

Category: Single Family**LUA08-106 / ALTMYER PRELIMINARY PLAT Status: APPROVED****Submittal Date:** 09/26/2007 **Acceptance Date:** 10/03/2008 **Decision Date:** 02/09/2009**Associated Land Use Actions** Environmental (SEPA) Review, Preliminary Plat**Address:**

11022 SE 184TH PL

Description: The applicant is requesting Environmental (SEPA) Review and Preliminary Plat approval for the subdivision of 3.08 acres into 21 lots for the eventual development of single family residences with tracts for recreation, stormwater, private access and joint use driveways. The site is generally flat. The project is vested to King County regulations and is being processed by the City of Renton. King County applicable zoning is R-8. The proposed density would be 8-dwelling units per gross acre. Lots would range in size from 3,400 to 5,855 square feet. The site would be accessed via SE 184th Place and some of the lots would be accessed via private access tracts and joint use driveways from SE 184th Place.

12/16/08 - Reconsideration received.

12/30/08 - Hearing Examiner responded to request for reconsideration regarding drainage issues with the following: The drainage information provided appears to show that past issues of flooding or ponding were addressed by improvements to the system already undertaken and that improvements required by code for this plat will not create any new issues. New appeal period ends 1/13/09.

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

Applicant: CENTURION DEVELOPMENT SERVICES
PO BOX 2688
REDMOND, WA
425-896-8392

Tax ID

3223059302

Contact: ROMANO MICHAEL
CENTURION DEVELOPMENT SERVICES
22617 - 8TH DR SE
BOTHELL WA 98021
425.486.2563
michael.romano.comcast.net

Owner: M J F HOLDINGS INC
3502 B ST NW
AUBURN WA

Planner: Gerald Wasser**Reviewer:** Illian Jan**LUA08-069 / KELSEY'S CROSSING PREL PLAT Status: APPROVED****Submittal Date:** 08/16/2007 **Acceptance Date:** 09/12/2007 **Decision Date:** 11/10/2008**Associated Land Use Actions** Environmental (SEPA) Review, Preliminary Plat

Category: Single Family

LUA08-069 / KELSEY'S CROSSING PREL PLAT Status: APPROVED

Address: NEC OF SE 192ND ST AND 120TH AVE SE
12004 SE 192ND ST

Description: The applicant is requesting Environmental (SEPA) Review and Preliminary Plat approval for the subdivision of a 2.13 acre (92,637 square feet) parcel into 13- lots for the eventual development of single family residences, with tracts for recreation (Tract B) and stormwater (Tract C). This project is vested to King County regulations and is being processed in the City of Renton. King County applicable zoning is R-6. The proposed density would be approximately 6 dwelling units per acre. Lots range in size from 3,835 to 6,013 square feet. The site would be accessed off of 120th Avenue SE to a proposed internal street (Road A). Lots 8-13 would be accessed off the proposed internal street (Road A) via a private access tract (Tract A).

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

Contact: DORSCH ALEXIA
BARGHAUSEN CONSULTING ENGINEERS
18215 72ND AVE S
KENT WA 98032
425.251.6222

Tax ID
6199000160
6199000161

Owner: VANENGELBURG BILL+TINA
25302 139TH PL SE
KENT WA
253-638-0011

Planner: Gerald Wasser

LUA07-148 / MONTGOMERY SHORT PLAT Status: APPROVED

Submittal Date: 12/21/2007 **Acceptance Date:** 01/04/2008 **Decision Date:** 01/29/2008

Associated Land Use Actions

Address: 1808 LAKE AVE S

Description: The project proponent has requested Short Plat approval for a subdivision of one 14,646.6 sf lot into two (2) lots suitable for single family residential use. An existing single family residence would remain. the property is within the Residential 8 Zone (allows up to 8 dwelling units per net acre). The proposed density would be 6.99 du/a. An administrative variance has been requested that would allow the reduction of a side yard along the new street from the required fifteen (15) feet to eleven (11) feet.

Applicant: VINH ANH + KHANH BUI
8628 60TH AVE WEST
MUKILTEO, WA
425-514-9900

Tax ID
3340401330

Category: Single Family

LUA07-148 / MONTGOMERY SHORT PLAT Status: APPROVED

Contact: SCOTT DICKINSON
CRAMER NW
945 N CENTRAL #104
KENT, WA 98032
253-852-4880

Owner: VINH ANH + KHANH BUI
8628 60TH AVE WEST
MUKILTEO, WA
425-514-9900

Planner: Elizabeth Higgins

Reviewer: Mike Dotson

LUA07-147 / SHATTUCK SHORT PLAT Status: APPROVED

Submittal Date: 12/14/2007 **Acceptance Date:** 12/26/2007 **Decision Date:** 01/29/2008

Associated Land Use Actions

Address: 2205 SHATTUCK AVE S

Description: Application for a two-lot administrative short plat in the R-8 zone. The 0.35-acre parcel is currently vacant, and subdivision would result in two lots of 5,548 SF and 9,654 SF. Residential density would be 5.73 du/acre. Street improvements would be required along Shattuck Avenue South. There are 5 significant trees on site, and no critical areas.

1/21/10 - Received request for extension.

1/27/10 - Planning Director approves standard 1-year extension & additional 2-year extension request as authorized by extension Ordinance #5452. New expiration date is 1/29/2013.

Applicant: FTS PROPERTIES LLC
26828 MAPLE VALLEY HWY #234
MAPLE VALLEY, WA
206-914-7916

Tax ID
7222000422

Contact: ZACHERY CHARLOTTE
17306 NE 45TH ST #116
REDMOND, WA 98052
425-861-3806

Owner: FTS PROPERTIES LLC
26828 MAPLE VALLEY HWY #234
MAPLE VALLEY, WA
206-914-7916

Planner: Andrea Petzel

Reviewer: Moreno Rick/Jan Illian

Category: Single Family**LUA07-140 / RAM SHORT PLAT****Status: APPROVED****Submittal Date:** 11/21/2007**Acceptance Date:** 01/25/2008**Decision Date:** 08/25/2008**Associated Land Use Actions****Address:** 3619 QUEEN AVE NE
3629 NE 6TH ST**Description:** Application for Environmental Review for a 6-lot short plat in the R-8 zone. This project is also subject to review by the Hearing Examiner. The underlying parcel is 44,503 SF and proposed density would be 7.48 du/acre. The existing single-family home would be demolished. Street improvements would be required along Queen Ave. N. and NE 6th St. and 9,581 SF would be dedicated for public right-of-way. There are 29 significant trees onsite, of which the applicant proposes to retain none. There are no critical areas onsite.

4/22/08 - Hearing Examiner left the hearing open. Requested an arborists report from the applicant to determine if all the trees the applicant indicated needed to be removed from the project site.

7/14/08 - City Staff requested reconsideration for clarification on Condition #2 of the Hearing Examiner's decision which states: "The applicant shall conclusively demonstrate the six-lot plat can meet all the City's tree preservation or replanting requirements prior to recording the short plat or the plat shall be reduced to a five-lot plat." Staff submitted a supplemental memo conditioning the applicant to retain 8 specific trees located on Lots 4, 5, and 6 and mitigate replacement trees for the additional 4 trees that could not be retained in accordance with the City's tree requirements.

7/21/08 Hearing Examiner altered his decision to include the recommendation that the 8 trees be included in the development of the plat. Added Condition #5 to an amended decision which states: "The applicant shall retain eight (8) trees recommended by City Staff.

8/4/08 - The applicant requested a reconsideration on the Hearing Examiner's decision with regard to the retaining a different set of 8 trees in a tree protection easement; than what the Hearing Examiner required. To create the easement the applicant proposed to alter the shape of Lots 1 and 2 and retain the existing house. The existing house would encroach into the front yard setback.

8/25/08 - The Hearing Examiner altered his decision to allow the applicant to create a tree easement that would retain 8 trees on the project site. However; the applicant will be required to remove the existing house unless the applicant applies and has a front yard setback variance approved to retain the existng house.

8/24/10 - Notice of expiration of short plat sent out to applicant.

9/3/10 - Received request for extension. Planning Director granted 2 year extension under Ord. 5452. New expiration August 25, 2012.

3/30/12 - Received request for 1 year extension.

3/31/12 - Request for extension granted. New expiration August 25, 2013.

Category: Single Family**LUA07-140 / RAM SHORT PLAT****Status: APPROVED**

Applicant: VARMA KUSHAL S & RAM KAJAL A
2609 NE 5TH COURT
RENTON WA
206-353-3168

Tax ID

0923059036

Contact: TOUMA TOM
TOUMA ENGINEERS & LAND SURVEYORS
6632 S 191ST PLACE, STE E102
KENT, WA
425-251-0665

Planner: Rocale Timmons

Reviewer: Mike Dotson

LUA07-135 / BOUN PHANNY SHORT PLAT**Status: APPROVED****Submittal Date:** 11/05/2007**Acceptance Date:** 11/09/2007**Decision Date:** 02/14/2008**Associated Land Use Actions**

Address: NEAR NWC OF NE 10TH ST AND DUVALL AVE NE

Description: The applicant has requested review and approval of subdivision of 1.37 acres of land located generally at the northwest corner of NE 10th Street and Duvall Ave NE. The zoning is Residential 8 dwelling units per net acre. A Short Plat would result in 8 lots. Access would be via either NE 10th St or Chelan Ave NE. A modification of street standards is required for 20 foot-wide public rights-of-way within the plat. A public hearing is required.

1/20/10 - Request for extension received.

1/27/10 - Planning Director approves standard 1-year extension & additional 2-year extension request as authorized by extension Ordinance #5452. New expiration date is 2/14/2013.

12-17-2012 - Planning Director is not able to approve an additional requested extension as maximum extension had already been granted. No further extension possible.

Applicant: SHRIKI SHIMON
GALIL DEVELOPMENT LLC
1424 4TH AVE #610
SEATTLE, WA 98101
206-669-6969

Tax ID

1023059139

Owner: BOUN PHANNY
19617 12TH AVE W
LYNNWOOD WA
206-715-4434

Planner: Elizabeth Higgins

Reviewer: Arneta Henninger

Category: Single Family

LUA07-134 / ZOBBI HOBBY KENNEL Status: DENIED

Submittal Date: 11/05/2007 **Acceptance Date:** 11/19/2007 **Decision Date:** 02/01/2008

Associated Land Use Actions Additional Animals Permit

Address:
717 S 15TH ST

Description: The applicant has requested a Hobby Kennel License to permit a total of 6 German Short Hair Pointers on a 14,040 square foot property located within the Residential - 8 dwelling units per acre (R-8) zoning designation. The dogs would be kept outside during the day and within their Kennel and at night the dogs would be kept in the house.

