Contact: OFFE DARRELL
OFFE ENGINEERS PLLC
13932 SE 159TH PL
RENTON WA 98058
425-260-3412

Owner: FOSTER CLINTON THOMAS
6450 SOUTHCENTER BLVD STE 106
SEATTLE WA
206-244-0144

Planner: Rocale Timmons**Reviewer:** Arnetta Henninger**LUA08-019 / HILLARD SHORT PLAT Status: APPROVED****Submittal Date:** 03/11/2008**Acceptance Date:** 03/20/2008**Decision Date:** 02/03/2009**Associated Land Use Actions****Address:**

1612 LAKE AVE S

Category: Single Family

LUA08-019 / HILLARD SHORT PLAT Status: APPROVED

Description: The applicant is requesting Administrative Short Plat approval for a two lot short plat. Lot 1 includes an existing single family house and would comprise 6,400 square feet. Lot 2 would encompass 8,246.51 square feet.

Approved on 12/31/08. Approval amended 2/3/09 and new appeal period ends on 2/16/09.

Applicant: WOLTER THOMAS
2409 153RD AVE SE
BELLEVUE, WA
206-200-3325

Tax ID 3340401380

Contact: CRAMER NW
945 N CENTRAL #104
KENT, WA
253-852-4880

Owner: HILLARD ADAM
BOX 1696
ISSAQUAH, WA
425-864-9924

Planner: Gerald Wasser

Reviewer: Rick Moreno

LUA08-016 / TAYLOR LOT LINE ADJUSTMENT Status: RECORDED

Submittal Date: 02/22/2008 **Acceptance Date:** 03/10/2008 **Decision Date:** 06/26/2008

Associated Land Use Actions , Environmental (SEPA) Review, Lot Line Adjustment

Address: 400 block of taylor place nw
460 TAYLOR PL NW
453 TAYLOR AVE NW

Description: The applicant is requesting Environmental (SEPA) Review and a Lot Line Adjustment to adjust the lot lines for three parcels on a .51 acre site into two lots for the future development of two single-family homes. The subject property is zoned Residential-8 (R-8), and is located in the 400 block of Talyor Place NW just south of NW 5th street. The current parcel size is 25,629 square feet and contains 2,545 square feet of critical areas on-site including a Category 4 stream and critical slopes. The proposed project would result in impacts to the stream buffer on site through proposed buffer averaging.

4/14/08 - Secondary review of the ERC determination completed. ERC reissued an amended ERC determination. Appeal period ends 5/5/08.

Category: Single Family

LUA08-016 / TAYLOR LOT LINE ADJUSTMENT Status: RECORDED

Applicant: HANSON CONSULTING
 17446 MALLARD COVE
 MT. VERNON WA
 360-422-5056

Contact: HANSON JIM
 HANSON CONSULTING
 360.422.5056

Owner: C HANSON LLC
 17446 MALLARD COVE LN
 MOUNT VERNON WA

Planner: Rocale Timmons

Reviewer: Mike Dotson

Tax ID
9564800136
9564800136
9564800137

LUA08-007 / PRIMROSE SHORT PLAT Status: RECORDED

Submittal Date: 01/25/2008 **Acceptance Date:** 02/01/2008 **Decision Date:** 02/29/2008

Associated Land Use Actions Administrative Short Plat

Address:
 2421 MONTEREY AVE NE

Description: The applicant, is requesting an administrative two lot short plat located within the residential - 8 (R-8) dwelling units per acre zone. The subject site is a total of 13,873 square feet. The existing single-family residence is proposed to remain on what would become new Lot 1. Proposed Lot 1 would be 7,552 square feet in area and proposed Lot 2 would be 6,321 square feet in area. Access to the proposed lots would be off of Monterey Ave NE via residential driveways.

Applicant: JACQUES JAMES
 6833 RIPLEY LN N
 RENTON, WA
 425-941-6869

Contact: JACQUES JAMES
 425-941-6869

Owner: JACQUES JAMES
 6833 RIPLEY LN N
 RENTON, WA
 425-941-6869

Planner: Rocale Timmons

Reviewer: Rick Moreno

Tax ID
3343902283

Category: Single Family

LUA08-006 / HONEY CREEK VIEW FINAL PLAT **Status: EXPIRED**

Submittal Date: 01/25/2008 **Acceptance Date:** 02/19/2008

Associated Land Use Actions Final Plat

Address:
3524 NE SUNSET BLVD

Description: 9 RESIDENTIAL LOT FINAL PLAT WITH ADDITIONAL NGPA TRACT

Applicant: DAVIS & KURTH
1201 MONSTER RD SW #320
RENTON, WA
253-315-3170

Tax ID
0423059090

Owner: PRICE PROPERTY LLC
1201 MONSTER RD SW #320
RENTON WA
425-228-5959

Planner: Timmons Rocale (as Of 8-21-12) Formerly Jth

Reviewer: Arnetta Henninger

LUA08-003 / ZK SHORT PLAT **Status: APPROVED**

Submittal Date: 01/14/2008 **Acceptance Date:** 01/24/2008 **Decision Date:** 04/01/2008

Associated Land Use Actions , Administrative Short Plat, Administrative Variance

Address:
3402 NE 7TH ST

Description: Re-application for a 4-lot administrative short-plat. The rear yard setback variance was denied and the applicant has redesigned the plat plan to remove the existing house. Subject site is a 28,661 SF parcel in the R-8 zone. Proposed density would be 8.0 du/ac. Lots would be accessed by a 26-foot wide private access easement from NE 7th Street. There are 30 significant trees onsite; the applicant proposes to retain 18. There are no critical areas onsite.

