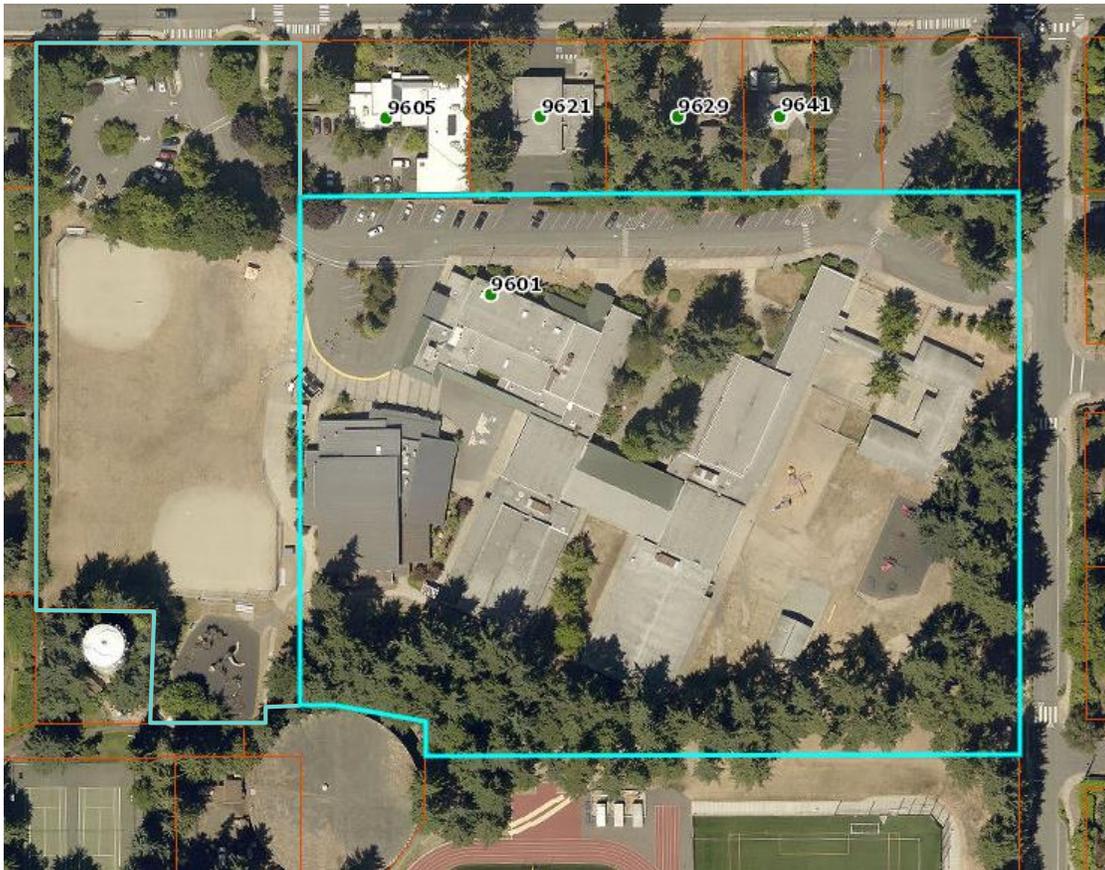




9605 NE 24<sup>th</sup> Street • Clyde Hill, Washington 98004  
425-453-7800 • Fax: 425-462-1936 • www.clydehill.org

## Variance Request Staff Report LUA2019-18



*King County photo of property shows old school*

### **Applicant:**

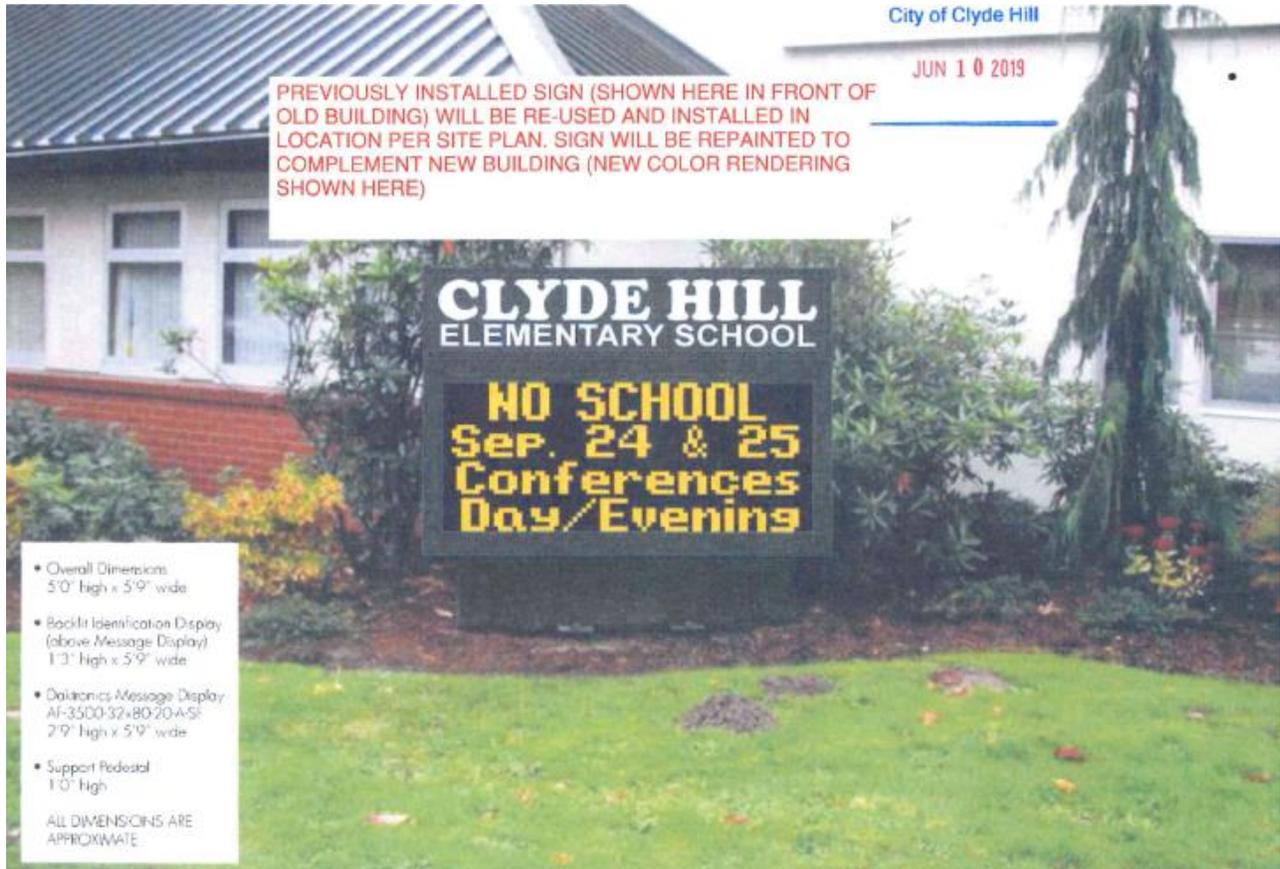
Jack McLeod, Bellevue School District 405, Clyde Hill Elementary School  
9601 NE 24<sup>th</sup> Street, Clyde Hill, WA 98004

### **General Information:**

- Permits to demolish the old elementary school and build a new one were issued in 2018. The new building will be ready for the 2019 school start in the fall.
- The school district is requesting a variance for an electronic, reader board style sign.
- A variance for an electronic sign for the old school was approved in 2012; they plan to re-use the same sign.

**Project Description & Comments:**

The photo below shows the sign as it was installed at the old school.



**A Portion of the Clyde Hill Sign Code:**

**17.56.070 Identification signs.**



A. Churches, schools, similar authorized uses and platted areas may be identified by two permanent signs erected and maintained at or in the vicinity of each entrance to such area. Any such sign must:

1. Be attractive in appearance;
2. Be of such construction and design which is in keeping with the general character of the surrounding neighborhood;
3. Be maintained in high quality condition at all times;
4. Be located within a landscaped area which is continuously maintained;
5. Be situated so as not to cause any interference with visibility of persons driving vehicles upon streets adjacent or in the vicinity of the area in which it is situated;
6. Contain only the name of the plat, church, school, etc., involved;
7. Not exceed four feet in total height above the finished grade.

**Variance Analysis:**

Variance Request 1: To CHMC 17.56.070.A.6 to allow for a monumental sign that will include the name of the school as well as an electronic display board that provides the ability to post notices of meetings and school events.

Variance Request 2: To CHMC 17.56.070.A.7 to allow for the sign to stand 5'-0" above the finished grade; including the mounting pedestal.

**Evaluation of Variance Request:**

Criteria A – 17.72.030 A (No Special Privilege)

The applicant wishes to install a sign on the school property. Signs are an allowed use in the S-1 zoning district.

Criteria B – 17.72.030 B (Extraordinary Situation)

There is no extraordinary situation relating to the topography of the property.

