



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

February 26th, 2024

Dana Warren
(via email: Danawarren@msn.com)

Re: **Determination of Complete Applications – 2841 Evergreen Point Rd- File No: P-24-007**

Dear Dana Warren,

The City has reviewed the above-referenced Non-Administrative Variance Application for **2841 Evergreen Point Rd** and has determined they are complete pursuant to MMC 16.80.100. The City will issue a Notice of Application to notify parties of the application in accordance with MMC 16.80.110. The notice will be mailed and posted by the City within 14 days of the date of this letter pursuant to MMC 16.80.140.

Please be aware that this determination does not preclude the City from requesting additional information. If you have questions, please do not hesitate to contact me directly at tcarter@ldccorp.com or 425-949-0152.

Sincerely,

Thomas Carter
City of Medina
Planning Consultant

CC: Steven R. Wilcox
City of Medina
Development Services
Director



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NOTICE OF APPLICATION

Proposal: To obtain a Non-administrative Variance for deck height.

File No. P-24-007 Non-Administrative Variance

Applicant: Steven Nielsen, Dana Warren (Agent)

Site Address: 2841 Evergreen Point Rd, Medina, WA 98039

Other Required Permits: Building Permit

Application Received: January 29, 2024

Determination of Completeness: March 6, 2024

Notice of Application: March 12, 2024

PUBLIC COMMENTS: Pursuant to MMC 16.80.110(B)(7), this application has a public comment period. Please submit public comments no less than 14 days and no more than 30 days from the date of issuance of the Notice of Application.

STATE ENVIRONMENTAL POLICY ACT: The proposal is exempt from environmental (SEPA) review pursuant to WAC 197-11-800(2)(e), Minor New Construction and 197-11-800(6)(e), Land Use Decisions, Granting of a Variance.

DETERMINATION OF CONSISTENCY: Pursuant to RCW 36.70B.040, a preliminary determination has found the proposal consistent with the provisions of the Medina Municipal Code.

APPEAL RIGHTS: Any person can comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Pursuant to MMC 16.80.220(B), a Type 3 Non-Administrative Variance decision may be appealed to the King County Superior Court.

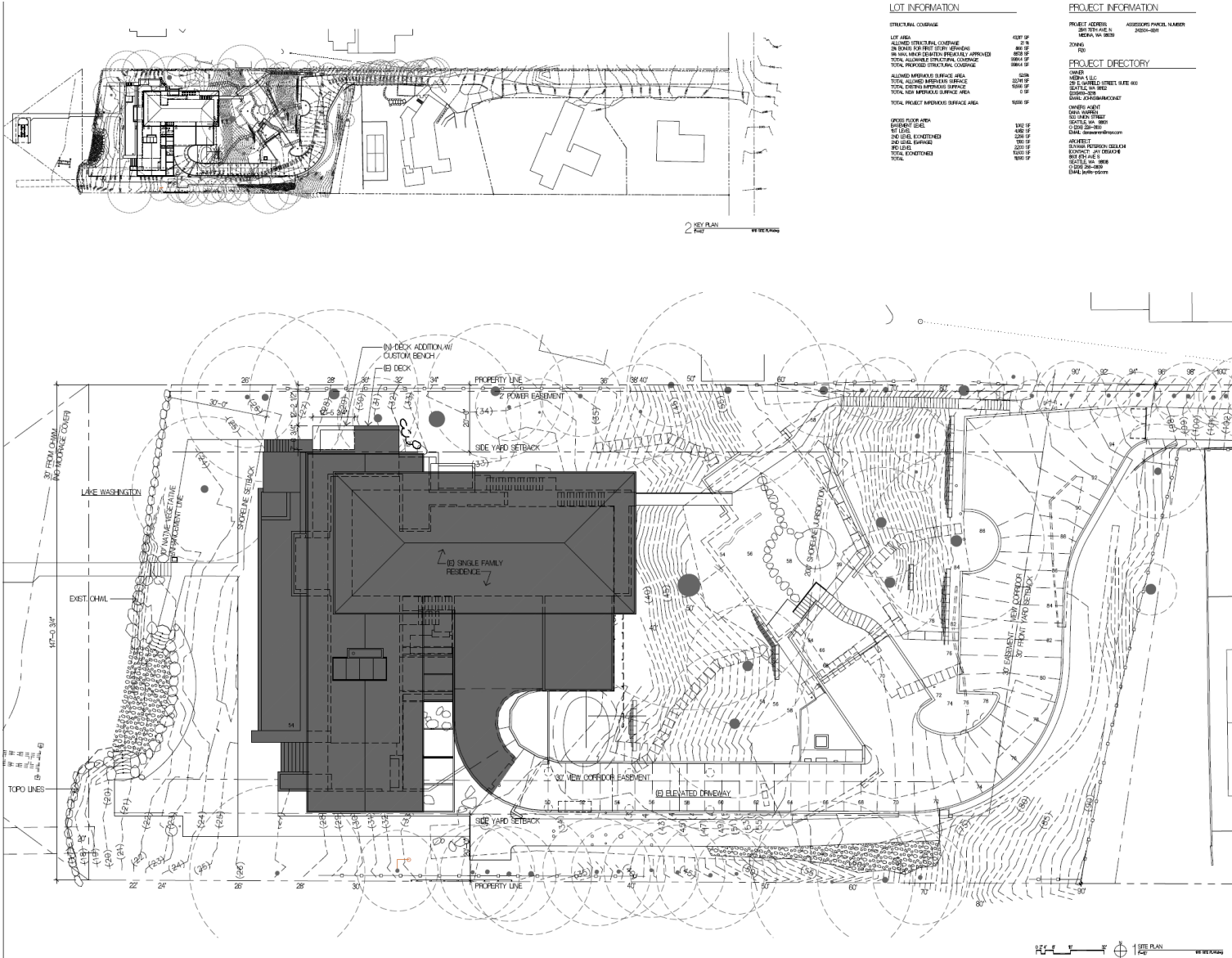
QUESTIONS: The complete application may be viewed either at City Hall, located at 501 Evergreen Point Road, Medina WA, 98039, or electronically by emailing the staff contact below.