Contact: ZOBBI LINDA
717 S 15TH ST
RENTON, WA 98055
425-255-7464

Tax ID
7222000255

Owner: ZOBBI BARBARA
18338 SE 224TH ST
KENT WA
425-432-0177

Planner: Rocale Timmons

LUA07-132 / 3RD PLACE SHORT PLAT Status: RECORDED

Submittal Date: 11/02/2007 **Acceptance Date:** 11/09/2007 **Decision Date:** 12/12/2007

Associated Land Use Actions , Administrative Short Plat

Address:
523 SW 3RD PL

Description: The applicant has requested subdivision of a 13,440 sf property into 2 lots. The location is 523 SW 3rd Place. The zoning is Residential 8 dwelling units per net acre. The decision on the short plat is administrative.

11/20/09 - Applicant requested 1 year extension.

11/23/09 - Planning Director granted 1 year extension. New expiration date is 12/12/10.

10/7/10 - Received request for extension under Ordinance 5254.

10/11/10 - Planning Director approved 2 year extension. New expiration date: December 12, 2012

Applicant: TUMBER TARA S
10050 RAINIER AVE S
SEATTLE WA
206-772-8151

Tax ID
2143701111

Category: Single Family**LUA07-132 / 3RD PLACE SHORT PLAT **Status: RECORDED****

Contact: KONDELIS ALE
CRAMER NW
945 N CENTRAL #104
KENT, WA 98032
253-852-4880

Owner: TUMBER TARA S AND SUNNY
10050 RAINIER AVE S
SEATTLE WA
206-772-8151

Planner: Higgins Elizabeth/Jerry Wasser

Reviewer: Dotson Mike/Jan Illian

LUA07-131 / BLUEBERRY HAVEN SHORT PLAT **Status: RECORDED**

Submittal Date: 11/01/2007 **Acceptance Date:** 11/07/2007 **Decision Date:** 12/07/2007

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

Address:
2010 JONES AVE NE

Description: The applicant is requesting Short Plat approval and Environmental (SEPA) Review for the subdivision of a 37,714 square foot site into two lots in the Residential - 4 dwelling unit per acre (R-4) zone. An existing single family residence is proposed to remain on Lot A. Lot A is proposed at 17,930 square feet and Lot B is proposed at 19,784 square feet in area. Access to Lot A would be provided off of Jones Avenue NE and access to Lot B would be provided off of NE 20th Street. A 9,601 square foot category 3 wetland and a class 4 stream have been identified on the project site.

12/26/07 - Appeal received from Susan Rider. Appealing the the approval of the 2-lot short plat in the R-4 zone, contending that the City erred in granting the short plat approval due to the presence of a stream and wetland on the property, which they maintain have not been properly classified.

2/12/08 - Public hearing scheduled before the Hearing Examiner. Record was kept open until 2/15/08. City Attorney was to submit a brief by 2/29/08 and appellant's attorney to submit reply by 3/7/08.

3/27/08 - Hearing Examiner reversed the approval of the 2-lot short plat and granted the appeal. Based on the current facts, anecdotal evidence and the Hadley report shows evidence of prerennial flow in a normal year. Code proclaims streams with those characteristics are a Class 3. Therefore, the City was wrong based on current knowledge. Appeal ends 4/10/08.

4/10/08 - Appeal of the Hearing Examiner's decision recieved from Richard and Lauralee Gordley.

6/5/08 - Planning & Development Committee made the following recommendation to the City

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LUA07-131 / BLUEBERRY HAVEN SHORT PLAT Status: RECORDED

Council: After hearing the presentations by City Staff, the Gordleys and Ms. Rider and having considered the record below, finds that the Hearing Examiner made a substantial error of law and fact and recommends reversal of the Hearing Examiner's decision to deny the approval of the short plat, thereby reinstating the approval of the short plat subject to the conditions set forth in the approval report & decision of 12/10/07 and applicable mitigation measures set forth in the ERC report & decision of 12/3/07.

6/9/08 - City Council approved recommendation from the Planning & Development Committee.

Appealed to court. Judge eventually upholds City Council's approval of the plat.

Applicant: RICHARD + LAURALEE GORDLEY
2010 JONES AVE NE
RENTON, WA
425-228-9937

Tax ID
3343903563

Contact: LAURALEE GORDLEY
2010 JONES AVE NE
RENTON, WA 98056
425-228-9937

Owner: RICHARD + LAURALEE GORDLEY
2010 JONES AVE NE
RENTON, WA
425-228-9937

Planner: Jennifer Henning

Reviewer: Jan Illian

LUA07-129 / MAGNUSSEN FINAL PLAT Status: RECORDED

Submittal Date: 10/26/2007 **Acceptance Date:** 11/08/2007 **Decision Date:** 02/11/2008

Associated Land Use Actions Final Plat

Address:
4715 NE 2ND PL
4703 NE 2ND PL
4808 NE 2ND ST
4724 NE 2ND PL
4802 NE 2ND PL
4805 NE 2ND PL

Description: Subdivision of 8.37 acres for 49 single-family homes. Includes water, sewer, storm, streets and lighting.

Category: Single Family

LUA07-129 / MAGNUSSEN FINAL PLAT

Status: RECORDED

Applicant: LOZIER AT LAUREL CREST
1203 114TH AVE SE
BELLEVUE, WA 98004
425-635-3938

Owner: LOZIER AT LAUREL CREST
1203 114TH AVE SE
BELLEVUE, WA
425-635-3938

Planner: Jan Illian

Reviewer: Andrea Petzel

Tax ID
1523059205
1523059044
1523059048
1523059082
1523059206
1523059222
1523059223

LUA07-127 / GREEN'S LANDING SHORT PLAT

Status: APPROVED

Submittal Date: 10/26/2007 **Acceptance Date:** 11/07/2007 **Decision Date:** 12/17/2007

Associated Land Use Actions

Address: 5008 NE 2ND ST

Description: Application for review by the Hearing Examiner for a seven lot (plus one tract for stormwater detention) short plat in the R-8 zone. Proposed density will be 8.0 dwelling units per net acre. Street improvements will be required along NE 2nd Street and Hoquiam Avenue NE. There are 60 significant trees onsite and the applicant proposes to retain 25%. There are no critical areas.

6/1/09 - Planning Director approves standard 1-year extension & additional 2-year extension request as authorized by extension Ordinance #5452. New expiration date is 12-17-2012

Applicant: GREACEN CONST INC
1140 140TH AVE NE D
BELLEVUE, WA
STEWART, ROBERT G
425-746-6499

Tax ID
1523059219

Contact: SANFORD DARRIN
PACIFIC ENGINEERING
15445 53RD AVE S #100
SEATTLE, WA
206-431-7970

Owner: GREEN NORMAN W & CYNTHIA A
14128 SE 132ND ST
RENTON WA
425-228-2151

Planner: Andrea Petzel

Reviewer: Mike Dotson

Category: Single Family**LUA07-126 / TURALBA SHORT PLAT** **Status: APPROVED****Submittal Date:** 10/22/2007**Acceptance Date:** 10/29/2007**Decision Date:** 12/03/2007**Associated Land Use Actions****Address:**

1609 MORRIS AVE S

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 15,108 square feet. The existing single-family residence is proposed to remain on what would become new Lot 1. Proposed Lot 1 would be 5,460 square feet in area and proposed Lot 2 would be 9,288 square feet in area. Access to the proposed lots would be off of Morris Avenue S via residential driveways.

5/21/10 - Request for 2 year extension received.

6/7/10 - Planning Director granted 2 year extension from the date of expiration. New expiration date 12/3/11.

Applicant: TURALBA BEN & CARMELITA
1609 MORRIS AVE S
RENTON, WA
425-227-9322

Tax ID

7222000322

Contact: GARIVADA DESIGN GROUP
12613 SE 237TH PLACE
KENT, WA
206-261-2418

Owner: TURALBA BEN & CARMELITA
1609 MORRIS AVE S
RENTON, WA
425-227-9322

Planner: Rocale Timmons**Reviewer:** Dotson Mike/Jan Illian**LUA07-121 / JERICHO PLAT LOT 21 FENCE** **Status: APPROVED****Submittal Date:** 10/04/2007**Acceptance Date:** 10/15/2007**Decision Date:** 11/26/2007**Associated Land Use Actions** Special Fence Permit**Address:**

355 JERICHO AVE NE

Description: Application for a Special Fence Permit on a single family lot in the R-8 zone. Applicant requests permission for a six foot fence for a side yard along two streets, Jericho Avenue NE and NE 4th Street. Renton Municipal Code allows fences to be 4 feet in height for side yards along a street. Fences are further restricted to 3.5 feet in the clear vision area, or corner, of a lot.

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LUA07-121 / JERICHO PLAT LOT 21 FENCE

Status: APPROVED

Contact: JAMES KERBY
NORRIS HOMES, INC.
2053 FABEN DRIVE
MERCER ISLAND, WA
206-275-1903

Tax ID
1523059033

Owner: NORRIS HOMES INC
2053 FABEN DRIVE
MERCER ISLAND, WA
KC Assessor Account NOT FOUND
206-275-1901

Planner: Petzel Andrea

LUA07-120 / KBS/TAYLOR LLA

Status: RECORDED

Submittal Date: 10/04/2007 **Acceptance Date:** 10/15/2007 **Decision Date:** 03/31/2008

Associated Land Use Actions Lot Line Adjustment

Address:
5315 NE 17TH PL
5300 NE 16TH ST

Description: The applicant has requested an adjustment of existing lot lines to enlarge the rear yard of an existing lot.

