

CITY OF SNOQUALMIE
GENERAL LAND USE APPLICATION

DRB2024-0002

RECEIVED
09/26/2024
City of Snoqualmie
Building Department

- Short Plat (or Subdivision)
- Design Review Board
- Conditional Use Permit
- Mixed Use Development Permit
- Planned Unit Development Permit
- Variance
- Binding Site Improvement Plan
- Unclassified Use Permits
- Preliminary Plat
- Comp Plan Change
- Temporary Use Permit
- Tree Removal Permit
- Other _____

For Office Use Only

Date _____ Rec'd By AJ

File # _____ Zone _____

Fee _____ Receipt # _____

Date Approved by:

_____ Staff

_____ Planning Commission

_____ Design Review Board

_____ City Council

Action Taken:

_____ Approved

_____ Denied

Applicant/ agent Joelle Gibson

Mailing address P.O.Box 122 Snoqualmie, WA 9806

Office Phone (425) 765-5469 Mobile Phone (425) 765-5469 Other Phone _____

Email address pcarousel@comcast.net

Property Owner Mike Kirkland; MK Property Services, LLC

Address P.O. Box 997 Snoqualmie, WA 98065 (physical: 8124 Falls Ave. SE, Snoqualmie, WA 98065

Office Phone (425) 888-2993 Mobile Phone (425) 445-4271 Other Phone _____

Email address mike@mkps.net

Project Address or location 8050 Railroad Ave. SE- Falls Building

Parcel number _____

Legal Description _____

The undersigned applicant, and his/her/its heirs, and assigns, in consideration of the processing of the application agrees to release, indemnify, defend and hold the City of Snoqualmie harmless from any and all damages, including reasonable attorney's fees arising from any action or infraction based in whole or in part upon false, misleading, inaccurate or incomplete information furnished by the applicant, his/her/its agents or employees.

The undersigned applicant grants his/her/its permission for public officials and the staff of the City of Snoqualmie to enter the subject property for the purpose of inspection and posting attendant to this application

The information given is said to be true under penalty of perjury by the Laws of the State of Washington.

Signature of Property Owner* : Mike Kirkland Date 09/19/2024

**I certify that I am the owner of the property depicted on the above section marked "project address or location" and, if applicable, I hereby give consent to my authorized applicant/agent, who is identified above by the section marked "applicant/agent", to apply for any and all necessary permits for proposed project hereby identified below in the section marked "Details of project or Proposed Use"*

Signature of Applicant/ Authorized Agent: [Signature] Date 09/18/2024

**I am an authorized agent representing the landowner(s) and have been given consent by the land owner(s) to seek permits.*

Relation to project: Tenant

Please see reverse side.

CITY OF SNOQUALMIE
GENERAL PROJECT/SITE INFORMATION

All of the following questions should be answered prior to submitting this application form. If a question is not applicable to your project, answer the question with n/a.

1. Details of project or Proposed Use: Requesting a variance from the approved historic district color scheme. Painting the exterior of Falls Building, 8050 Railroad Ave. SE.

2. Will the project be temporary? No If Yes, how long? _____

3. Do you propose to develop this project in phases? No If yes, describe: _____

4. Project Date: **ASAP**

a) Land Area _____ SF or Acres (circle one)

b) Proposed parking spaces _____

c) Building Heights _____

d) Average slope of site _____ %

e) Lot Area Coverage

Building _____ SF _____ %

Paving _____ SF _____ %

Landscaping _____ SF _____ %

f) Number of proposed lots _____

g) Proposed name of subdivision _____

h) Has the property been subdivided before? _____ If yes, what is the Planning Department file number? _____

5. Existing Zoning _____

6. Proposed Use of Structure/Subdivision _____

7. Is this site designated for special consideration on the City's Flood Hazard Base Map?

Yes _____

No _____

8. If you wish to have copies of City correspondence, staff reports or other documents sent to addresses other than the applicant or property owner, please indicate below:

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

Joelle Gibson

Permit Submittal

Additional Criteria Q&A

09/18/2024

1) The extent to which the project would adversely affect the character of the building or the overall historic district

This project will not adversely affect the character of the building or the overall historic district. Instead, it will renovate the exterior of the Falls Building (8050 Railroad Ave. SE) by refreshing the paint color. This refresh will better complement the vibrant character of the businesses occupying Falls Building (Wild Hare Antiques & Carousel Candy), while contributing to the dynamic appeal that reinforces the district's rich historic charm.

2) The reasonableness of the proposed project in light of other alternatives to achieve the objectives of the owner and the applicant

Our request for variance from the approved paint color schemes is reasonable, as the colors chosen are neutral, complementary to the existing approved color scheme, and come from the Benjamin Moore Historic Paint Deck.

3) The extent to which the proposed variance may be necessary to meet the requirements of a law or regulation, such as the building code, including the Washington State Barrier Free regulations, the Model Toxic Control Act or the Flood Hazard regulations

N/A