

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: August 7, 2017
PROJECT NAME/NUMBER: Bierlein Residence Variance / LUA17-000515, V-A

PROJECT DESCRIPTION: The applicant is requesting approval of an Administrative Variance from the provisions of the Renton Municipal Code (RMC) regulating side and rear yard setbacks for a primary single family addition to an existing structure in the Residential - 8 dwelling unit per acre (R-8) zone (RMC 4-2-110A). The existing 1,170 square foot home is proposed to be increased to 1,410 square feet. The applicant is proposing a 252 square foot addition on the south (rear) side of the existing home. The applicant is requesting a variance to allow a 4.5-foot side yard setback at the east property line (matching the setback of the existing home) and a one-story building addition behind the existing single-family footprint and within the rear yard setback. The purpose of the variance is for a future expansion of the existing single family residence at 2106 SE 21st Ct. The lot is 6,968 square feet in area. The variance would be to allow a 4.5-foot side yard setback where a 5-foot side yard setback is required and allow the addition to the existing structure to be constructed within 10 feet of the rear property line where a 20-foot rear yard setback is required. Vehicular access to the property is to remain via a driveway off of SE 21st Street. A moderate coal mine hazard has been mapped on the property. No trees will be removed as part of the addition.

PROJECT LOCATION: 2106 SE 21st Ct Renton, WA 98055

PERMITS/REVIEW REQUESTED: Administrative Variance

APPLICANT/PROJECT CONTACT PERSON: Richard L. Bierlein

Comments on the above application must be submitted in writing to Alex Morganroth, Associate Planner, Department of Community & Economic Development, 1055 South Grady Way, Renton, WA 98057, by 5:00 p.m. on August 21, 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) 430-7219. 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: AUGUST 2, 2017
NOTICE OF COMPLETE APPLICATION: AUGUST 7, 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.: Bierlein Residence Variance / LUA17-000515, V-A

NAME: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

TELEPHONE NO.: _____