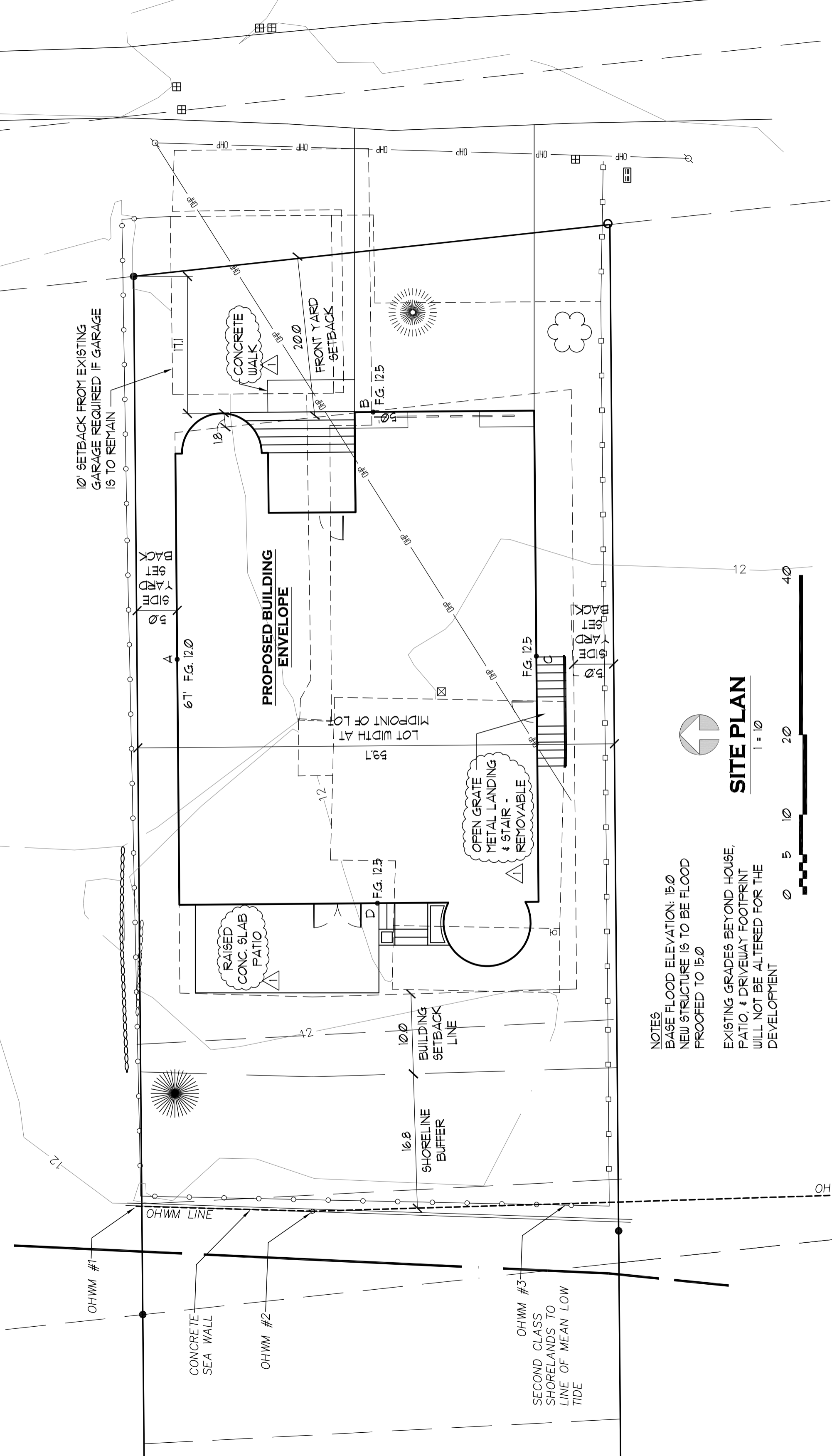




**NOTICE OF SHORELINE VARIANCE APPLICATION,  
TITLE 18 DES MOINES MUNICIPAL CODE VARIANCE APPLICATION,  
AND FLOOD HAZARD AREAS PERMIT APPLICATION**

