

Small Town. Real Life.

PLANNING DEPARTMENT  
**NOTICE OF APPLICATION**

PROPOSED RING STREET COTTAGES

FILE № SPR17-002

NOTICE DATE: APRIL 14, 2017

**PROJECT INFORMATION**

An application for Site Plan Review (SPR) was submitted on March 22, 2017, (and deemed complete on April 12, 2017) for the construction of two detached single-family cottages situated on four preexisting legal lots of record (which have been consolidated into two legal lots, each 5,002 square feet in size) located within the 26600 block of NE Ring Street, between Second Avenue NE and Broadway Avenue NE (Tax Parcel Numbers 2131700920 and 2131700910). The future land-use designation and zoning classification for this site is R6-Residential 6 Units per Acre.

The Craftsman style cottages will be single story and range in size between 1237 and 1280 heated square feet. Each cottage will come with a detached, alley loaded, single car garage between 299 and 315 square feet that will match the architectural character and quality of the associated cottage. This project will also incorporate Low Impact Design techniques such as use of reclaimed materials; energy efficient design, lighting, and material usage; and incorporation of rain gardens.

This project is being proposed under the City's temporary Cottage Housing Demonstration Ordinance (Ord. № 1193) that incentivizes the construction of cottage housing by granting a density bonus in relation to the underlying zoning allowance in exchange for a limitation on the building size (max. 1300 square feet of heated floor space) and specific architectural and site design requirements.

**APPLICANT CONTACT INFORMATION**

Garrett Charlson, 14910 251<sup>st</sup> Place SE, Issaquah, WA 98027, [garrett.charlson@gmail.com](mailto:garrett.charlson@gmail.com)

**OPPORTUNITY FOR PUBLIC COMMENT**

Any interested person may submit written comments regarding this proposal to Troy Davis, Senior Planner, via email at [troy.davis@duvallwa.gov](mailto:troy.davis@duvallwa.gov); by mail at City of Duvall, P.O. Box 1300, Duvall, WA 98019; or in person at City of Hall located at 15535 Main Street N.E., Duvall, Washington. **Comments will be accepted until 4:30 PM, April 28, 2017.**

**PUBLIC HEARINGS ON THIS PROJECT**

This permit application is a Type I administrative decision and, as such, no public hearing will be provided for this proposal.

**WHAT PERMITS WOULD THIS PROJECT NEED? WHAT STUDIES HAVE BEEN REQUESTED?**

*Site Plan Review Permit, Construction Drawing Approval, Building Permits, Right-of-Way Permit*

**WHAT CITY OF DUVALL REGULATIONS WILL APPLY TO THIS PROJECT?**

*2015 City of Duvall Comprehensive Plan, Duvall Municipal Code, Cottage Housing Demonstration Ordinance, and Public Works Design Standards*

**ARE THERE ANY EXISTING ENVIRONMENTAL REPORTS OR DOCUMENTS THAT EVALUATE THIS PROJECT?**

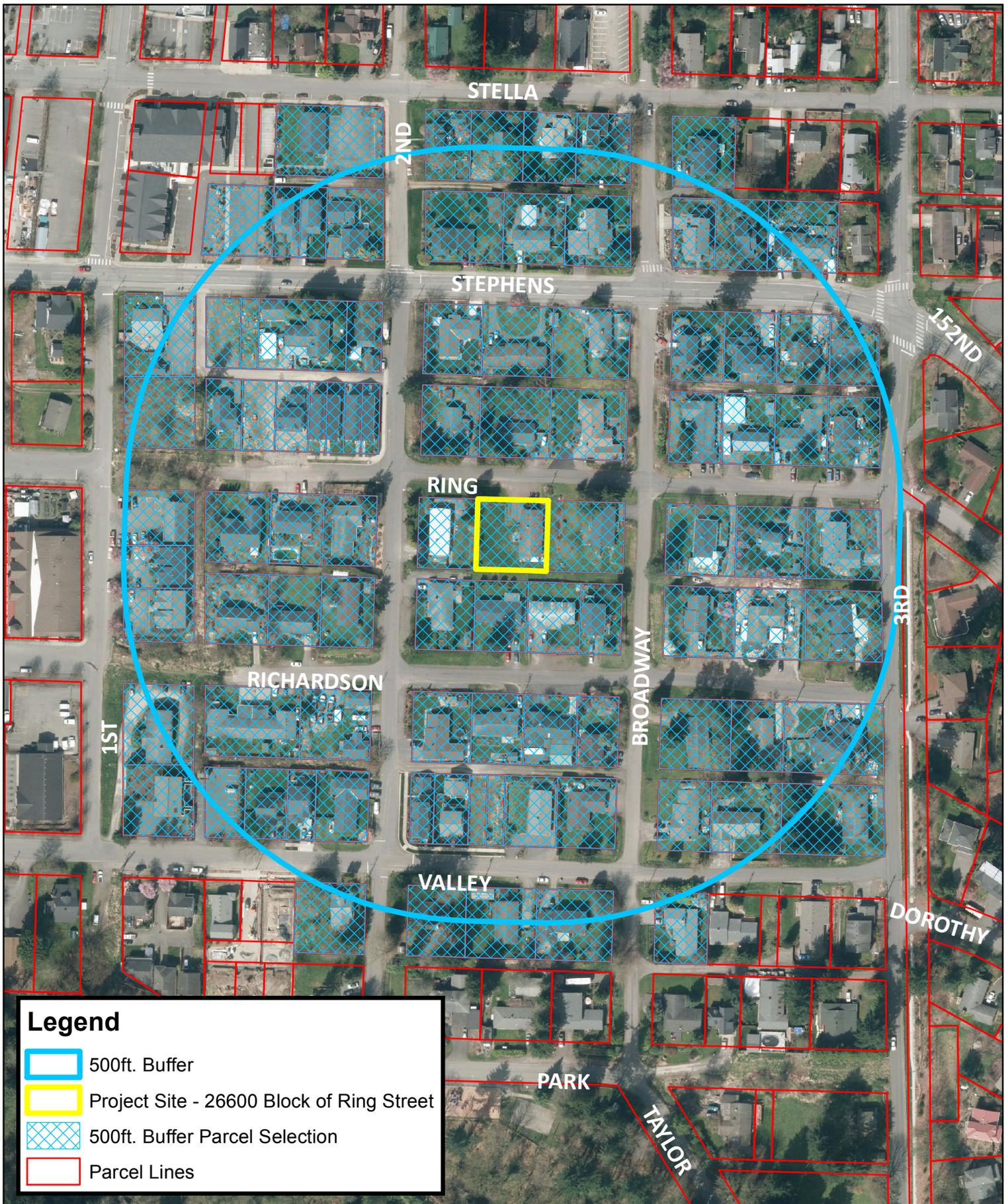
*No. None are required for this proposal.*

**FILE REVIEW / APPEALS**

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

*Lara Thomas*  
FOR Lara Thomas, Planning Director, City of Duvall

April 14, 2017  
Notice Date



**Legend**

-  500ft. Buffer
-  Project Site - 26600 Block of Ring Street
-  500ft. Buffer Parcel Selection
-  Parcel Lines

**Proposed Ring Street Cottages Site and 500ft. Mailing Buffer**

2017

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