

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: April 17, 2015

PROJECT NAME/NUMBER: Reyes Addition Project / LUA15-000232, 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 current zoning is subject to interim zoning Ordinance No. 5724. The existing 1,572 square foot home is proposed to be increased to 3,147 square feet. The applicant is proposing a 5-foot side yard setback at the south property line (matching the existing homes setback the south property line) and a second story building addition over the existing single-family footprint within the 25-foot rear yard setback. The purpose of the variance is for a future expansion of the existing single family residence at 220 Garden Ave N. The lot is 4,120 square feet in area. The variance would be to allow a 5-foot side yard setback where a 7.5-foot front yard setback is required and a second story enlargement to the west half of the existing structure to within 15 feet of the rear yard setback where a 25-foot rear yard setback is required. Vehicular access to the property is via the alley between Garden Ave N and Meadow Ave N and the existing home is located more towards the center of the block. No trees will be removed as part of the addition.

PROJECT LOCATION: 220 Garden Ave N

PERMITS/REVIEW REQUESTED: Administrative Variance

APPLICANT/PROJECT CONTACT PERSON: Joe Luckey / Arete' Design / 12041 22nd Ave NE / Seattle, WA 98125 / 206-499-2814 / luckeyjo@gmail.com

Comments on the above application must be submitted in writing to Clark H. Close, Associate Planner, Department of Community & Economic Development, 1055 South Grady Way, Renton, WA 98057, by 5:00 p.m. on May 1, 2015. 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) 430-7289. 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: APRIL 8, 2015

NOTICE OF COMPLETE APPLICATION: APRIL 17, 2015



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.: Reyes Addition ProjectProject / LUA15-000232, V-A

NAME: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

TELEPHONE NO.: _____