STAFF CONTACT: Jonathan Kesler, AICP, City of Medina Planning Manager, at (425) 233-6416 or jkesler@medina-wa.gov.

Jonathan Kesler, AICP, Planning Manager

03/12/2024
Notice Issued

Site Plan



LOT INFORMATION

STRUCTURE COVERAGE	8864 SF
LOT AREA	4327 SF
ALIGNED STRUCTURAL COVERAGE	0 SF
30' DECK ADDITION (NOT PREVIOUSLY APPROVED)	186 SF
30' DECK	108 SF
TOTAL PROPOSED STRUCTURAL COVERAGE	8864 SF
ALIGNED APPROXIMATE SURFACE AREA	8864 SF
TOTAL ALIGNED APPROXIMATE SURFACE AREA	8864 SF
TOTAL COVERED APPROXIMATE SURFACE AREA	8864 SF
TOTAL PROJECT APPROXIMATE SURFACE AREA	1000 SF
CRUIS TOUR AREA	1000 SF
EXISTING LOT	1000 SF
ST LEVEL	1000 SF
30' LEVEL	1000 SF
20' LEVEL	1000 SF
10' LEVEL	1000 SF
TOTAL CONDITIONED	1000 SF

PROJECT INFORMATION

PROJECT ADDRESS	300 1ST AVE SE	ASSESSMENT PARCEL NUMBER	20200-001
CITY	MEDINA, WA 98281		
OWNER	MEDINA 1, LLC		
PROJECT DIRECTORY	300 1ST AVE SE		
OWNER AGENT	BOYD & ASSOCIATES, INC.		
DATE	04/15/2024		
PROJECT NO.	2024-001		
PROJECT NAME	RESIDENCE		
PROJECT TYPE	RESIDENCE		
PROJECT STATUS	PENDING		
PROJECT VALUE	\$1,000,000		
PROJECT AREA	0.10 AC		
PROJECT PERMITS	0		
PROJECT COST	\$1,000,000		
PROJECT RISK	LOW		

Boyd & Associates, Inc.
 2000 1st Ave SE
 P.O. Box 1000
 Medina, WA 98281
 Phone: (360) 261-1000
 Fax: (360) 261-1001
 Email: info@boydandassociates.com

Project: The MEDINA 1, LLC RESIDENCE
 300 1ST AVE SE
 MEDINA, WA 98281

Owner: The SITE PLAN

Date: 04/15/2024
 Rev: 10

Scale: DATE

DECK VARIANCE
 Sheet No.

TS-1

