

NOTICE OF PUBLIC HEARING

September 28, 2021

PUBLIC HEARING INFORMATION

Hearing Date: September 28, 2021
Hearing Time: 1:00PM
Hearing Location: Due to the COVID-19 outbreak, social distancing and other safety protocols will apply during the hearing. Please contact staff for public comment procedures. The hearing will be held via Zoom. You can call in at (253) 215-8782 (Meeting ID 878 6539 7469) or go to this link: <https://us06web.zoom.us/j/87865397469> If you need additional accommodations, contact the Project Planner.
Hearing Attendees: Any interested person or party may attend the hearing via zoom or phone.

APPLICANT

Brianna Miles, Medici Architects
11711 SE 8th Street, Suite 100
Bellevue, WA 98005
425.453.9298
brianna@mediciarchitects.com

PROJECT and PROPERTY INFORMATION

Name: Willow Ridge Lot 21
Location: 16000 Block of 1st Ave NE & Main View Lane NE
File Numbers: SPR20-005, VAR20-002, VAR20-003, VAR20-004, VAR21-001, VAR21-002, VAR21-003, VAR 21-004, VAR21-005
Zoning: Residential 12 Units per Acre (R12)
Description: This is a 14-unit fee-simple residential development consisting of two triplexes and two fourplexes. Construction of the development was not completed prior to the expiration of obtained land use and building permits and is now on hold pending City issuance of new land use and building permits. Additionally, other site development deficiencies have resulted in the need for plan modifications and site corrections. In the meantime, the City has authorized certain activities to occur in order to secure, clean-up, and reduce erosion on-site.

The applicant is requesting approval of a site plan review application and several variances. Variances are requested for impervious surface, building coverage, required common open space, street and rear setbacks, setback projections for eaves and structures, and required guest parking.

HEARING EXAMINER

The City's Hearing Examiner is the decision maker for this proposal. The Hearing Examiner will issue a final decision within 21 days of the close of public hearing. Hearing Examiner Rules of Procedure are codified in Duvall Municipal Code Chapter 2.30.

CITY CONTACT

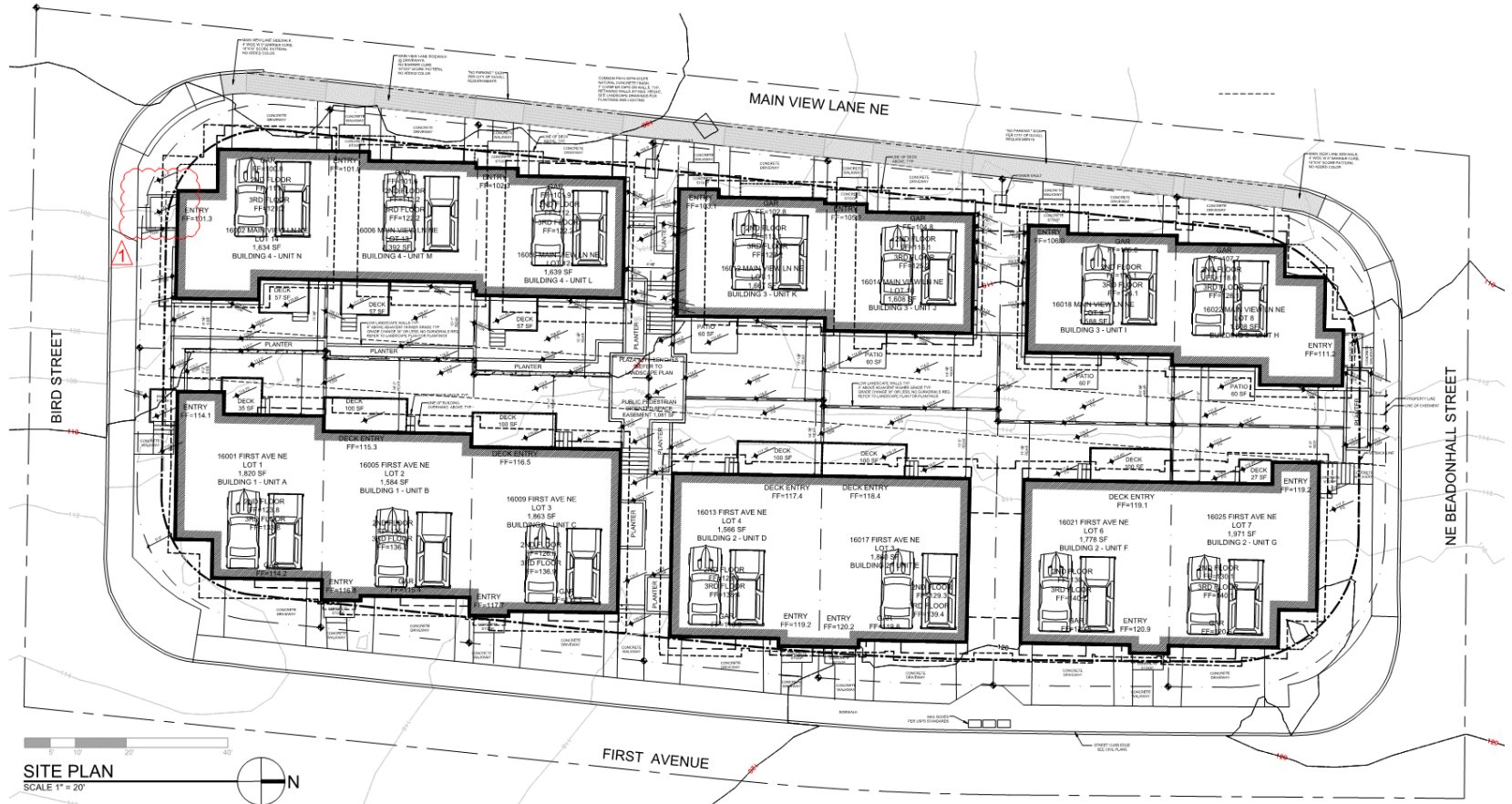
Lara Thomas, Community Development Director
15535 Main Street NE (PO Box 1300)
Duvall, WA 98019
425.939.8079
lara.thomas@duvallwa.go