Criteria C – 17.72.030 C (Not Detrimental)

It does not appear that the granting of this variance will create a nuisance for neighboring properties.

An electronic sign announcing activities and events is a de facto standard at modern schools. It does not appear that the sign will be visible from any property zoned residential.

The sign will be located in a landscaped area and will be subject to compliance with all other Clyde Hill Municipal codes.

If the sign is allowed, we recommend that it be turned off during the night time.

Staff recommends that the variance be granted with the preceding condition.

**Lot Coverage:**

The coverage numbers stated here were submitted by the applicant and meet current zoning codes.

Structural coverage allowed: 25% of 465,614 = 116,403 SF

For the new school, the structural lot coverage is 69,659 SF or 14.9%.

Imperious coverage allowed: 60% of 465,614 = 279,368 SF

For the new school, the impervious lot coverage is 180,722 SF or 38.8%.

**Meeting Notice:**

On 7/17/2019, the following notice was mailed to all properties within 300 feet of the subject property, was displayed on a sign board in front of the property on both 98<sup>th</sup> Ave NE and NE 24<sup>th</sup> St, was posted on the website and posted in the kiosk in front of City Hall.



**Notice of Variance Hearing**

The City of Clyde Hill will hold a Public Hearing on 7/31/2019 at 10:00am at City Hall, 9605 NE 24th Street, to consider the following variance request:

**Variance Request #LUA2019-18** Bellevue School District 405  
Clyde Hill Elementary - 9601 NE 24th Street

Variations are requested to CHMC 17.56.070(A)(6) and CHMC 17.56.070(A)(7) to erect an electronic sign that will display more than the name of the school and be one foot higher than allowed.

This hearing will be open to the public and public testimony will be permitted. Written comments will be accepted at City Hall up until the time of the hearing. A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection or copying at the cost of the requestor. A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and copies can be provided at the requestor's expense. If you have any questions about this application, please contact Teri Tupper, Deputy City Clerk, at 425-453-7800.



**Mailing List:**

Parcels within 300 feet of 9601 NE 24<sup>th</sup> Street  
List extracted from King County Assessor's website on 6/12/2019

Notices mailed by the Deputy City Clerk, on: 7/16/2019

Name	Address	City	State	Zip code
BORODYANSKY GALINA	9805 NE 23RD ST	BELLEVUE	WA	98004
CHANDIRAM SANJAY+KRITHIKA	9801 NE 24TH ST	BELLEVUE	WA	98004
CHEN DUI	2120 98TH AVE NE	BELLEVUE	WA	98004
CITY OF BELLEVUE	9819 NE 24TH ST	BELLEVUE	WA	98004
DILLON BRIAN J+COLLEEN A	9815 NE 22ND ST	BELLEVUE	WA	98004
FARHAN MUNIF M+ELDIN DINA A	9824 NE 22ND ST	BELLEVUE	WA	98004
HARKLEROAD GERALD WILLIAM	2104 98TH AVE NE	BELLEVUE	WA	98004
HENDERSON JANE	9804 NE 22ND ST	BELLEVUE	WA	98004
HO STEPHEN WAI MAN+PUI KWON	9815 NE 23RD ST	BELLEVUE	WA	98004
JENNER C R	9820 NE 21ST ST	BELLEVUE	WA	98004
LOUIS MANDY J+LASLEY FRANK	9814 NE 22ND ST	BELLEVUE	WA	98004
MITCHELL JOYCE	9825 NE 23RD ST	BELLEVUE	WA	98004
PALESTRO CHRISTOPHER J JR	9812 NE 21ST ST	BELLEVUE	WA	98004
ROUTH SALLY A	9825 NE 22ND ST	BELLEVUE	WA	98004
WANG UE ZHONG+FENG XUE JUN	9806 NE 23RD ST	BELLEVUE	WA	98004
WINNINGHAM EYENIA A S	9810 NE 24TH ST	BELLEVUE	WA	98004
ZHOU YAN	9802 NE 24TH ST	BELLEVUE	WA	98004
ALBRIGHT GREGORY F+SHAMA M	9520 NE 24TH ST	CLYDE HILL	WA	98004
BAI YU+YUTING ZHU	9610 NE 24TH ST	CLYDE HILL	WA	98004
BASSETT KENT L	2210 95TH AVE NE	CLYDE HILL	WA	98004
BELLEVUE CITY OF/FIRE	9615 NE 24TH ST	CLYDE HILL	WA	98004
BELLEVUE SCHOOL DIST 405	2001 98TH AVE NE	CLYDE HILL	WA	98004
BURNETT DAVID T+TRICIA L	2201 95TH AVE NE	CLYDE HILL	WA	98004
CALVO DAN	9451 NE 25TH ST	CLYDE HILL	WA	98004
CHANEY JEFFREY+SUN	2209 95TH AVE NE	CLYDE HILL	WA	98004
COMSTOCK MARK K+MARY T	2248 95TH AVE NE	CLYDE HILL	WA	98004
CUFF MICHAEL A	2417 96TH AVE NE	CLYDE HILL	WA	98004
CUFF TIMOTHY+LYNETTE	2251 95TH AVE NE	CLYDE HILL	WA	98004
CURRAN WHITNEY	9432 NE 24TH ST	CLYDE HILL	WA	98004
FARICY PETER T+SHARON V	9445 NE 25TH ST	CLYDE HILL	WA	98004
FARINAS VICENTE+JENNIFER	2241 95TH AVE NE	CLYDE HILL	WA	98004
GALANTE CHARLIE V+CYNTHIS B	9624 NE 24TH ST	CLYDE HILL	WA	98004
HOLLENBECK CHARLES F	9415 NE 25TH ST	CLYDE HILL	WA	98004
HS REO 104 LLC	9641 NE 24TH ST	CLYDE HILL	WA	98004
HUI FERNANDO Y C+MUI,NANCY	2105 96TH AVE NE	CLYDE HILL	WA	98004
JI JIANI	2231 95TH AVE NE	CLYDE HILL	WA	98004
LOCHWOOD-LOZIER CUSTOM CONSTRUCTION	2261 95TH AVE NE 8708 152 <sup>nd</sup> Ave NE	CLYDE HILL REDMOND	WA WA	98004 98052