Applicant: TAYLOR ROBERT & JULIE
5315 NE 17TH PLACE
RENTON, WA
206-251-1231

Tax ID
8029770490
0323059270

Contact: JULIE TAYLOR
5315 NE 17TH PLACE
RENTON, WA
206-251-1231
JUL.TAYLOR@YAHOO.COM

Owner: KBS DEVELOPMENT CORPORATION
12320 NE 8TH ST #100
BELLEVUE WA
206-261-2112

Owner: TAYLOR ROBERT G+JULIE ANN
5315 NE 17TH PL
RENTON WA

Planner: Rocale Timmons

Reviewer: Kayren Kittrick

Category: Single Family**LUA07-119 / DALPAY PLAT PHASE 3****Status: CANCELED****Submittal Date:** 10/03/2007**Acceptance Date:** 10/15/2007**Associated Land Use Actions****Address:** 1801 Redmond Place NE
1801 REDMOND PL NE**Description:** Four lot preliminary plat with environmental review. Steep slopes are present. Replatted within 5 years.

The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 72,332 square foot lot zoned Residential - 8 dwelling units per acre (R-8) into 4 lots. The project site was previously part of the Dalpay Estates Div II short plat (LUA03-125), which was recorded in September of 2005 (recording # 20050927900007). As the site was previously part of a subdivision that was recorded less than 5 years ago, the current subdivision is required to reviewed as a preliminary plat. The proposed lot sizes are as follows: Lot 1 is 8,140 square feet, Lot 2 is 12,985 square feet, Lot 3 is 12,879 square feet, and Lot 4 is 7,462 square feet. Access to Lot 1 would be provided via an existing 20-foot wide private access easement off of NE 19th Street and access to lots 2-4 would be provided via a private street off of Redmond Court NE. Steep slopes and an unnamed stream are located on the project site and would be protected in a sensitive area tract.

Hearing Examiner decision: "dismissed". A new application will be required to reactivate this project.

Applicant: DALPAY AND ASSOCIATES
PO BOX 2436
RENTON WA 98059
206-399-6302**Tax ID**

0423059032

Owner: DALPAY PROPERTIES LLC
PO BOX 2436
RENTON WA**Planner:** Andrea Petzel**Reviewer:** Jan Illian**LUA07-115 / CASSIDY COVE FINAL PLAT****Status: RECORDED****Submittal Date:** 11/07/2007**Acceptance Date:** 11/20/2007**Decision Date:** 01/14/2008**Associated Land Use Actions** Final Plat**Address:** 100 BLOCK OF MONROE AVE NE**Description:** 2-LOT FINAL PLAT (DUE TO PREVIOUS SHORT PLAT WITHIN PAST 5 YEARS). INCOMPLETE AS OF 10-31-07 WITHOUT TITLE REPORT ON ONLY SUBJECT SITE.

Category: Single Family

LUA07-115 / CASSIDY COVE FINAL PLAT

Status: RECORDED

Contact: CASSIDY JON
KING COUNTY ROADS MAINTENANCE
155 MONROE AVE NE
RENTON, WA 98056
206-296-8148

Tax ID
1623059003

Planner: Elizabeth Higgins

Reviewer: Arnetta Henninger

LUA07-114 / JOHNSON/J&M LAND DEVELOPMENT

Status: ON HOLD

Submittal Date: 10/01/2007 **Acceptance Date:** 10/10/2007 **Decision Date:** 01/07/2008

Associated Land Use Actions Lot Line Adjustment

Address: 49xx NE 6th St & 4915 NE 7th St
4915 NE 7TH ST

Description: LLA ON 6.34 ACRES PRIOR TO PLATS HONEYBROOK CIRCLE AND HONEYBROOK CIRCLE DIVISION II.

The applicant is proposing to adjust the lot lines between two lots in the R-8 zone. The applicant proposes to reconfigure the lots so that internal roads for the pending plats are more efficiently designed. A total of 10,615 sq ft located in two rectangular sections will be assigned from Lot B to Lot A. The lot sizes would be: Lot A 179,750 sq ft and Lot B 98,322 sq ft.

Applicant: JAYMARC HOLDINGS, LLC
PO BOX 2566
RENTON, WA
425-226-9100

Tax ID
1023059208
1023059394

Contact: ESM CONSULTING ENGINEERS
33915 1ST WAY S. STE#200
FEDERAL WAY, WA
206-838-6113

Owner: J&M LAND DEVELOPMENT, INC
PO BOX 2566
RENTON, WA
425-226-9100

Owner: JOHNSON KENNETH E
14035 SE 122ND ST
RENTON WA

Owner: KENNETH JOHNSON
4915 NE 7TH ST
RENTON, WA

Planner: Ion Arai

Category: Single Family**LUA07-114 / JOHNSON/J&M LAND DEVELOPMENT Status: ON HOLD**

Reviewer: Kayren Kittrick

LUA07-113 / BRETZKE FOUR LOT SHORT PLAT Status: APPROVED

Submittal Date: 09/27/2007

Acceptance Date: 10/16/2007

Decision Date: 12/18/2007

Associated Land Use Actions**Address:**

5521 NE 10TH ST

Description: Application for administrative short plat approval and environmental review for a four lot subdivision in the R-4 zone. The existing house will remain. Density would be 3.5 du/acre. The current parcel size is 81,130 square feet and contains 31,121 square feet of Category 2 wetlands. Three significant trees will be removed. Proposed lot sizes range from 9,531 to 52,711 square feet. Two lots will directly access NE 10th Street and two lots will be accessed via a joint private use road with the neighboring Rogers Short Plat. Street improvements along NE 10th will be required.

12/10/09 - Request for 1 year and additional 2 year extension received.
Planning Director approves 1 year and additional 2-year extension request as authorized by extension Ordinance #5452. New expiration date is 12-18-2012

Applicant: DANIEL BRETZKE
1313 33RD AVE S
SEATTLE, WA
2063102190

Tax ID

1023059358

Contact: BRETZKE DANIEL
206-310-2190

Owner: BRETZKE DANIEL P+FUMIKO K
1313 33RD AVE S
SEATTLE WA
206-310-2190

Planner: Andrea Petzel

Reviewer: Arnetta Henninger

LUA07-112 / ROGERS THREE LOT SHORT PLAT Status: APPROVED

Submittal Date: 09/27/2007

Acceptance Date: 10/23/2007

Decision Date: 01/16/2008

Associated Land Use Actions**Address:**

5603 NE 10TH ST

Description: Application for administrative short plat, environmental review and three administrative

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LUA07-112 / ROGERS THREE LOT SHORT PLAT **Status: APPROVED**

variances for a three-lot subdivision in the R-4 zone. The underlying parcel is 36,901 square feet and proposed density would be 3.94 du/ac. Access to the three lots would be from a shared private access easement with the abutting Bretzke Short Plat. The requested variances are for a reduced side yard setback along a street for the existing house; a reduced side yard setback along a street for the garage; and a variance to allow a garage in the front yard setback area. The site contains steep/protected slopes, and is in an erosion hazard area. There is a large Category 2 wetland adjacent to the site, and the subdivision is in the vicinity of Honey Creek.

1/16/08 - Two variances were denied under the Short Plat decision.

NOTE: Prior to recording the garage must be removed. (See A. Petzel for more info).

12/10/09 - Request 2 year extension received. Planning Director approves 2-year extension request as authorized by Ordinance #5452. New expiration date is 12-18-2012

Applicant: BRETZKE DANIEL
1313 33RD AVE S
SEATTLE, WA 98059
206-310-2190

Tax ID
1023059357

Owner: LARRY ROGERS
5603 NE 10TH ST
RENTON, WA
2062712169

Planner: Andrea Petzel

Reviewer: Arneta Henninger

LUA07-111 / HUNTER SHORT PLAT **Status: APPROVED**

Submittal Date: 09/27/2007

Acceptance Date: 10/08/2007

Decision Date: 10/24/2007

Associated Land Use Actions

Address:

1425 N 36TH ST

Description: Subdivision of an existing 24,224 square foot lot zoned Residential - 8 dwelling units per acre (R-8) into three lots. An existing single family residence is proposed to remain on Lot 2 and two existing garage structures are proposed to be removed. Proposed Lot 1 would be 5,100 square feet, Lot 2 would be 7,619 square feet, and Lot 3 would be 7,264 square feet. Access would be provided via a 20-foot wide joint access easement off of N 36th Street. An administrative variance is requested in order to allow the existing residence to remain 0.2 feet from the proposed access easement, a 14.8-foot protrusion into the required 15-foot side yard along a street setback.

10/31/07 - Reconsideration received

11/6/07 - Development Planning Director denied reconsideration - the request did not include

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LUA07-111 / HUNTER SHORT PLAT **Status: APPROVED**

any additional information that would warrant overturning the original decision, the denial of the setback variance is upheld.

5/27/09 - Planning Director approves standard 1-year extension & additional 2 year extension request as authorized by extension Ordinance #5452. New expiration date is 10-24-2012

Applicant: DAVID + KATHLEEN HUNTER
1425 NE 36TH ST
RENTON, WA 98056
425-255-6756

Tax ID
3342103143

Owner: DAVID + KATHLEEN HUNTER
1425 NE 36TH ST
RENTON, WA
425-255-6756

Planner: Jill Ding

Reviewer: Jan Illian

LUA07-110 / RVT SHORT PLAT **Status: RECORDED**

Submittal Date: 09/26/2007 **Acceptance Date:** 10/08/2007 **Decision Date:** 12/03/2007

Associated Land Use Actions

Address: 1803 DUVALL AVE NE

Description: The applicant has requested subdivision of one parcel of land into 3 lots that would be suitable for single-family residential development. The property has a Residential Single-family Comprehensive Land Use designation and is located in the Residential 8 Zone. A modification from street standards has been approved that would allow sidewalk improvements within the current right-of-way, without further street dedication. The subdivision process is administrative and the project is exempt from environmental review.

11/30/09 - Request for extension received.

12/1/09 - Planning Director granted 1 year extension. New expiration date 12/3/10.

Applicant: JOHN THARP
232 WELLS AVE N
RENTON, WA
206-601-6921

Tax ID
5169700140

Category: Single Family

LUA07-110 / RVT SHORT PLAT **Status: RECORDED**

Owner: JULIET THARP / JOHN RANKIN
359 THOMAS AVE SW
RENTON, WA
425-255-1903

Planner: Elizabeth Higgins

Reviewer: Mike Dotson

LUA07-108 / DNB REED SHORT PLAT **Status: RECORDED**

Submittal Date: 09/25/2007 **Acceptance Date:** 10/08/2007 **Decision Date:** 10/30/2007

Associated Land Use Actions

Address: 5604 NE 10TH ST

Description: Application for administrative short plat approval of a two lot subdivision in the R-4 zone. The existing house will remain. Proposed lot sizes are 9,075 and 12,997. Residential density would be 3.92 du/acre. Both houses would access directly to NE 10th Street. There are no critical areas on site, and no trees are proposed for removal.