FILE REVIEW

The staff report and application materials will be available for public review seven days prior to the public hearing via the City's Planning web page at <http://duvallwa.gov/134/Planning-Department>. A hard copy of the staff report and application materials are also available for review at City Hall by appointment (contact project planner). All interested parties may appear and provide testimony to the above proposal at the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. Comments should be addressed to the Planning Department at the address shown above. Contact the Planning Department for appeal procedures. If you have any questions, please call the Project Planner.

SITE PLAN AND ELEVATIONS

WILLOW RIDGE LOT 21 - DUVALL WA



ARCHITECTURE | PROGRAMMING |
ACCESSIBLE DESIGN | INTERIOR DESIGN
www.medicichitects.com
11711 SE 8TH STREET, SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

PROJECT / CLIENT:

WILLOW RIDGE LOT 21

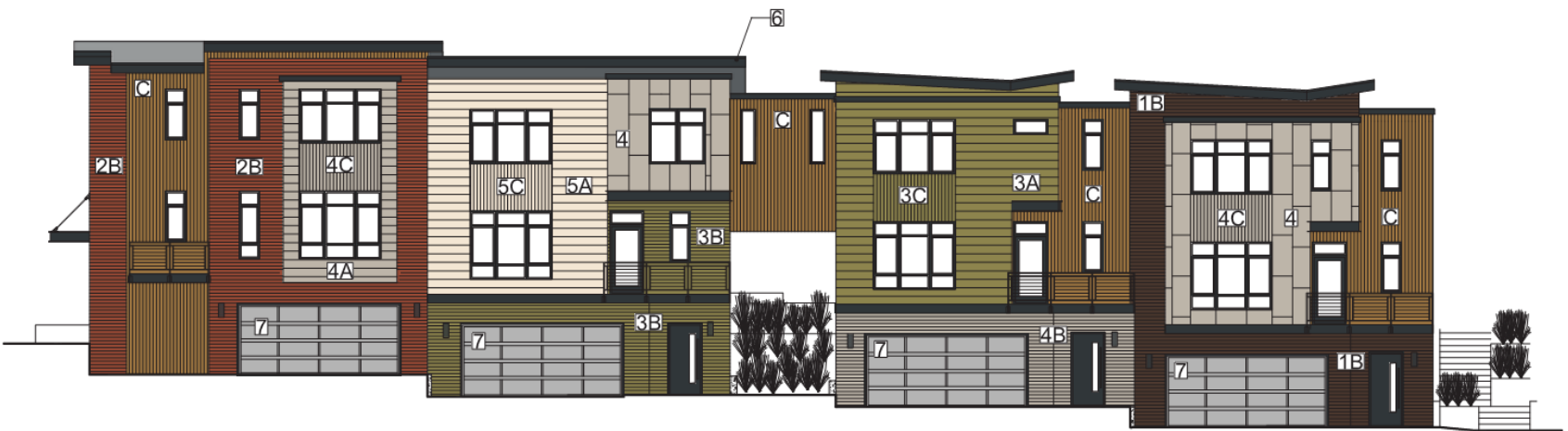
DRAWING NAME:

SITE PLAN

PROJECT NUMBER: 20_008

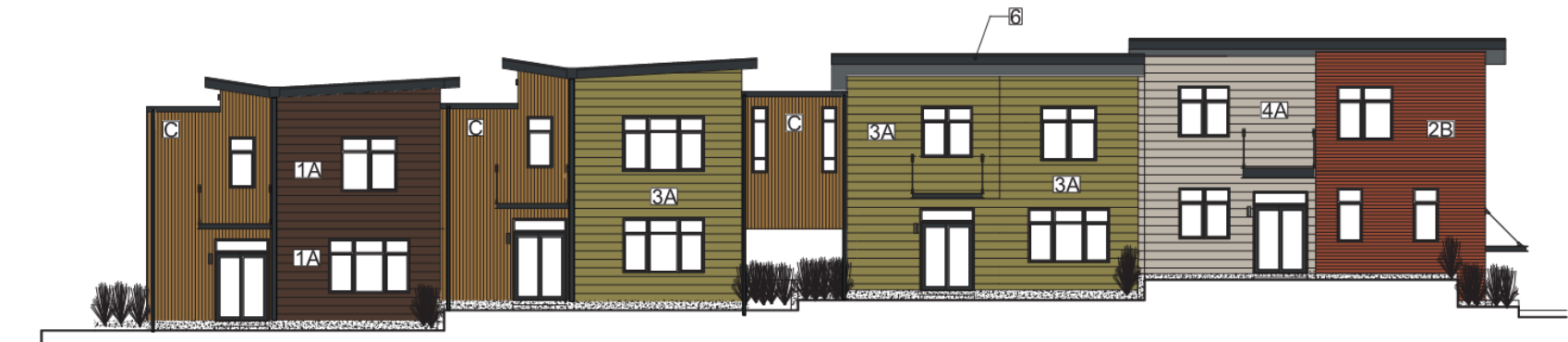
DATE: 03-19-2021

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MAIN VIEW LANE ELEVATION

SCALE 1/8" = 1'-0"



BACKYARD ELEVATION

SCALE 1/8" = 1'-0"