

# AFFIDAVIT OF SERVICE OF MAILING

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City of Issaquah )

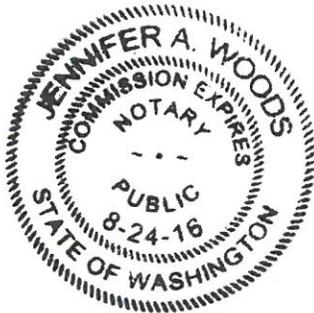
Kathe Geyer, being first duly sworn, upon oath, deposes and states:

That on the 27<sup>th</sup> day of August, 2015, I deposited in the mail of the United States a sealed envelope containing a public hearing notice, decision or recommendation with postage prepaid addressed to the adjacent property and/or parties of record in the below entitled application or petition.

NOA + Notice of Public Hearing  
Chowanski Garris Residence Variance VAR15-00001  
18 envelopes mailed

Kathe Geyer  
Signed by

SUBSCRIBED AND SWORN to before me this 27<sup>th</sup> day of August, 2015



Jennifer A. Woods  
Notary Public in and for the State of Washington  
residing at Kirkland, WA, therein.



August 27, 2015

**NOTICE OF APPLICATION  
and  
Notice of Public Hearing  
Chowanski Garris Residence Variance  
5104 NW Sammamish Road  
VAR15-00001**

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing a Notice of Application and Notice of a Public Hearing for a proposal to construct a single family residence on a 1-acre parcel on Lake Sammamish. There is a small, tributary stream on the north side of the property and the proposed residence would be constructed within the 100-foot stream buffer so a variance is required.

A Public Hearing is scheduled for September 24, 2015 at 10:00 A.M. in the Eagle Room at Issaquah City Hall, located at 130 E Sunset Way.

Project Description: The proposal is for construction of a single family residence on a 1-acre parcel adjacent to Lake Sammamish. There is a small tributary stream, West Village Park Creek, on the north side of the property, which is rated as a Class 2 salmon stream because it directly connects to Lake Sammamish. Class 2 salmonid streams require a 100-foot buffer. The maximum width of the parcel is approximately 125 feet and therefore a residence cannot be constructed outside the stream buffer and a variance is required. The residence is proposed approximately 30-feet at the closest point from the stream. The proposed house would be setback approximately 145 feet from Lake Sammamish, far exceeding the 35-foot buffer plus 15-foot building setback required from the lake.

The site contains an existing residence and outbuildings adjacent to the stream which would be removed, and the proposed construction would not increase the total impervious surface area beyond existing conditions.

The proposal includes mitigation: removing existing rockeries armoring the streambank, grading back the streambank and planting a 30-60 foot wide buffer with native riparian plants, and removing an existing concrete boat ramp in the lake.

Location: 5104 NW Sammamish Road

Comment Period: There is a 14-day public comment period for this Notice of Application. -  
Individuals may provide comments by **5:00 p.m. September 10, 2015**. All comments received  
will be documented in the project file.

Comments may also be provided prior to or at the Public Hearing. Please send comments to: Peter  
Rosen, City of Issaquah, P.O. Box 1307, Issaquah, WA. 98027, or by e-mail: [peterr@issaquahwa.gov](mailto:peterr@issaquahwa.gov).

Date of Application: April 17, 2015

Complete Application: April 29, 2015

Date of Notice of Application: August 27, 2015

Information Available for Review: Application materials and plans are available for review at the  
Issaquah Development Services Department and the Permit Center, City Hall Northwest, 1775 12th  
Avenue NW, Issaquah (next to Holiday Inn and behind Lowe's).

If you would like additional information regarding this application or have questions or comments,  
please contact Peter Rosen at (425) 837-3094 or by email at [peterr@issaquahwa.gov](mailto:peterr@issaquahwa.gov)  
You may also request to be a party of record to receive information and the notice of decision on  
this proposal.

Sincerely,  
DEVELOPMENT SERVICES DEPARTMENT

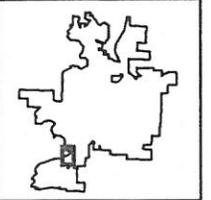


Peter Rosen  
Senior Environmental Planner

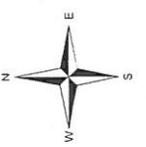
Enclosures: Vicinity Map, Site Plan



City of Issaquah, WA GIS



title



DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained herein.