6/30/09 - Planning Director approves standard 1-year extension & additional 2 year extension request as authorized by extension Ordinance #5452. New expiration date is 10-30-2012

Applicant: DAVID + BARBARA REED
174 NILE PLACE NE
RENTONM WA
425-204-0782

Tax ID
1023059188

Contact: REED DAVE
174 NILE PLACE NE
RENTON WA 98059
206-355-2743

Owner: DAVID + BARBARA REED
174 NILE PLACE NE
RENTONM WA
425-204-0782

Planner: Andrea Petzel

Reviewer: Arneta Henninger

LUA07-107 / TALL FIRS LOT 11 VARIANCES **Status: APPROVED**

Category: Single Family

LUA07-107 / TALL FIRS LOT 11 VARIANCES **Status: APPROVED**

Submittal Date: 09/21/2007 **Acceptance Date:** 10/04/2007 **Decision Date:** 07/30/2008

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

Address: 3400 block on NE 17th Place

Description: Application for Environmental Review and three administrative variances for development of a single-family home on Lot 11 of Tall Firs at Honey Creek. The project site is located in the R-8 Zone. The site has critical slopes and abuts Honey Creek, a Class 2 stream. TIn order to build the single-family home, three adminstrative variances are requested; a reduced front yard setback, building on a critical slope, and a reduction in the stream buffer. There are no wetlands onsite.

Applicant: CAMERON SCOTT
BENT NOSE, LLC
4 102ND AVE NE #201
BELLEVUE, WA
(425) 445-0887

Tax ID
3449500055

Owner: BENT NOSE LLC
4 102ND AVE NE #201
BELLEVUE WA

Planner: Jennifer Henning

Reviewer: Mike Dotson

LUA07-105 / JONES LOT LINE ADJUSTMENT **Status: RECORDED**

Submittal Date: 09/20/2007 **Acceptance Date:** 09/28/2007 **Decision Date:** 02/21/2008

Associated Land Use Actions , Lot Line Adjustment

Address:
2315 NE 27TH ST
2311 NE 27TH ST
2313 NE 27TH ST

Description: The applicant has requested approval of a Lot Line Adjustment that would change the size and configuration of lots, but would not create new lots. No construction or other development is proposed at the present time.

[ADJUST LOT LINES BETWEEN 3 PARCELS]

Category: Single Family

LUA07-105 / JONES LOT LINE ADJUSTMENT

Status: RECORDED

Owner: JONES BILLY G+MARIJANE
2315 NE 27TH ST
RENTON WA

Tax ID
3343900704
3343900700
3343900701

Owner: JONES BILLY G
2311 27TH ST NE
RENTON WA

Planner: Rocale Timmons

Reviewer: Arnetta Henninger

LUA07-102 / LEO SHORTPLAT

Status: RECORDED

Submittal Date: 09/13/2007

Acceptance Date: 10/09/2007

Decision Date: 11/07/2007

Associated Land Use Actions Administrative Short Plat

Address:

2209 EDMONDS AVE NE

Description: Application for a three-lot administrative short plat in the R-8 zone. Project site is 0.49 acres with a proposed density of 7.1 du/acre. The site is currently vacant. Access for two lots will be from Edmonds Avenue NE; access to the third lot will be from NE 22nd Street. There are no significant trees or critical areas onsite.

11/20/07 - Reconsideration received to allow a driveway for proposed lot 3 on Edmonds Avenue NE rather than be restricted to the NE 22nd Street frontage.

12/21/07 - Reconsideration denied per Kayren Kittrick. Original Short Plat condition shall stand as written.

Applicant: JIM JACQUES CONSTRUCTION
6833 RIPLEY LANE N
RENTON, WA
425-941-6869

Tax ID
3343900125

Contact: HANSON JIM
17446 MALLARD COVE LANE
MT. VERNON, WA 98274
360-422-5056

Owner: JIM JACQUES CONSTRUCTION LLC
6833 RIPLEY LANE N
RENTON, WA
425-941-6869

Planner: Andrea Petzel

Reviewer: Mike Dotson

Category: Single Family**LUA07-101 / TEETS SHORT PLAT****Status: APPROVED****Submittal Date:** 09/06/2007**Acceptance Date:** 09/21/2007**Decision Date:** 10/17/2007**Associated Land Use Actions** Administrative Short Plat**Address:**

3612 MEADOW AVE N

Description: Application for administrative short plat approval for a 2-lot subdivision in the R-8 zone. Density would be 7.5 dwelling units/acre. The existing home would be demolished. Proposed lot sizes would be 5,880 sq. ft. and 5,733 sq. ft. Both new lots would have direct access to Meadow Ave. N via private driveways. There are two significant trees onsite, and no critical areas are present.

5/27/09 - Planning Director approves standard 1-year extension & additional 2-year extension request as authorized by extension Ordinance #5452. New expiration date is 10-17-2012

Applicant:

DARCEY TEETS
2838 109TH AVE SE
BELLEVUE, WA
206-391-1500

Tax ID

3342700617

Contact:

HOPPER JOE
PACIFIC ENGINEERING DESIGN
15445 53RD AVE S #100
SEATTLE, WA 98188
206-431-7970

Owner:

DENNEY + ROBIN TEETS
3 SOUTH HOLLOW RD
DIX HILLS, NY
631-667-9276
drteets2001@yahoo.com

Owner:

DORIS J. PEASE
16205 SE 9TH
BELLEVUE, WA
425-503-7444

Planner:

Andrea Petzel

Reviewer:

Jan Illian

LUA07-097 / CONNER HELIPORT**Status: ISSUED****Submittal Date:** 08/30/2007**Acceptance Date:** 09/06/2007**Decision Date:** 10/01/2007**Associated Land Use Actions** Temporary Use Permit**Address:**

3001 MOUNTAIN VIEW AVE N

Description: The applicant has requested a Temporary Permit to allow use of an existing site, located at

Category: Single Family

LUA07-097 / CONNER HELIPORT

Status: ISSUED

3001 Mountain View Drive, as a private helicopter landing and takeoff area ("Heliport"). The site is on private property within the Residential 8 zone and has a Residential Single-family Comprehensive Plan land use designation.

Applicant: CONNER CHARLES F
846 108TH AVE NE
BELLEVUE WA
C/O CONNER HOMES COMPANY
cfc@connerhomes.com

Tax ID
3342103940

Owner: CONNER CHARLES F
846 108TH AVE NE
BELLEVUE WA
C/O CONNER HOMES COMPANY

Planner: Elizabeth Higgins

Reviewer: Kayren Kittrick

LUA07-096 / Cruz Hobby Kennel License

Status: DENIED

Submittal Date: 08/29/2007

Decision Date: 09/27/2007

Associated Land Use Actions

Address: 257 THOMAS AVE SW

Description: PROPOSAL TO KEEP 6 AMERICAN BULLIES WHEN CODE ALLOWS A MAXIMUM OF 3 PETS. SEVEN 5' x 10' STEEL KENNELS. TWO 6' BY 12' KENNELS. ALL KENNELS WILL BE COVERED WITH TARPS.

Applicant: CRUZ JON
257 THOMAS AVE SW
RENTON WA
425-572-5629

Tax ID
2143700710

Owner: CRUZ CORAZON C+HARRY P
257 THOMAS AVE SW
RENTON WA

LUA07-094 / DYE PARKING PAD

Status: APPROVED

Submittal Date: 08/22/2007

Acceptance Date: 09/05/2007

Decision Date: 10/03/2007

Associated Land Use Actions Environmental (SEPA) Review, Shoreline Exemption, Administrative Variance

Address: 7029 RIPLEY LN SE

Category: Single Family

LUA07-094 / DYE PARKING PAD Status: APPROVED

Description: The applicant has requested an environmental determination, variance from development standards, and shoreline exemption certificate for approval of construction of a parking pad. The site is located in both King County and City of Renton. The area of the proposed work is within the City of Renton. Critical areas in the form of steep slopes are on the site.

Applicant: PATRICK DYE
7029 RIPLEY LN N
RENTON, WA
425-227-4747

Tax ID
3343302780

Contact: DYE BOB
7029 RIPLEY LN N
RENTON, WA 98056
425-227-4747

Owner: PATRICK DYE
7029 RIPLEY LN N
RENTON, WA
425-227-4747

Planner: Elizabeth Higgins

Reviewer: Kayren Kittrick

LUA07-093 / THANEDAR SHORT PLAT Status: EXPIRED

Submittal Date: 08/21/2007 **Acceptance Date:** 10/24/2007 **Decision Date:** 01/03/2008

Associated Land Use Actions

Address: 1707 NE 14TH ST

Description: The applicant has requested Hearing Examiner Short Plat and Variance approval for the subdivision of an existing 40,208 square foot site into two lots and one tract (Tract A). The project site is located within the Residential - 8 dwelling units per acre (R-8) zoning designation. Proposed Lot 1 would be 5,327 square feet in area, proposed Lot 2 would be 7,428 square feet in area, and Tract A would be 26,033 square feet in area. Access to the proposed lots would be provided off of NE 14th Street via residential driveways. Protected slopes are located on the central portion of the project site, no development is proposed on the protected slopes. The requested setback variance would allow for the subdivision of the property as proposed and the retention of the existing residence with a 10-foot rear yard setback as opposed to the required 20-foot rear yard setback.

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

Tax ID
3343903401

Category: Single Family

LUA07-093 / THANEDAR SHORT PLAT Status: EXPIRED

Owner: THANEDAR, BALAKRISHNA & SANJIVANI
1707 NE 14TH ST
RENTON, WA
425-255-7476
Planner: Jill Ding
Reviewer: Jan Illian

LUA07-090 / GORDLEY / DENZLER LLA Status: RECORDED

Submittal Date: 08/15/2007 **Acceptance Date:** 08/20/2007 **Decision Date:** 07/25/2008

Associated Land Use Actions Lot Line Adjustment

Address:
2010 JONES AVE NE
1800 NE 20TH ST

Description: The applicants are requesting a lot line adjustment that would result in changes to two existing lot lines. One would allow the applicant to sell the east portion of their property to their neighbors to the east and south of them and the other would result in the creation of two rectangularly shaped lot and allow for the sale of one lot for the construction of a new single family residence. A category 3 wetland and a class 4 stream have been identified on the subject property.