<b>APPLICATION SUBMITTAL:</b>	November 4, 2015	<b>APPLICATIONS COMPLETE:</b>	February 9, 2018
<b>NOTICE OF APPLICATION:</b>	February 26, 2018	<b>SHORELINE APPLICATION COMMENT DUE DATE:</b>	March 28, 2018
<b>PROPOSAL:</b>	The applicant proposes to remove the existing residence, detached garage, and related impervious surfaces on the subject property and build a new 2-story 4,187 square foot single-family residence. Native trees and shrubs will be planted after construction to improve the ecological function of the site. Applications for a Shoreline Variance, Title 18 Des Moines Municipal Code (DMMC) Variance, Flood Hazard Areas Permit, and Shoreline Exemption have been submitted. The Shoreline Variance application is for a reduction in the City of Des Moines Shoreline Master Program required buffer of 115 feet from the Ordinary High Water Mark (OHWM). The project proposed buffer is 16.8 feet. The Title 18 DMMC Variance application is a request to 1) allow for a lot coverage of 44.2% instead of the permissible lot coverage of 35% (DMMC 18.55.120) and 2) allow for a 1.8 foot intrusion of the residence into the 20 foot required front yard (DMMC 18.55.080). The Flood Hazard Areas Permit application is necessary because the subject site is located in the Special Flood Hazard Areas Zone AE with a Base Flood Elevation of 15 feet.		
<b>PROPONENT:</b>	Eric Stober and Cecelia Lacy-Stober		
<b>LOCATION:</b>	702 South 280th Street, Des Moines, Washington (parcel no. 3222049087)		
<b>FILE NUMBER:</b>	LUA2015-0057		
<b>REVIEWING FILES:</b>	The documents associated with this land use action are available at the following website: <a href="http://www.desmoineswa.gov/mypermits">www.desmoineswa.gov/mypermits</a> . To access the information, once on the above website, please click on Click to Search under the Permit Search Section and then enter the File Number identified above in The Search by ID Number box and then click Search.		
<b>EXISTING ENVIRONMENTAL DOCUMENTATION:</b>	Habitat Assessment; Critical Area Report; JARPA Form; SEPA Checklist		
<p>Written comments concerning the Shoreline Variance application may be submitted to the Des Moines Planning, Building &amp; Public Works Department, located at 21630 11th Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., March 28, 2018. A Shoreline Variance decision is a Type IV land use action (DMMC 18.20.190). All appeals of any final permit decision are governed by the procedures established in RCW 90.58.180 and Title 461 WAC. All appeals of any final permit decision must be made to the Shorelines Hearing Board and the City of Des Moines within twenty-one (21) days.</p> <p>Written comments concerning the Title 18 DMMC Variance application may be submitted to the Des Moines Planning, Building &amp; Public Works Department, located at 21630 11th Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., March 28, 2018. A Title 18 DMMC Variance decision is a Type III land use action (DMMC 18.20.180). The Hearing Examiner’s decision regarding a Type III land use action, other than an action for abatement of a public nuisance pursuant to DMMC 18.15.110, is appealable to the Superior Court of Washington for King County as specified by chapter 18.240 DMMC (appeals from decision of Hearing Examiner).</p> <p>Written comments concerning the Flood Hazard Areas Permit application may be submitted to the Des Moines Planning, Building &amp; Public Works Department, located at 21630 11th Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., March 28, 2018. A Flood Hazard Areas permit decision is a Type II land use action (DMMC 18.20.170). The Planning, Building and Public Works Director’s decision regarding a Type II land use action is appealable to the Hearing Examiner for an open record public hearing as provided in DMMC 18.20.230. For further information contact Jason Woycke, Planner II, by email at <a href="mailto:jwoycke@desmoineswa.gov">jwoycke@desmoineswa.gov</a> or by phone at (206) 870-6551 during regular office hours. All letters and telephone inquiries should refer to file number (LUA2015-0057).</p>			

\* Notice published in the Seattle Times on February 26, 2018 and March 5, 2018.



10' SETBACK FROM EXISTING GARAGE REQUIRED IF GARAGE IS TO REMAIN

FRONT YARD SETBACK

RAISED CONC. SLAB PATIO

CONCRETE WALK

PROPOSED BUILDING ENVELOPE

FRONT YARD SETBACKS

MIDPOINT OF LOT

D F.G. 12.5

B F.G. 12.5

16.8 SHORELINE BUFFER

10' BUILDING SETBACK LINE

OPEN GRATE METAL LANDING & STAIR - REMOVABLE

OHWM #3 SECOND CLASS SHORELANDS TO LINE OF MEAN LOW TIDE

C F.G. 12.5

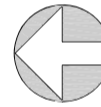
OHWM #2

A 67' F.G. 12.0

**NOTES**

BASE FLOOD ELEVATION: 15.0  
 NEW STRUCTURE IS TO BE FLOOD PROOFED TO 15.0

EXISTING GRADES BEYOND HOUSE, PATIO, & DRIVEWAY FOOTPRINT WILL NOT BE ALTERED FOR THE DEVELOPMENT



**SITE PLAN**

1 = 10

