

NOTICE OF APPLICATION

Application Name: Hansen Code Variance- Adequacy of Sewage Disposal

Application File Number: LU18-0019

Primary Contact: James Hansen
11812 SE 310th Street
Auburn, WA 98092

Application Submitted: June 7, 2018

Date of Complete Application: July 5, 2018

Notice of Application: July 13, 2018

Project Location: The subject property is located at 24229 SE 183rd Ave, and consists of Parcel No. 7785400070 in Covington, Washington. The site is situated in the NW Quarter of Section 19, Township 22N and Range 6E in the City of Covington, King County, WA.

Project Description: The applicant is requesting a code variance from the requirement to connect to public sewer. Pursuant to CMC 18.75.030 Adequacy of Sewage Disposal and CMC 13.10.040(2)(b) Development proposals – Sewer connections required, the property is required to connect to the public sewer system because the location of the land use proposal (single family building permit) is within 300 ft. of the public sewer connection. In lieu of connecting to the public sewer, the applicant is requesting the variance to utilize a private septic system for the new single-family home. The site contains no environmentally critical areas.

Comp Plan/Zoning Designation: The zoning designation is Low Density Residential, R-4.

Consistency with Applicable City Plans and Regulations: This proposal will be reviewed for compliance with all applicable City of Covington ordinances; including Title 18-Zoning, Title 13-Public Utilities regulations, and applicable design requirements.

Other known permits not included in this Application: Single Family Residential Building Permit (compliance with the International Building, Fire, Mechanical and Plumbing Codes); Certificates of Water and Sewer Availability; applicable Right-of-Way Permits from the City.

Comment Period: July 13, 2018 – August 3, 2018

*This is a Type 3 Application in accordance with CMC 14.30.040 whereby a Public Hearing before the City of Covington's Hearing Examiner is required. Notification of the public hearing will occur at least 14 days prior to the scheduled hearing. The Hearing Examiner will issue the final decision that is appealable to King County Superior Court. To make written comments, please mail, email, or hand-deliver specific comments to City Hall, Community Development Department, 16720 SE 271st Street, Covington, WA 98042, no later than **August 3, 2018**. Please contact Permit Services at 253-480-2400, or via email at permitservices@covingtonwa.gov should you have any questions or comments pertaining to this proposal. Reference project documents online: permits.covingtonwa.gov/citizen (Search permit #LU18-0019).*