

# NOTICE OF APPLICATION

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

**DATE OF NOTICE OF APPLICATION:** June 9, 2017

**PROJECT NAME/NUMBER:** Burnett Ave Corner Lot Variance/ LUA17-000357, VAR

**PROJECT DESCRIPTION:** The applicant is requesting approval of a corner lot width variance for an existing underlying parcel (APN 3342102005) located at 3302 Burnett Ave N, in order to segregate two underlying parcels (nos. 3342102005 and 3342102010) into two legal lots. The two parcels are within the Residential – 8 (R-8) Zone and are 5,102 square feet (APN 3342102005) and 5,608 square feet (APN 3342102010). In 1948, a single family home was built over the shared lot line, resulting in a lot combination. Per Code Interpretation CI-116, amendments have been made to allow for the segregation of lots where structures had been constructed over the lot line, provided that the underlying lots comply with the minimum lot size, width, and depth requirements at the time of segregation, and the structure over the lot line has been removed. The underlying parcel number 3342102005 does not comply with the required minimum corner lot width of 60 feet. The existing lot width is 50 feet, rather than the required 60 feet; therefore, the applicant is requesting a corner lot width variance so that the parcel will comply with current development standards and the two lots can be segregated in compliance with the new code interpretation. The existing single family home is proposed for removal. No critical areas are mapped on the project site.

**PROJECT LOCATION:** 3302 Burnett Ave N

**PERMITS/REVIEW REQUESTED:** Variance

**APPLICANT/PROJECT CONTACT PERSON:** Tatiana Gershanovich, Sound Housing / 800 5<sup>th</sup> Ave Suite 101-500 / Seattle, WA 98104 / (360)550-7770 / tatiana@soundhousing.org

Comments on the above application must be submitted in writing to Angelea Weihs, Associate Planner, Department of Community & Economic Development, 1055 South Grady Way, Renton, WA 98057, by 5:00 p.m. on June 23, 2017. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager at (425) 430-7312. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION**

**DATE OF APPLICATION:** JUNE 5, 2017

**NOTICE OF COMPLETE APPLICATION:** JUNE 9, 2017



If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, WA 98057.

File Name / No.: Burnett Ave Corner Lot Variance/ LUA17-000357, VAR

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_