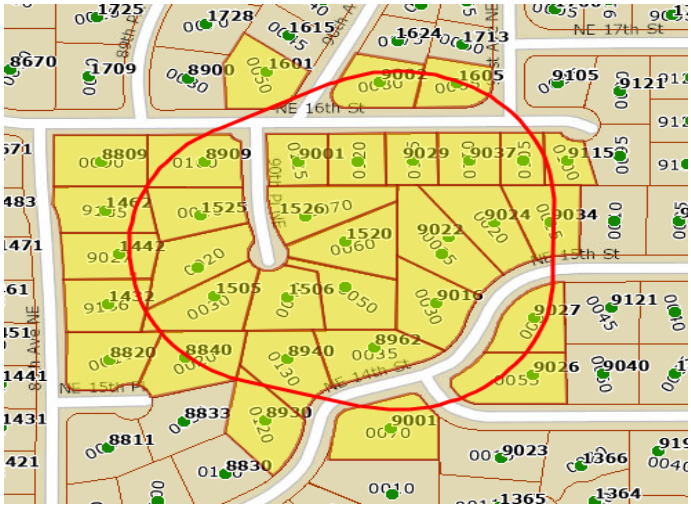
Notice of Hearing for Variance Requests

The City of Clyde Hill will hold a Public Hearing on Friday, 03/08/2024 at 10:00am. This hearing will be held via teleconference using Microsoft Teams. Meeting attendance details can be obtained by calling City Hall at 425-453-7800 and are also on the City's website: www.clydehill.org

Variance Request #LUA2023-0023
William Browne, 1520 90th PL NE, Clyde Hill, WA 98004

A single-family residence with a detached garage was legally constructed in 1982 per Clyde Hill municipal codes. A variance is requested to the current CHMC 17.16.050 for side yard setbacks. A second variance is requested to the current CHMC 17.16.040 for rear yard setbacks. A third variance request to CHMC 17.16.020 for the height limit of a structure. This request is to allow the existing roof ridge to be extended 6 feet to the north. The 6-foot extension would exceed the height limit by approximately 0.33 feet (4 inches). The ridge extension would cause approximately 56 sf of surface area to be above the 25 ft plane. The northern portion of the existing home to encroach 2.0 feet into the required 15-foot side yard setback. The existing southern roof overhang to encroach 5.96 feet into the required 15-foot side yard setback. The eastern portion of the existing detached garage to encroach 25.0 feet into the required 35-foot rear yard setback.

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 of 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 will be provided at the requestor's cost. If you have any questions about this application, please contact Darby Swayne, Code Compliance Officer, at 425-453-7800 or darby@clydehill.org.