

AMENDED NOTICE OF APPLICATION

ISSUED OCTOBER 7, 2021

APPLICANT

Evelyn Hommas
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Redmond, WA 98053
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ehommas@centurytel.net

APPLICATION TYPE

Site Plan Review, which is a Type III Action pursuant to DMC Chapter 14.08.

Submittal Date: April 12, 2021

Resubmittal Date: September 14, 2021

Application Complete: May 10, 2021

File Number: SPR21-002, VAR21-006, VAR21-007, VAR21-008, VAR21-009, VAR21-010, VAR21-012

Application Documents: <https://www.duvallwa.gov/DocumentCenter/Index/533>

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

Environmental Reports: SEPA Checklist, Geotechnical Report, Technical Information Report

DECISION MAKER

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

PROJECT and PROPERTY INFORMATION

Name: Adventure Community Church

Location: 26632 NE Stella St., Duvall, WA 98019 (TPN 2130701635)

Area: 0.51 Acres (22,385 square feet)

Future Land Use: Religious Institution

Zoning: Residential 6 units per acre (R6)

Use Type: Site Plan

Description: The Applicant is seeking a site plan review for approval for a rebuild of a former church building with site improvements. The sanctuary is proposed at the original site and of the same size as the original church to accommodate the same number of occupants, with classroom spaces below, and with additional space for a new accessible entry, circulation and restrooms. The style and quality of the new building, both the interior and exterior, intends to emulate the character and charm of the original building which exemplified the character and style of the "Old Town Neighborhood" district of Duvall. The applicant is seeking variance approval to omit curbs, reduce the depth of parking stalls, reduce landscaping, reduce parking, reduce width of planting areas and for direct discharge.
Application Amendment: The Applicant has withdrawn their variance request to omit curbing around parking lot landscaping and has submitted two new variance requests. The first new variance request is seeking a reduction in the required minimum 5-foot landscape buffer width between the parking lot and the sidewalk at the southeast corner of the lot and the second new variance request is seeking to exceed the maximum allowable lot coverage (impervious surface) of the underlying R6 zone from 50% to 86%.

PUBLIC COMMENT

Any interested person may submit written comments. Comments on this application will be accepted until **4:30 PM on October 21, 2021**. Please submit comments to the City Contact listed below.

CITY CONTACT

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

OTHER CITY APPROVALS REQUIRED

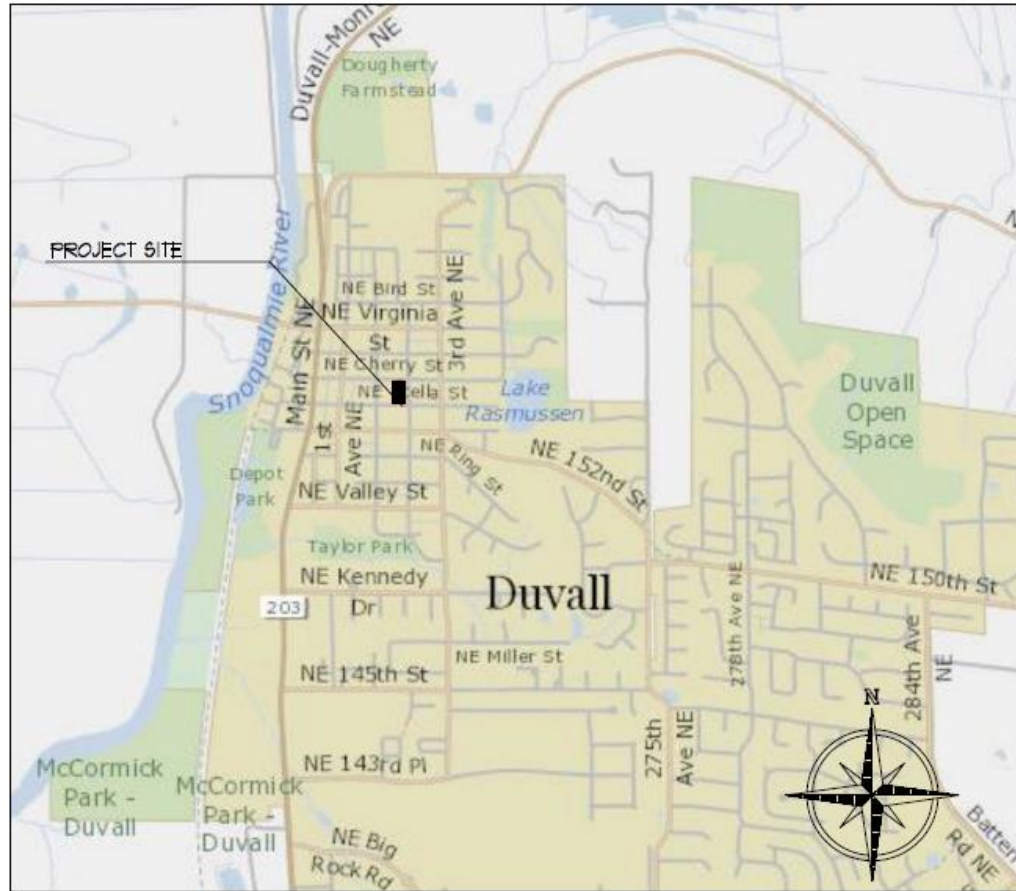
Design Review, SEPA Determination, Right-of-Way Permit, Building Permit

FILE REVIEW and APPEALS

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

MAPS

VICINITY MAP



SITE PLAN