CITY OF  
**ISSAQUAH**  
GEOGRAPHIC  
INFORMATION SYSTEMS

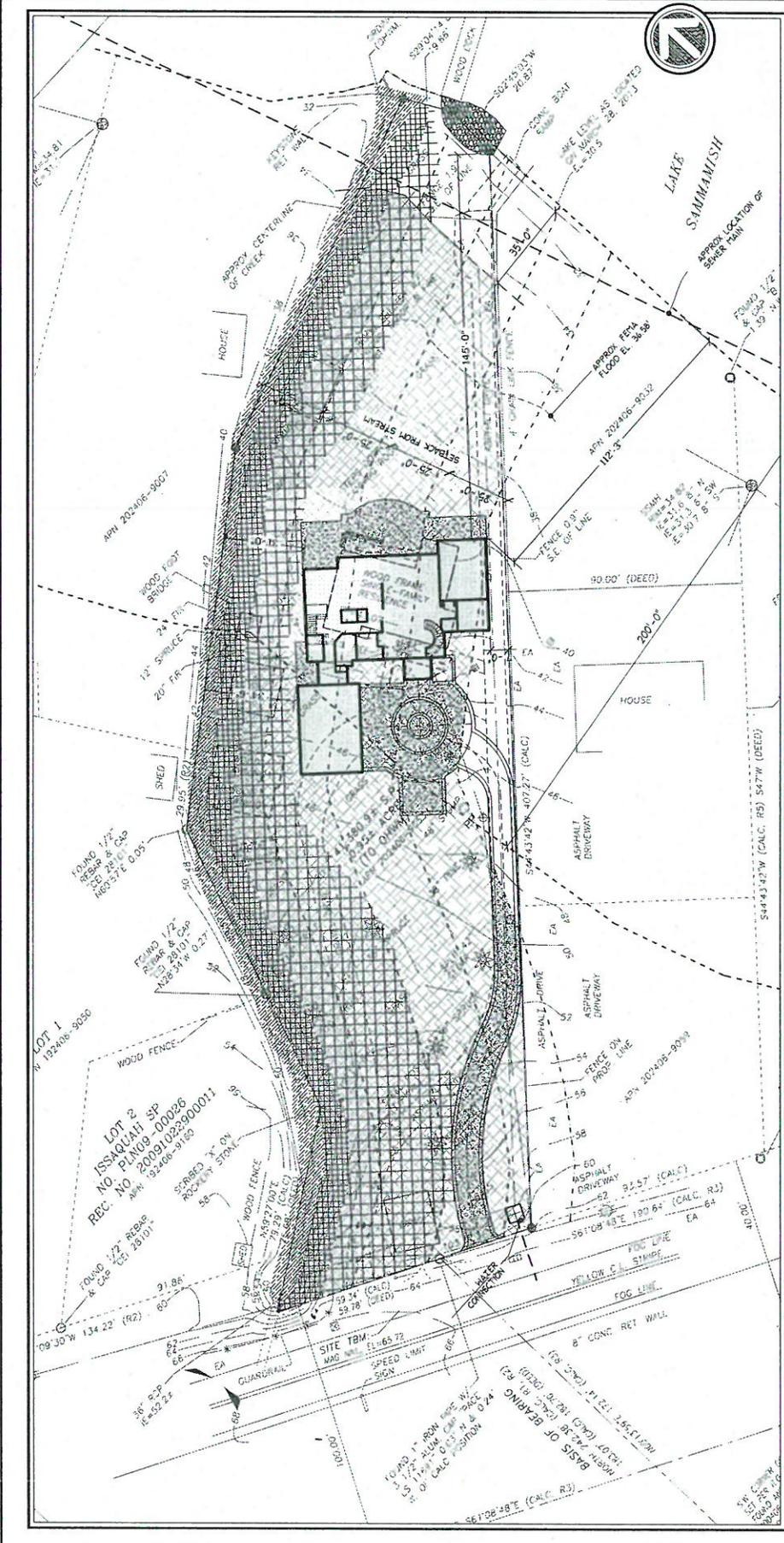
8/25/2015

DATE	BY	DESCRIPTION
04/17/15	DAN	STREAM BUFFER VARIANCE SUBMITTAL

SITE PLAN PROPOSED DEVELOPMENT  
 Parcel #: 202406-9053  
 5104 N.W. Sammamish Road  
 Issaquah, Washington 98027  
**Chowanski Garris Residence**