Revised plans appear to have been submitted on March 19, 2008. No record of routing in project file. No photo reductions provided of revised plans.

4/14/08 - Received reconsideration of the Administrative Decision for relief of conditions #3 & #4.

4/22/08 - Reconsideration denied by Development Services Director. Appeal period extended until 5/6/08.

5/6/08 - Appeal to the Hearing Examiner of the City's Conditions of Approval numbers 3 & 4 regarding the rotation of Lot 4 from east lot orientation to a south orientation.

6/12/08 - Hearing Examiner granted the appeal and decided for the appellant. The appellant

Category: Single Family

LUA08-003 / ZK SHORT PLAT

Status: APPROVED

has shown that a better orientation for this home would be the one originally proposed, that is the home's front yard should face to the east.

6/12/09 - Planning Director approves standard 1-year extension and additional 2-year extension request as authorized by extension Ordinance #5452. New expiration date is 4/1/2013.

Applicant: PRESSEY CHRIS & BEVERLY
Contact: HOLMBERG SHUPE
BAIMA & HOLMBERG
100 FRONT ST S
ISSAQUAH, WA 98027
425-392-0250
Owner: PRESSEY CHRIS & BEVERLY
PO BOX 40173
BELLEVUE, WA
206-769-7662
Planner: Rocale Timmons
Reviewer: Moreno Rick/Jan Illian

Tax ID
8011100025

LUA08-002 / UNG SHORT PLAT

Status: RECORDED

Submittal Date: 01/08/2008 **Acceptance Date:** 01/16/2008 **Decision Date:** 02/20/2008

Associated Land Use Actions

Address: 1517 SHATTUCK AVE S

Description: Application for administrative short plat review for a three-lot subdivision of a 21,193 SF parcel in the R-8 zone. The existing 978 SF house would remain. Residential density would be 6.12 du/ac. Lots 2 and 3 would be accessed from Davis Ave. S. and Lot 1 would be accessed from Shattuck Ave. S. Proposed lot sizes would be 9,208, 7,004 and 5,000 SF. There are 10 significant trees onsite; the applicant proposes to retain 1. The parcel has sensitive slopes onsite, but per the geotechnical report submitted by the applicant there are no critical areas present.

6/24/10 - Request for 2 year extension received.
6/25/10 - Planning Director granted 2-year extension under Ord. 5452.

Applicant: UNG PAK & DANA
1222 N 185TH ST
SEATTLE WA
206-542-2171

Tax ID
3340401435

Category: Single Family

LUA08-002 / UNG SHORT PLAT Status: RECORDED

Contact: ENGINEERS TOUMA
6632 S 191ST PL #E-102
KENT, WA
425-251-0665
Owner: UNG PAK & DANA
1222 N 185TH ST
SEATTLE WA
206-542-2171
Planner: Andrea Petzel
Reviewer: Dotson Mike/Jan Illian

LUA08-001 / FORD-NIEMI PRELIMINARY PLAT Status: APPROVED

Submittal Date: 01/04/2008 **Acceptance Date:** 01/10/2008 **Decision Date:** 05/12/2008

Associated Land Use Actions

Address:
1917 SHATTUCK AVE S
1925 SHATTUCK AVE S

Description: The applicant has requested an environmental (SEPA) determination and preliminary plat approval for a 10 lot subdivision located in the Residential 8 dwelling units per acre zone. There would be one tract of land, consisting of steep slopes on the west portion of the site, that would be set aside as a Native Growth Protection Area. A request for modifications from City of Renton street standards has been requested to allow a 42 foot right-of-way for a new public street and a 45 foot diameter cul-de-sac. The project will require a public hearing.

4/7/08 - Hearing Examiner recommended the City Council approve the proposed plat as a nine (9) lot plat, not ten (10) lots. Appeal period ends 4/21/08.

6/21/10 - SSB6544 grants PP 2 year extension

Applicant: NIEMI TED
1917 SHATTUCK AVE S
RENTON WA 98055
425.271.6329

Tax ID
7222000400
7222000410

Applicant: FORD GLEN
1925 SHATTUCK AVE S
RENTON WA 98055
425.255.9794

Contact: TOUMA TOM
TOUMA ENGINEERS & LAND SURVEYORS
6632 S 191ST PLACE #102
KENT WA 98032
425-251-0665

Category: Single Family

LUA08-001 / FORD-NIEMI PRELIMINARY PLAT **Status: APPROVED**

Owner: FORD GLEN
1925 SHATTUCK AVE
RENTON WA

Owner: NIEMI TED
1917 SHATTUCK AVE S
RENTON WA
425-255-9794

Planner: Rocale Timmons

Reviewer: Moreno Rick Then Armeta As Of 11-2012