



11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8000

Notice of Application for Kakar Single-Family Residence Reasonable Use/Variance at 9180 63rd Place W.

Jesse Jarrell, on the behalf of **Mahmood Kakar**, applied for a Reasonable Use Permit/Variance with the City of Mukilteo on **January 25, 2019**. The application was deemed complete on **February 19, 2019**. (File No. SFR-RUP-HE-2019-001).

Description of Proposal: Construction of a new single-family residence with a detached garage including associated grading, parking, landscaping and street frontage improvements on approximately 1.4 acres consisting mainly of steep slopes. The property is zoned Single-Family Residential 12.5. The footprint for the conceptual house and driveway area have been placed in the southeastern portion of the site in order to minimize driveway lengths and disturbance areas on site. Water, sewer and dry utilities are to be extended into the site from existing services located in 92nd Street/63rd Place right-of-way areas. Total permanent disturbance area estimated at around 7,000 sf. The applicant is asking for a reduction in the required critical areas and zoning setbacks.

Location of Proposal: Section 17 Township 28 Range 04 Quarter NE OLYMPUS TERRACE ASSR PLAT OF BLK 000 D-00 TH PTN LOT 21 LY NLY FDL COM MOST NLY COR LOT 25 TH N27*00 30W ALG NWLY LN SD LOT 25 72.08FTTAP ON A LN TH ISPLW & 71FT N WH MEAS AT R/A FR NELY LN SD LOT 25 THE TPB OF HEREIN DESC LN TH S53*03 00E ALG SD PLL LN 324.85FT TAP ON ELY LN OF SD LOT 21 & TERM OF HEREIN SD LN TGW TH PTN VAC 61ST PL W LY ADJ THRTOPER CITY OF MUK ORD NO 1264 REC AFN 201105030615; otherwise known as 9180 63rd Place West, Mukilteo, Washington.

Environmental Documents Prepared for the Proposal:

- Environmental Checklist prepared by Jesse Jarrell dated January 23, 2019
- Geotechnical Engineering Study Proposed Single Family Residence 63rd Place West & 92nd Street SW Mukilteo, WA prepared by Geo Group Northwest dated May 29, 2008
- Targeted Drainage Report for the Kakar Property at 9180 63rd Place W. prepared by Western Engineers & Surveyors dated January 11, 2019

List of Required Permits:

- Reasonable Use
- Variance
- Building
- Engineering
- Any State and Federal Permits if applicable

Applicable Policies and Requirements

The project will be reviewed for consistency with the following policies, standards and regulations:

- | | |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <input type="checkbox"/> Possession Shores Master Plan | <input type="checkbox"/> Sector Plan & Amendments |
| <input checked="" type="checkbox"/> Comprehensive Plan, Shoreline Master Plan | <input checked="" type="checkbox"/> Mukilteo Municipal Code |
| <input checked="" type="checkbox"/> International Building Code (2015 Edition) | <input checked="" type="checkbox"/> City of Mukilteo Development Standards |
| <input checked="" type="checkbox"/> International Fire Code (2015 Edition) | |

Comment Period

The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275. The public is invited to comment on the project by submitting written comments to the Community Development Department at the above address by 4:30 p.m. on the date noted below.

Notice of Application (NOA) Issued: Monday, March 4, 2019

End of NOA Comment Period: Monday, March 18, 2019 at 4:30PM

You may request notice of and participate in any hearings (if applicable), request a copy of the decision once made and be informed of appeal rights. The City will not act on this application until the end of the 14-day public comment period. You may request a copy of the final decision on the project by making a written request to the City contact person named below.

Public Hearing

There will be a public hearing conducted on this project. You have the right to request notice of and to participate in the public hearing. If you want to receive notice of the hearing, you may make a written request to the City contact person named below.

Appeals

The final decision on this project is not administratively appealable. An appeal must be filed within 21 days after the final decision on the project is issued. Only parties of record may file an appeal of the decision. A party of record is the applicant, any person who testified at the open record hearing on the application and/or any person who submitted written comments concerning the application.

Contact Person: Linda Ritter, Senior Planner (425) 263-8043

Signature:  Date: 2/27/19
Linda Ritter, Senior Planner



Location Map

Date Issued: Monday, March 4, 2019

Date Advertised: Monday, March 4, 2019

End Comment Period: Monday, March 18, 2019 at 4:30 PM

pc: Applicant/Representative
 Reviewing Agencies
 Interested Parties

CDD Director
 Permit Services Supervisor
 Permit Services Assistants (2)

Property File
 Property Owners (300')