Applicant: RICHARD& KLAURELEE GORDLEY
12819 SE 38TH STREET
PMB #206
BELLEVUE WA 98006
425-652-3194

Tax ID
3343903563
3343903200

Owner: DENZLER CHRISTIAN R
1800 NE 20TH ST
RENTON WA

Owner: RICHARD& KLAURELEE GORDLEY
12819 SE 38TH STREET
PMB #206
BELLEVUE, WA 98006
425-652-3194

Planner: Rocale Timmons
Reviewer: Kayren Kittrick

LUA07-088 / RTC SHORT PLAT Status: RECORDED

Submittal Date: 08/13/2007 **Acceptance Date:** 09/19/2007 **Decision Date:** 10/23/2007

Category: Single Family

LUA07-088 / RTC SHORT PLAT

Status: RECORDED

Associated Land Use Actions , Administrative Short Plat

Address:

650 MONROE AVE NE

Description: Application for administrative short plat approval for a three-lot subdivision in the R-8 zone. Residential density would be 7.92 dwelling units per net acre. Proposed lots 1 and 2 would be 6,769 sq. ft. (gross) and Lot 3 would be 6,348 sq. ft. (gross). Access to all three lots would be via a 26-foot wide private access easement. There are 10 significant trees onsite and no critical areas. The existing home will be removed.

11/6/07 - The decision was appealed (based on the 6,000 SF restrictive covenant) and a hearing is scheduled for January 29, 2008. Please see the yellow file for specific details.

2/18/08 - Hearing Examiner upheld the Administrative Decision to approve the short plat and denied the appeal.

3/3/08 - Appeal received appealing the Hearing Examiner's decision to affirm the decision of the Development Services Director's decision to interpret the King County restrictive covenant as requiring 6,000 sq ft gross.

3/17/08 Referred to the Planning & Development Commission.

4/21/08 - City Council approved the release of the restrictive covenant. The action renders the appellant's appeal moot. The appellant was notified of this decision but the appellant did not wish to acquiesce.

6/5/08 Planning & Development made the following recommendation to the City Council: The City Council having found that they previously approved the release of the King County restrictive covenant by its action of April 21, 2008, this appeal of RTC Short Plat LUA07-088, SHPL-A is rendered moot, and therefore, appellant's appeal should be dismissed.

6/9/08 - City Council approved the recommendation from Planning & Development.

Applicant: A & D QUALITY CONSTRUCTION
202 SW SUNSET BLVD #E202
RENTON, WA
425-271-7751

Tax ID
8011100085

Contact: TOUMA DAN
TOUMA ENGINEERS
6632 S 191ST PL #E102
KENT, WA 98032
425-251-0665

Owner: A & D QUALITY CONSTRUCTION
202 SW SUNSET BLVD #E202
RENTON, WA
425-271-7751

Owner: KEITH DEMPS
2308 NE 24TH ST
RENTON WA

Category: Single Family**LUA07-088 / RTC SHORT PLAT****Status: RECORDED****Planner:** Andrea Petzel**Reviewer:** Mike Dotson**LUA07-087 / JASON PLACE SHORT PLAT****Status: RECORDED****Submittal Date:** 08/13/2007**Acceptance Date:** 08/23/2007**Decision Date:** 10/24/2007**Associated Land Use Actions** , Administrative Short Plat**Address:**

2913 NE 8TH ST

Description: The applicant has requested review and approval of subdivision of one 13,360 sf lot into 3 lots suitable for single-family residential houses. The lots would be 4,437, 4,527, and 4,666 sf each. The property is located in the Residential 10 Zone, which allows residential use at a density up to 10 dwelling units per net acre (du/a). The proposed development would have a density of 9.78 du/a.

Applicant: A & D QUALITY CONSTRUCTION
202 SW SUNSET BLVD #E202
RENTON, WA
425-271-7751

Tax ID

7227800825

Contact: TOUMA DAN
TOUMA ENGINEERS
6632 S 191ST PL #E102
KENT WA 98032
425-251-0665

Owner: A & D QUALITY CONSTRUCTION
202 SW SUNSET BLVD #E202
RENTON, WA
425-271-7751

Planner: Elizabeth Higgins**Reviewer:** Mike Dotson**LUA07-085 / HONEYBROOK CIRCLE, DIVISION II****Status: APPROVED****Submittal Date:** 08/07/2007**Acceptance Date:** 08/20/2007**Decision Date:** 11/19/2007**Associated Land Use Actions****Address:**

4915 NE 7TH ST

Description: Application for Environmental Review and Preliminary Plat approval for a 26-lot plat in the R-zone. Subject site is 4.12 acres on the south side of NE 8th Street between Field Place NE

Category: Single Family

LUA07-085 / HONEYBROOK CIRCLE, DIVISION II Status: APPROVED

and Hoquaim Avenue NE. The existing home will be removed. Proposed lots will range from 4,500sf to 9,368 sf, with a density of 8.00 dwelling units/acre. Access to the new lots will be from new internal public streets that will connect with the adjacent Honeybrook Circle Plat. A half street, NE 8th Street, will be constructed on the north property line. Field Avenue and Graham Avenue will be constructed on the south side of the plat. Drainage facilities for this plat will be combined with the drainage vault in the adjacent Honeybrook Circle plat. There are 300 significant trees onsite, and no reported critical areas.

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

Applicant: JAYMARC HOLDINGS, LLC
PO BOX 2566
RENTON, WA
425-226-9100

Tax ID
1023059394

Contact: CYR MATT
ESM CONSULTING ENGINEERS
33915 1ST WAY S. STE#200
FEDERAL WAY WA 98003
253-838-6113
matt.cyr@esmcivil.com

Owner: JOHNSON KENNETH E
14035 SE 122ND ST
RENTON WA

Planner: Andrea Petzel

Reviewer: Arnetta Henninger

LUA07-079 / FROTON BOWERS SHORT PLAT Status: EXPIRED

Submittal Date: 07/26/2007 **Acceptance Date:** 08/06/2007 **Decision Date:** 09/07/2007

Associated Land Use Actions , Administrative Short Plat

Address: 1908 NE 16TH ST

Description: Application for administrative Short Plat Approval for a 2-lot subdivision in the R-8 zone. There is an existing house on the 0.40 acre lot, which would remain. Both lots would access NE 16th Street from a private access easement on the west side of the parcel. The proposed lot sizes would be 8,295 and 5,911 square feet. Net density for the project would be 6.06 dwelling units/acre. There are no critical areas onsite.

Applicant: FROTON RON
PINNACLE LAND & HOME
PO BOX 3411
BELLEVUE, WA
206-459-9547

Tax ID
3343902651

Category: Single Family

LUA07-079 / FROTEN BOWERS SHORT PLAT **Status: EXPIRED**

Owner: TRUJILLO DANIEL & MARIA
1833 CAMAS AVE. NE
RENTON WA
623-399-0425
Planner: Andrea Petzel
Reviewer: Rick Moreno

LUA07-071 / MARTIN GARAGE SETBACK VARIANCE **Status: APPROVED**

Submittal Date: 07/13/2007 **Acceptance Date:** 07/20/2007 **Decision Date:** 09/17/2007

Associated Land Use Actions Administrative Variance,

Address: 661 TAYLOR AVE NW

Description: The applicant is requesting a front and rear yard setback variance for the construction of a 2-story, 900 square foot addition to an existing single-family residence. The addition would include a single-car garage on the lower level and a second-story storage/work/hobby room. The proposed addition would be setback approximately 7 feet from the front property line (a 13-foot protrusion into the required 20-foot setback) and 14 feet from the rear property line (a 6-foot protrusion into the required 20-foot setback).

9/6/07 - Reconsideration received from applicant
9/17/07 - Development Services Director clarified Conditions 1 & 3 with removal of Condition 3 from original decision.

Applicant: MARTIN ROWLAND & SALLY
661 TAYLOR AVE NW
RENTON, WA
206-772-6290

Tax ID
9564800020

Owner: MARTIN ROWLAND & SALLY
661 TAYLOR AVE NW
RENTON, WA
206-772-6290

Planner: Andrea Petzel

LUA07-070 / GIRI SHORT PLAT **Status: RECORDED**

Submittal Date: 07/12/2007 **Acceptance Date:** 07/24/2007 **Decision Date:** 08/27/2007

Associated Land Use Actions

Address: 98 HARDIE AVE SW

Category: Single Family**LUA07-070 / GIRI SHORT PLAT****Status: RECORDED**

Description: Application for Administrative Approval and Environmental Review of a two-lot short plat of a .24 acre parcel in the R-10 zone. The existing home would remain and the new lot would allow for the construction of one new single family residence. Density would be 8.6 dwelling units per acre. The parcel is adjacent to and contains protected slopes in a geologic hazard area. The applicant is requesting a steep slope modification to allow utilities to cross the regulated slope area in order to connect with facilities in Hayes Place SW.

**8/9/2007 - N. Watts granted steep slope modification.

Applicant: GIRI JAMES
27725 145TH PL SE
KENT, WA 98042
253-639-8691

Tax ID

1823059101

Contact: GIRI JAMES
253-639-8691

Owner: GIRI JAMES
27725 145TH PL SE
KENT, WA
253-639-8691

Planner: Andrea Petzel

Reviewer: Rick Moreno

LUA07-069 / BRENNAN RESIDENCE VARIANCE**Status: ISSUED**

Submittal Date: 07/11/2007

Acceptance Date: 07/24/2007

Decision Date: 09/06/2007

Associated Land Use Actions**Address:**

3411 LAKE WASHINGTON BLVD N

Description: The applicant is requesting a Shoreline Variance, Setback Variance, and Shoreline Exemption for the construction of a 2,125 square foot single family residence with a 1,075 square foot building footprint. The project site totals 8,517 square feet and is located along the shoreline of Lake Washington. The proposal would result in a reduction of the 25-foot required Shoreline setback down to a minimum of 19 feet and a reduction of the 5-foot side yard setback down to a minimum of 2 feet.

