

**TOWN OF YARROW POINT
4030 – 95 AVENUE NE
YARROW POINT, WA 98004**

**NOTICE OF VARIANCE APPLICATION #19-8042
NOTICE OF PUBLIC HEARING
HEARING EXAMINER**

February 11, 2020 – 1:00 PM

Notice is hereby given that the Hearing Examiner of the Town of Yarrow Point will conduct a Public Hearing to discuss and act upon an application for a variance submitted by Wais Wazeri, on behalf of **RICHARD SMITH**, for property located at **38XX – 95th Avenue NE**, Yarrow Point, Washington, 98004. The property is a vacant lot south of 3829 – 95th Avenue NE. The Applicant proposes to construct a new single-family residence.

The applicant seeks relief from two sections of the Yarrow Point Municipal Code:

Chapter 17.16.030.A – Structure Height Applicant proposes to construct a new home, a portion of which will exceed the height limit of 25' above original grade/31' above finished grade. Maximum height would be 15' above the limit within the allowable building area, and 5' above the allowable height within the requested setback adjustment.

Chapter 17.16.040.C – Setback Requirements Applicant proposes to reduce the setback adjacent to the public right-of-way to 10' instead of the required 25'.

The following information is provided per YPMC Chapter 14.04.060:

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| (1) | Date of Application | 9/25/2019 |
| | Date of Completeness | 1/17/2020 |
| | Date of Public Notice | 1/24/2020 |
| (2) | Project Description | See above |
| (3) | Additional Permits Required | Building Permit, Site Development, Ancillary Permits |
| (4) | Environmental Documents Required | None at this time; may be required as part of construction permitting |
| (5) | Comment Period | Through February 11, 2020 Public Hearing |
| (6) | Date, Time, Place of Hearing | February 11, 2020, 1:00 PM Yarrow Point Town Hall 4030 – 95 Avenue NE Yarrow Point, WA 98004 |

Members of the public are invited to submit comments and/or attend the Hearing. The variance application and associated documents are available for review at Town Hall.

Dated 1/24/2020