



City of Newcastle
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NOTICE OF APPLICATION FOR REASONABLE USE EXCEPTION, TYPE III PERMIT REVIEW

Application File: Adamov Reasonable Use Exception, Private Projects
Application File Number: LUP23-006; SEPA23-001

Applicant: Arthur Adamov, RA
ALA Architecture PLLC
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City Official Contact: Mark Hofman, Community Development Director
Date Original Application Filed: May 17, 2023 (Fees paid)
Date Complete Application Filed: May 18, 2023
Date Determined Complete: July 5, 2023
Date of Notice of Application: August 31, 2023
Comment Period Ending Date: September 5, 2023, at 5:00PM

Project Location: Vacant land at the unimproved SE 88th Street and 120th Ave. SE rights-of-way intersection, Newcastle, WA / Parcel # 3346300465 (generally located north of SE May Creek Park Dr.)

Project Description: Critical Areas Reasonable Use Exception (RUE) application proposing to construct one, 2,200 square foot new single-family home with associated site improvements on an existing 74,923 square foot (1.72 acres) vacant/undeveloped parcel in the residential (R4) zoning district. Access is proposed from SE May Creek Park Drive from a private driveway and utility tract over portions of the unimproved SE 88th Street public right of way. There are critical areas on-site including a Category I wetland and associated 110-foot buffer. A reasonable use exception is requested to allow development within the site's wetland buffer, pursuant to Newcastle Municipal Code (NMC) 18.44.048, Reasonable Use Exception- Private projects. A mitigation plan is proposed to offset impacts to critical areas.

Environmental Review: Pursuant to WAC 197-11-800, proposals with lands covered by water (wetlands) are not exempt from SEPA. A SEPA Checklist and a required Critical Areas Report were prepared and submitted as part of the application materials for review.

Permits requested in this application: Critical Areas Reasonable Use Exception, setback reduction, and SEPA Determination (Environmental Review).

Consistency with applicable City plans and regulations: This proposal will be reviewed for consistency with the Zoning Ordinance, Critical Areas Ordinance, Public Works Standards, & Comprehensive Plan.

Other required permits not included in this application: Engineering Review Permit, Building Permit, and Right-of-Way Permit.

Initial Public Comment Period: Pursuant to this published, posted, and mailed Notice of Application (NOA), written comments must be submitted by the initial comment period ending date noted above to: Mark Hofman, Community Development Director, City of Newcastle, 12835 Newcastle Way Suite 200, Newcastle, WA 98056.

Separate public notice(s) will be performed for the SEPA determination as may be applicable, for the required public hearing, and for any notice of final decision. Information about the appeal process will be included in any notice of final decision.

The project application and supporting documents may be reviewed at Newcastle City Hall. Anyone wishing to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal rights may do so in writing to Mark Hofman at markh@newcastlewa.gov or at 12835 Newcastle Way Suite 200, Newcastle, WA 98056. If you have any questions or wish to discuss the project application or review process, please contact Mark Hofman directly at (425) 386-4108.

PROJECT VICINITY MAP