Applicant: JERRY BRENNAN
3405 LAKE WASHINGTON BLVD N
RENTON WA 98056
425-271-2736

Tax ID

3124059074

Owner: JERRY BRENNAN
3405 LAKE WASHINGTON BLVD N
RENTON, WA
425-271-2736

Category: Single Family

LUA07-069 / BRENNAN RESIDENCE VARIANCE Status: ISSUED

Planner: Jill Ding
Reviewer: Jan Illian

LUA07-067 / HONEY BROOKE WEST FINAL PLAT Status: RECORDED

Submittal Date: 07/09/2007 **Acceptance Date:** 07/17/2007 **Decision Date:** 11/05/2007

Associated Land Use Actions Final Plat

Address:
4912 NE 5TH ST
519 HOQUIAM AVE NE
4930 NE 5TH ST
5004 NE 5TH ST
4925 NE 6TH ST
525 HOQUIAM AVE NE
569 HOQUIAM AVE NE

Description: A plat for 51 single-family residential lots installing storm, street improvements, street lights, sanitary sewer and water mains. Site is located on the north side of NE 6th Street, adjacent to and west of Hoquiam Avenue NE.

Applicant: FOSTER THOMAS C.
LANGLEY DEVELOPMENT GROUP, INC.
6450 SOUTHCENTER BLVD.SUITE #106
SEATTLE, WA
(206) 244-0122 ex 120

Contact: THOMAS C FOSTER
LANGLEY DEVELOPMENT GROUP, INC
206-244-0122 x120

Owner: LANGELY DEVELOPMENT GROUP I
6450 SOUTHCENTER BLVD STE #106
SEATTLE WA
206-499-8491

Tax ID
1023059036
1023059015
1023059070
1023059098
1023059123
1023059125
1023059176
1023059177
1023059291
1023059385

Planner: Arneta Henninger
Reviewer: Elizabeth Higgins

LUA07-063 / MEADE SPECIAL FENCE PERMIT Status: DENIED

Submittal Date: 06/21/2007 **Acceptance Date:** 06/28/2007 **Decision Date:** 07/24/2007

Associated Land Use Actions Special Fence Permit

Address:
2407 OLYMPIA AVE NE

Category: Single Family

LUA07-063 / MEADE SPECIAL FENCE PERMIT Status: DENIED

Description: Application for a Special Fence Permit to construct a 6-foot fence on a side yard along a street (NE 25th Street). Subject lot is located in the R-8 zone and is 6,955 square feet. Distance from the property line to the proposed fence location is approximately 1-2 feet to allow for landscaping.

Applicant: THOMAS + TATIANA MEADE
 2407 OLYMPIA AVE NE
 RENTON, WA
 206-423-7734

Tax ID
3449810010

Owner: WATSON MELODI
 2407 OLYMPIA AV NE
 RENTON WA

Planner: Andrea Petzel

Reviewer: Kayren Kittrick

LUA07-059 / LANGLEY RIDGE AT MAY CR FINAL Status: RECORDED

Submittal Date: 06/06/2007 **Acceptance Date:** 06/15/2007 **Decision Date:** 10/01/2007

Associated Land Use Actions Final Plat

Address:
 2533 ILWACO AVE NE
 2906 ILWACO AVE NE
 5302 NE 26TH ST
 3018 ILWACO AVE NE

Description: 34-LOT FINAL PLAT WITH WETLANDS, STREAM, STEEP SLOPE

Applicant: LANGLEY DEVELOPMENT
Contact: FOSTER C THOMAS
 LANGLEY DEVELOPMENT GROUP
 6450 SOUTHCENTER BLVD #106
 SEATTLE, WA
 206-244-0122

Tax ID
3424059077
0323059002
0323059071
0323059073
0323059111
0323059247
3424059063
3424059076

Owner: BLAYDEN ROBERT E & SHIRLEY
 PO BOX 3029
 RENTON WA

Owner: FOSTER C THOMAS+MARYL C
 6450 SOUTHCENTER BL STE 106
 SEATTLE WA

Owner: HANDELAND EINER I+MARILYN J
 9530 143RD AV SE
 RENTON WA

Category: Single Family**LUA07-059 / LANGLEY RIDGE AT MAY CR FINAL Status: RECORDED**

Owner: HOLMES ROBERT
14610 SE 99TH CT
RENTON WA

Planner: Mike Dotson

Reviewer: Kittrick Kayren (2010)

Reviewer: Andrea Petzel

LUA07-058 / ZETTERBERG FINAL PLAT Status: RECORDED

Submittal Date: 06/04/2007 **Acceptance Date:** 06/08/2007 **Decision Date:** 11/19/2007

Associated Land Use Actions Final Plat

Address:

755 S 21ST ST

Description: Subdivision of 1.39 acres for 9 new single family residential lots with one storm drainage tract. Includes installation of water, sewer, storm, roadway, sidewalk, paving and lighting.

Applicant: FEUERBORN MICHAEL
DREAMCRAFT HOMES
215 EAST MEAKER
KENT, WA
(253) 859-9697

Tax ID

7222000075

Contact: ROMANO MICHAEL
CENTURIAN DEV SERVICES
22617 8TH DR SE
BOTHELL, WA 98021
425-486-2563

Owner: FEUERBORN MICHAEL
MJF HOLDINGS INC.
C/O CENTURIAN DEV SERVICES
2216 8TH DR SE
BOTHELL, WA
425-486-2563

Planner: Jan Illian

Reviewer: Jan Illian

LUA07-057 / TROMBLEY HOBBY KENNEL Status: APPROVED

Submittal Date: 06/01/2007 **Acceptance Date:** 06/22/2007 **Decision Date:** 08/07/2007

Associated Land Use Actions

Category: Single Family**LUA07-057 / TROMBLEY HOBBY KENNEL** **Status: APPROVED****Address:**

2616 NE 6TH PL

Description: HOBBY KENNEL LICENSE FOR 4 PETS

Applicant has (3) existing pets. One 28-pound mixed-breed dog possibly lab-sheltie mix. Two orange cats - one 8 1/2 pound and one 12 1/2 pound. Applicant wishes to add one 5 to 10 pound chihuahua dog as an additional pet that requires a Hobby Kennel License.

This license was issued with no expiration date (under the rules in effect in 2007) provided there are no violations of the animals regulations or valid complaints regarding the animals kept at the site. No annual permit is required for this particular license.

Applicant: LISETTE M TROMBLEY
2616 NE 6THPL
RENTON, WA
425-687-1565

Tax ID

7227502245

Owner: LISETTE M TROMBLEY
2616 NE 6THPL
RENTON, WA
425-687-1565

LUA07-056 / BENSON RIDGE PRELIMINARY PLAT **Status: APPROVED****Submittal Date:** 05/25/2007**Acceptance Date:** 07/09/2007**Decision Date:** 10/22/2007**Associated Land Use Actions****Address:**3401 BENSON DR S
3451 CEDAR AVE S

Description: The applicant has requested approval of a 9-lot subdivision with one tract and dedication of right-of-way for a public street. Two modifications from City of Renton development standards have been requested. One would allow streets to be built within a reduced width right-of-way (50 feet reduced to 42 feet). The second would allow utilities to cross a steeply sloped area within the plat. The project is within an area zoned Residential 8 (8 dwelling units per net acre of land). The proposed project site is 74,862 square feet (1.72 acres). The proposed density would be 6.1 dwelling units per net acre.

The Preliminary Plat requires a State Environmental Policy Act threshold environmental determination, due to steep slopes on the property, and a public hearing before the City of Renton Hearing Examiner.

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

Category: Single Family

LUA07-056 / BENSON RIDGE PRELIMINARY PLAT Status: APPROVED

Applicant: PELTON STEVE & ALICIA
 3020 ISSAQUAH PINE LK RD SE #266
 SAMMAMISH, WA
 425-765-0320

Contact: STEVE & ALICIA PELTON
 425-765-0320

Owner: PELTON STEVE & ALICIA
 3020 ISSAQUAH PINE LK RD SE #266
 SAMMAMISH, WA
 425-765-0320

Planner: Elizabeth Higgins

Reviewer: Arnetta Henninger

Tax ID
9485700460
2923059161

LUA07-055 / AMANDA SHORT PLAT Status: RECORDED

Submittal Date: 05/18/2007 **Acceptance Date:** 07/05/2007 **Decision Date:** 07/30/2007

Associated Land Use Actions

Address:
 105 LYONS AVE NE

Description: The applicant requests Administrative approval for a subdivision of a 68,739 square foot (1.58 acre) parcel into 4 lots suitable for single family residential development in the R-4 zone. The lots would be accessed by a private road, along the south property boundary, intersecting on the east with Lyons Ave NE. There are 9,741 square feet of category 3 wetland and associated buffer along the north portion of the property that would require a native growth protection easement. The project requires environmental review by the Environmental Review Committee and Administrative short plat approval.

Applicant: W H HUGHES HOMES, INC.
 14401 ISSAQUAH HOBART RD
 ISSAQUAH, WA
 DAVID DAY
 425-444-3367

Tax ID
0847100075

Contact: REDDING TOM
 BAIMA & HOLMBERG
 100 FRONT STREET
 ISSAQUAH WA 98027
 425-392-0250

Owner: WOFFORD WILLIAM & SANDRA
 13323 146TH AV SE
 RENTON WA

Planner: Andrea Petzel

Reviewer: Arnetta Henninger

Category: Single Family**LUA07-051 / CORDELL LAKE SHORT PLAT** **Status: APPROVED****Submittal Date:** 05/09/2007**Acceptance Date:** 05/17/2007**Decision Date:** 06/19/2007**Associated Land Use Actions****Address:**

1606 LAKE AVE S

Description: The applicant is requesting administrative Short Plat approval for the subdivision of a 14,640 square foot lot zoned Residential - 8 (R-8) dwelling units per acre into 2 lots. Proposed Lot 1 is 5,452 square feet and proposed Lot 2 is 7,302 square feet. Access to the new lots would be off of Lake Avenue S via residential driveways.

6/8/09 - Standard 1 year extension granted. New expiration date: June 19, 2010.