APHERSON  
 CONSTRUCTION & DESIGN  
 98075-2125 SAMMAMISH WA 98075-2125

DRAWING NUMBER  
**A1.0P**  
 OF DRAWINGS



**S I T E P L A N**

Scale: 1" = 40.0'

- LEGEND:**
- PROPOSED HOUSE FOOTPRINT:  
IMPERVIOUS AREA • 3,732 SF
  - PROPOSED PATIOS & DRIVES:  
IMPERVIOUS AREA • 4,391 SF
  - REX BEACH COBBLES:  
REMOVE EXISTING DEBRIS,  
BARRIERS, 3,988 SF - NEW  
RESTORATION WITHIN STREAM  
BANK.
  - IN-STREAM ENHANCEMENT:  
REMOVE ANGULAR ROCK &  
BARRIERS, 3,988 SF - NEW  
RESTORATION WITHIN STREAM  
BANK.
  - HEAVY HABITAT RESTORATION:  
4,777 SF WITHIN 10 FEET OF  
STREAM BANK
  - MODERATE HABITAT RESTORATION:  
11,970 SF WITHIN 25-50 FEET OF  
STREAM BANK.

TOTAL SET ASIDE FOR STREAM BUFFER  
 ENHANCEMENT: 20,673 S.F. (47.6%)  
 TOTAL SITE AREA: 43,368 S.F.  
 PER KING COUNTY RECORDS  
 IMPERVIOUS AREAS WITHIN CRITICAL AREA BUFFER:  
 IMPERVIOUS AREA: 8,123 SF (18.7% OF LOT AREA)

GILMAN GEORGE  
19501 SE 51ST ST  
ISSAQUAH, WA 98027

DYE ROBERT W  
5110 W LAKE SAMMAMISH RD SE  
ISSAQUAH, WA 98027

BAKER JEFF+ANDREA  
19508 SE 51ST ST  
ISSAQUAH, WA 98027

SIMON AURELIO P  
5116 W LK SAMMAMISH PKWY SE  
ISSAQUAH, WA 98027

TARLETON CALEB A  
19511 SE 51ST  
ISSAQUAH, WA 98027

GARNER JEFFREY D  
5120 NW SAMMAMISH RD  
ISSAQUAH, WA 98027

PETERSON CHARLES O+TAMI L  
19530 SE 51ST ST  
ISSAQUAH, WA 98027

BERGSTROM PAUL R+ANN E  
5124 WEST LAKE SAMMAMISH PKWY  
ISSAQUAH, WA 98027

LOPER STEVEN L+JOAN D  
19535 SE 51ST ST  
ISSAQUAH, WA 98027

HEYER ROBERT J  
5126 NW SAMMAMISH RD  
ISSAQUAH, WA 98027

GAMBLE DIANA JOY  
19537 SE 51ST ST  
ISSAQUAH, WA 98027

WESTMORELAND RICK L+TAMARA  
5134 NW SAMMAMISH RD  
ISSAQUAH, WA 98027

LOVERIDGE PAUL D+LORNA J  
19538 SE 51ST ST  
ISSAQUAH, WA 98027

BERNS ADAM T+ALESSANDRA R  
5152 NW SAMMAMISH RD  
ISSAQUAH, WA 98027

HARPER O J  
19539 SE 51ST  
ISSAQUAH, WA 98027

VELONI GINA  
6122 66TH AVE SE  
SNOHOMISH, WA 98290

CHOW CHUN KUEN  
3210 DELTA AVE  
ROSEMEAD, CA 91770

CHOWANSKI JAMES+MARCY GARRI  
5104 NW SAMMAMISH RD  
ISSAQUAH, WA 98027