LOLLO LORETO+IACOBONE ANNA	9416 NE 24TH ST	CLYDE HILL	WA	98004
MCPHERSON SHELBY E+CHRISTIN	2411 98TH AVE NE	CLYDE HILL	WA	98004
MINARD LORI	2224 95TH AVE NE	CLYDE HILL	WA	98004
MONTESINO HENRY R	2402 96TH AVE NE	CLYDE HILL	WA	98004
NIX-VAN GINNEKEN LIV TRST	2111 96TH AVE NE	CLYDE HILL	WA	98004
OLIVER BRYAN+CANDACE	2236 95TH AVE NE	CLYDE HILL	WA	98004
RICHARDS JOHN EDWARD+JENNIF	2219 95TH AVE NE	CLYDE HILL	WA	98004
SHIH LUCY	2424 96TH AVE NE	CLYDE HILL	WA	98004
SOWATSKY JOHN B+BARBARA A	2034 94TH AVE NE	CLYDE HILL	WA	98004
SU CLIFF+KUAN LING	9710 NE 24TH ST	CLYDE HILL	WA	98004
THRUSH DANIEL P	9618 NE 24TH ST	CLYDE HILL	WA	98004
VALLE DAVID	2260 95TH AVE NE	CLYDE HILL	WA	98004
WALKER DAVID+CATHERINE S	9619 NE 25TH ST	CLYDE HILL	WA	98004
WANG MO	9626 NE 24TH ST	CLYDE HILL	WA	98004
WANG TAO+JIA LIU	2410 96TH AVE NE	CLYDE HILL	WA	98004
XU JIANPING	2416 96TH AVE NE	CLYDE HILL	WA	98004
YANG PENG WU+CHEN YAO	9426 NE 24TH ST	CLYDE HILL	WA	98004
ZOU JIAJIN	9720 NE 24TH ST	CLYDE HILL	WA	98004
ZOU JIUSHENG+JIANG XIULAN	9590 NE 24TH ST	CLYDE HILL	WA	98004

**Newspaper Notice:**

**The following Legal Advertisement was published in the Seattle Times on: 7/18/2019**

The City of Clyde Hill will hold a Public Hearing on Wednesday, 7/31/2019 at 10:00am at City Hall, 9605 NE 24th Street, to consider Variance #LUA2019-18 for Clyde Hill Elementary School at 9601 NE 24th Street. Variances are requested to CHMC 17.56.070.A.6 and CHMC 17.56.070.A.7 to erect an electronic sign that will display more than the name of the school and be one foot higher than allowed.

This hearing will be open to the public and public testimony will be permitted. Written comments will be accepted at City Hall up until the time of the hearing. A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection or copying at the cost of the requestor. A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and copies can be provided at the requestor's expense. If you have any questions about this application, please contact Teri Tupper, Deputy City Clerk, at 425-453-7800.