8/2/10 - Request 2 year extension received. Planning Director approves 2-year extension request as authorized by Ordinance #5452. New expiration date is 6-19-2012

Applicant: DOLLY CORDELL AKA DELICIA
BY MICHAEL J. CORDELL
PO BOX 121
RENTON, WA
206-713-9684

Tax ID

3340401385

Contact: KNIGHT RON
R & J KNIGHT & ASSOCIATES INC
PO BOX 6
RENTON WA 98057
425-255-1777

Owner: DOLLY CORDELL AKA DELICIA
BY MICHAEL J. CORDELL
PO BOX 121
RENTON, WA
206-713-9684

Planner: Jill Ding**Reviewer:** Mike Dotson**LUA07-050 / CORDELL DAVIS SHORT PLAT** **Status: APPROVED****Submittal Date:** 05/09/2007**Acceptance Date:** 05/17/2007**Decision Date:** 07/31/2007**Associated Land Use Actions** Administrative Short Plat**Address:** 15TH AND DAVIS AVE S

Description: The applicant is requesting administrative Short Plat approval for the subdivision of an existing 14,641 square foot lot zoned Residential - 8 (R-8) dwelling units per acre into 2 lots for the future construction of single family residences. Proposed Lot 1 is 5,445 square feet in area and proposed Lot 2 is 7,312 square feet in area. Access to the proposed lots would be off of Davis Avenue S via residential driveways.

Category: Single Family

LUA07-050 / CORDELL DAVIS SHORT PLAT Status: APPROVED

6/8/09 - Standard 1 year extension approved. New expiration date: July 31, 2010.

8/2/10 - Request 2 year extension received. Planning Director approves 2-year extension request as authorized by Ordinance #5452. New expiration date is 7-31-12

Applicant: DOLLY CORDELL AKA DELECIA
BY MICHAEL J. CORDELL, POA
PO BOX 121
RENTON, WA
206-713-9684

Tax ID
3340401260

Contact: KNIGHT RON
R.J. KNIGHT & ASSOCIATES INC
PO BOX 6
RENTON WA 98057
425-255-1777

Owner: DOLLY CORDELL AKA DELECIA
BY MICHAEL J. CORDELL, POA
PO BOX 121
RENTON, WA
206-713-9684

Planner: Jill Ding

Reviewer: Dotson Mike Then Jan Illian As Of 3-2-12

LUA07-047 / STONEHAVEN LOT#33 VARIANCE Status: COMPLETE

Submittal Date: 05/03/2007 **Acceptance Date:** 05/17/2007 **Decision Date:** 06/14/2007

Associated Land Use Actions Administrative Variance

Address: 4726 BURNETT CT S

Description: The applicant requests a rear yard setback variance to allow for the construction of a 5'x10' attached deck and stairs. The subject property is located in the R8 Zone, where the required rear yard setback is 20'. The rear yard setback would be reduced to 15'. Lot size is 7338 square feet, with 2096 square feet of lot coverage (29%). There are no critical areas onsite.

6/12/07 - Reconsideration received from Wescott Homes

6/14/07 - Reconsideration granted.

Category: Single Family

LUA07-047 / STONEHAVEN LOT#33 VARIANCE **Status: COMPLETE**

Applicant: RESERVE AT STONEHAVEN L L C THE
19515 NORTH CREEK PKWY STE#300
BOTHHELL, WA
425-485-1950

Tax ID
7238000330

Contact: CHERYL CARDWELL
19515 NORTH CREEKPKWY STE#300
BOTHHELL, WA
425-485-1590

Owner: RESERVE AT STONEHAVEN L L C THE
10519 20TH ST SE STE #1
EVERETT WA
KC Assessor Account NOT FOUND

Planner: Andrea Petzel

Reviewer: Arnetta Henninger

LUA07-043 / RENTON PROPERTIES SHORT PLAT **Status: RECORDED**

Submittal Date: 04/24/2007 **Acceptance Date:** 05/04/2007 **Decision Date:** 07/02/2007

Associated Land Use Actions

Address: 2132 HARRINGTON PL NE
2132 HARRINGTON PL NE

Description: The applicant has requested review and approval of a 6-lot subdivision of approximately 41,995 sf of land. The process requires a public hearing. The property is zoned Residential 8 (8 dwelling units per net acre). The proposed density is 7.14 du/a.

Applicant: NG CAMIE
1530 33RD AVE S
SEATTLE, WA
206-334-8773

Tax ID
0423059210
0423059134

Contact: HOOPER DAMIEN
BARGHAUSEN CONSULTING ENGINEERS
18215 72ND AVE S
KENT WA 98032
425-251-6222

Owner: NG CAMIE & NGUYEN THACH
1530 33RD AVE S
SEATTLE, WA
206-344-8773

Planner: Elizabeth Higgins

Reviewer: Jan Illian

Category: Single Family**LUA07-042 / BREWIS SHORT PLAT****Status: RECORDED****Submittal Date:** 04/20/2007**Acceptance Date:** 05/03/2007**Decision Date:** 05/23/2007**Associated Land Use Actions** Administrative Short Plat**Address:**3927 MEADOW AVE N
3923 MEADOW AVE N**Description:** 2-Lot Short Plat in R-8 zone. Existing house to be demolished. No critical areas.

The applicant is proposing to subdivide an existing 12,600 square foot lot zoned Residential - 8 (R-8) dwelling units per acre into two lots for the future construction of single family residences. An existing residence is proposed to be removed. Proposed Lot 1 area would be 5,376 and proposed Lot 2 area would be 5,184 square feet. Access to the proposed lots would be off of Meadow Avenue NE.

Applicant:BREWIS DAN
CEDARBROOK HOMES LLC
4855 LAKEHURST LANE S
BELLEVUE, WA
425-766-3091**Tax ID**3342700533
3342700533**Owner:**MATHEWS MATT A+JENIFER L
3927 MEADOW AV N
RENTON WA**Planner:**

Jill Ding

Reviewer:

Jan Illian

LUA07-041 / BECLAN PLACE PRELIM PLAT**Status: APPROVED****Submittal Date:** 04/16/2007**Acceptance Date:** 06/12/2007**Decision Date:** 11/05/2007**Associated Land Use Actions****Address:**NW CORNER OF JERICO AVE NE & NE 2ND ST
255 JERICO AVE NE
219 JERICO AVE NE**Description:**

The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 308,616 square foot parcel into 31 lots for the future construction of single family residences. An existing residence is proposed to remain on Lot 21. The project site is located within the Residential - 4 (R-4) dwelling units per acre zoning designation. The proposed lots would range in size from 7,201 square feet in area to 13,390 square feet. Access to the lots would be provided via a new internal through street connecting Jericho Avenue NE to Hoquiam Avenue NE. A Category 2 wetland is located on the northwest corner of the project site.

9/11/07 - Received appeal to Hearing Examiner's Decision submitted by Steve Beck.

10/22/07 - Planning & Development met regarding appeal submitted by Steve Beck

Category: Single Family

LUA07-041 / BECLAN PLACE PRELIM PLAT Status: APPROVED

11/5/07 - Committee recommended that City Council reject the Hearing Examiner's recommendation to deny the plat, and recommended approval of the plat without the requirement of an alley loaded access. The Committee further recommended that the approval of the plat shall still be subject to conditions No. 1 through 4 and 6 through 8 set forth in the City staff's 8/14/2007 report.

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

Applicant: AMBERWOOD LLC
 19129 SE 145TH ST
 RENTON, WA
 STEVE BECK

Contact: BRANT A. SCHWEIKL
 SCHWEIKL & ASSOCIATES, PLLC
 705 S 9TH STREET STE# 303
 TACOMA, WA 98405
 253-272-4451

Owner: LANDON CRAIG + CATHERINE
 10520 169TH AVE SE
 RENTON, WA
 425-271-0611

Owner: MOSIER LAUREN W+LILA R
 13025 144TH AV SE
 RENTON WA

Owner: SNEED KERWIN W+HEATHER A
 13015 144TH AV SE
 RENTON WA
 425-227-6333

Planner: Ding Jill Then Jennifer Henning At CONST. Stage

Reviewer: Mike Dotson

Tax ID
1523059090
1523059064
1523059065
1523059116

LUA07-040 / MONTEREY PLACE II FINAL PLAT Status: RECORDED

Submittal Date: 04/09/2007 **Acceptance Date:** 04/19/2007 **Decision Date:** 07/23/2007

Associated Land Use Actions Final Plat

Address: 2008 NE 16TH ST

Description: 2-LOT FINAL PLAT (OF PREVIOUSLY SHORT PLATTED LOT)

Category: Single Family**LUA07-040 / MONTEREY PLACE II FINAL PLAT****Status: RECORDED**

Applicant: MONTEREY PLACE LLC
 SUITE 150
 13427 NE 20TH STREET
 BELLEVUE
 206-255-3190

Tax ID

3343901845

Owner: MONTEREY PLACE LLC
 3113 FAIRWEATHER PL
 BELLEVUE WA
 206-255-3190

Planner: Jan Illian

Reviewer: Jill Ding

LUA07-039 / LAKE WASHINGTON VIEW ESTATES**Status: CANCELED****Submittal Date:** 04/03/2007**Acceptance Date:** 04/10/2007**Decision Date:** 04/17/2008**Associated Land Use Actions****Address:**

4200 LAKE WASHINGTON BLVD N

Description: The applicant is requesting Preliminary Plat approval, Environmental (SEPA) Review, and a Shoreline Substantial Development Permit for the subdivision of a 241,053 square foot (5.53 acre) parcel located within the Residential - 8 (R-8) dwelling unit per acre zone, into 13 lots. The proposed lots are intended for the future construction of single family residences. The proposed lots would range in size from 5,167 square feet to 15,173 square feet. Two streams (including May Creek, a shoreline of the state), 3 wetlands, and steep slopes are located on the project site. Access to proposed lots 1-12 would be provided via a new street off of Lake Washington Blvd N, which terminates in a hammerhead turnaround and access to lot 13 would be provided via a driveway off of Meadow Avenue N.

3/4/08 - Letter sent from the owner to the Hearing Examiner notifying the City that the original applicant is no longer with the project that the owner [Greg Fawcett] will continue with the project.

3/27/08 - Hearing Examiner sent letter to original applicant dismissing the application due to inactivity. A new application will be required to reactivate this project.

4/4/08 - Letter from Carson & Noel PLLC [Greg Fawcett "Owner" representative] requesting the project stay active and allow Mr. Fawcett to continue with the process of the project.

4/17/08 - Hearing Examiner responds to correspondence from Owner attorney stating that the "...matter was not pursued in a timely fashion." and dismissed the project.

Category: Single Family

LUA07-039 / LAKE WASHINGTON VIEW ESTATES Status: CANCELED

Applicant: VOLAREHIGH LAND DEVELOPMENT INC
 PO BOX 58877
 RENTON, WA
 206-719-8808

Tax ID
3224059081

Owner: FAWCETT CLARISSA & PARTNERSHIP
 PO BOX 402
 FALL CITY, WA
 425-466-5229

Planner: Gerald Wasser

Reviewer: Mike Dotson

LUA07-032 / ROSEWOOD HIGHLANDS PREL PLAT Status: APPROVED

Submittal Date: 03/16/2007 **Acceptance Date:** 03/27/2007 **Decision Date:** 09/10/2007

Associated Land Use Actions

Address:
 224 UNION AVE NE
 236 UNION AVE NE
 242 UNION AVE NE
 246 UNION AVE NE

Description: The applicant has requested an environmental determination and approval of a 27-lot, 6 tract subdivision (Preliminary Plat) of 4.39 acres of land located ont the east side of Union Avenue NE at NE 2nd Place. The property is zoned Residential-10 (R-10) (10 dwelling units per net acre). According to the project biologist, a Class 3 wetland is located in the NE corner of the site and a Class 4 stream runs along the eastern boundary.

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

Applicant: GLADCO DEVELOPMENT LLC
 PO BOX 1830
 RENTON, WA
 425-235-6300

Tax ID
5182100079
5182100068
5182100069
5182100073
5182100081
5182100085

Contact: CYR MATT
 ESM
 33915 1ST WAY S #200
 FEDERAL WAY WA 98003
 253-838-6113

Owner: WOODALL ROSE
 248 UNION AV NE
 RENTON WA

Planner: Higgins Elizabeth (prel Plat)

Planner: Timmons Rocale (final Plat Only-□Assigned 1/11)

Category: Single Family

LUA07-032 / ROSEWOOD HIGHLANDS PREL PLAT Status: APPROVED

Reviewer: Arneta Henninger

LUA07-027 / PHUNG PRELIMINARY PLAT Status: APPROVED

Submittal Date: 03/06/2007 **Acceptance Date:** 03/15/2007 **Decision Date:** 07/16/2007

Associated Land Use Actions

Address: 2604 LYNNWOOD AVE NE

Description: The applicant requests an Preliminary Plat and Environmental Review for a two-lot subdivision at 2604 Lynnwood Ave., NE (Lot 45, Honey Creek Ridge Div. 3). The applicant proposes to subdivide the 0.49-acre (21,506 sq. ft.) lot into two parcels of 10,761 and 10,745 square feet, for the future development of two single-family homes. The parcel is located in the R-8 zone, and the proposed project density is 4.88 du/ac. Both lots would be accessed off of Lynnwood Avenue NE.

Due to the presence of 3,768 sq. ft. of protected slopes that are approximately 40%, the project is subject to Environmental Review. The average slope across the site exceeds 20%, therefore the project will be reviewed as a Hillside Subdivision and is subject to the Preliminary Plat process (review by the Hearing Examiner and approval by City Council). The site is primarily vegetated with shrubs, deciduous trees and several large conifers. Most of the existing vegetation would be removed to construct the residences; some of the existing trees may be able to be retained.

6/12/07 - Reconsideration received
6/18/07 - HEX changed finding 12. New appeal period date ends 7/2/07.

Applicant: BAIMA & HOLMBERG, INC
100 FRONT ST S
ISSAQUAH
DAVE CASEY

Tax ID
3449820450

Contact: CASEY DAVE
BAIMA & HOLMBERG, INC
100 FRONT ST S
ISSAQUAH WA 98027
425-392-0250

Owner: PHUNG KIET+ROSE ONG
4816 LAKE PL S
RENTON WA

Planner: Andrea Petzel

Reviewer: Arneta Henninger

Category: Single Family

LUA07-025 / JONES SIDE YARD SETBACK VARIAN Status: DENIED

Submittal Date: 03/05/2007 **Acceptance Date:** 03/13/2007 **Decision Date:** 04/09/2007

Associated Land Use Actions Appeal, Administrative Variance

Address:
1721 NE 18TH PL

Description: Application for a side yard setback variance at 1721 NE 18th Place, (Lot 4 of the Jones Avenue Short Plat). A setback variance would allow the lot to have a side yard setback area reduced to approximately 4 feet 9 inches. The parcel is located in the R-8 zone, and the standard side yard setback is 5 feet. Lot size is 5,999 square feet, and lot coverage totals 2,013 square feet or 34%. A stop work order for construction is currently in place for this lot.

4/12/07 - Appeal received from American Classic Homes - appealing City's decision to deny the variance request.

6/26/07 - Appeal heard by the Hearing Examiner - HEX upheld City's decision to deny the variance request - appeal denied.

Applicant: AMERICAN CLASSIC HOMES
PO BOX 1830
RENTON, WA
206-226-7252

Tax ID
3343903526

Owner: AMERICAN CLASSIC HOMES
PO BOX 1830
RENTON, WA
206-226-7252

Planner: Andrea Petzel

Reviewer: Kayren Kittrick

LUA07-022 / WINDSTONE IV LOT 7 VARIANCE Status: APPROVED

Submittal Date: 02/23/2007 **Acceptance Date:** 03/13/2007 **Decision Date:** 03/29/2007

Associated Land Use Actions Administrative Variance

Address: 5300 NE 16TH ST

Description: FRONT YARD SETBACK VARIANCE FOR WINDSTONE IV, LOT 7.

The applicant is requesting an Administrative Variance from the front yard setback requirements to retain an existing residence on proposed Lot 7 of an 8 lot short plat. The project site is vested to the Residential - 5 (R-5) dwelling unit per acre zoning designation. The required front yard setback in the R-5 zone is 20 feet, the existing residence is proposed to be located 18.6 feet from the front property line along the extension of NE 16th Street.

Category: Single Family

LUA07-022 / WINDSTONE IV LOT 7 VARIANCE **Status: APPROVED**

Applicant: KBS III, LLC
12320 NE 8TH ST, STE 100
BELLEVUE, WA
CURTIS SCHUSTER
(206)623-7000

Tax ID
0323059270

Contact: CURTIS SCHUSTER
KBS III, LLC
12320 NE 8TH ST, STE 100
BELLEVUE WA 98005
206-623-7000

Owner: KBS III LLC
5300 NE 16TH ST
BELLEVUE WA

Planner: Jill Ding

Reviewer: Kayren Kittrick

LUA07-016 / HIGHLANDS PARK FINAL PLAT **Status: RECORDED**

Submittal Date: 02/06/2007 **Acceptance Date:** 03/20/2007 **Decision Date:** 06/04/2007

Associated Land Use Actions Final Plat

Address: 13501 156TH AVE SE

Description: 73 LOT FINAL PLAT

Applicant: BURNSTEAD CONSTRUCTION CO.
1215 120TH AVE NE
BELLEVUE, WA
(425) 454-1900 x233

Tax ID
1423059118
1423059047
1423059083
1423059110

Contact: SCHREI STEPHEN J.
CORE DESIGN INC
14711 NE 29TH PLACE, SUITE 101
BELLEVUE, WA
425-885-7877

Owner: COLONY HOMES INC
1215 120TH AV NE #201
BELLEVUE WA

Planner: Mike Dotson

Reviewer: Elizabeth Higgins

Category: Single Family**LUA07-015 / HOUVENER SHORT PLAT****Status: EXPIRED****Submittal Date:** 02/06/2007**Acceptance Date:** 02/14/2007**Decision Date:** 03/16/2007**Associated Land Use Actions****Address:**

1719 MORRIS AVE S

Description: That applicant is requesting Administrative Short Plat approval for the subdivision of an existing 26,968 square foot zoned Residential - 8 (R-8) dwelling units per acre into 4 lots. An existing residence is proposed to remain on Lot 2. The proposed lots would range in size from 5,085 square feet to 7,903 square feet. Access to the proposed lots would be provided via single family driveways onto Morris Avenue S. No critical areas have been identified on the project site.

Applicant: HOUVENER PAUL R+GALE
PO BOX 13155
BOTHELL WA

Tax ID

7222000339

Contact: ANDY MCANDREWS
LAND PLANNING NORTHWEST
100 2ND AVE S STE 170
EDMONDS WA 98020

Owner: HOUVENER PAUL R+GALE
PO BOX 13155
BOTHELL WA

Planner: Jill Ding

Reviewer: Mike Dotson

LUA07-014 / CASSIDY COVE PRELIMINARY PLAT**Status: APPROVED****Submittal Date:** 02/05/2007**Acceptance Date:** 02/14/2007**Decision Date:** 07/02/2007**Associated Land Use Actions****Address:**

155 MONROE AVE NE

Description: A land use master application has been submitted to subdivide, by the Preliminary Plat process, a 68-acre site into 2 lots. One lot would consist of 8 acres and the other 60 acres following subdivision. An environmental review, Hearing Examiner Site Plan Review, and public hearing would be required. The property is located within the Light Industrial Zone within an Employment Area - Industrial Comprehensive Plan designation.

Applicant: JON CASSIDY
KING COUNTY
155 MONROE AVE NE
RENTON WA 98056
206-296-8100

Tax ID

1623059003

Category: Single Family

LUA07-014 / CASSIDY COVE PRELIMINARY PLAT Status: APPROVED

Contact: CASSIDY JON
KING COUNTY
155 MONROE AVE NE
RENTON WA 98056
206-296-8100
Owner: KING COUNTY
500 FOURTH
SEATTLE WA
500A K C ADMIN BLDG
Planner: Elizabeth Higgins
Reviewer: Arnetta Henninger

LUA07-013 / HANSEN SETBACK VARIANCE Status: APPROVED

Submittal Date: 03/23/2007 **Acceptance Date:** 03/30/2007 **Decision Date:** 04/17/2007

Associated Land Use Actions Administrative Variance

Address: 4005 PARK AVE N

Description: VARIANCE FOR GARAGE ADDITION WITHIN 13' OF FRONT PROPERTY LINE INSTEAD OF 15/20' AS REQUIRED BY THE R8 ZONE.

The applicant is requesting approval of an Administrative Setback Variance for the addition of 404 square feet to the west end of an existing garage within the 15-foot side yard along a street setback as required in the R-8 zone. The south corner of the proposed addition would protrude 2 feet into the 15-foot side yard along a street setback. The proposed addition area is divided into two parts, one is a 168 square foot fully enclosed addition to the garage and the other is a 236 square foot roof over an existing fenced and paved storage area.

Owner: HANSEN JOHN & PETRA
4005 PARK AVE N
RENTON, WA
425-430-1498

Tax ID
3224059045

Planner: Jill Ding
Reviewer: Henninger Arnetta