



City of Monroe
806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

NOTICE OF LAND USE APPLICATION

NOTICE IS HEREBY GIVEN that the City of Monroe has received an application for a Reasonable Use Exception and a Variance from the required setbacks from a wetland as described below:

PROJECT NAME: Suschik Reasonable Use Exception and Variance

PROJECT FILE#: RU2019-01, VR2019-01 and SEPA201-18

APPLICANT/OWNER: Michael Suschik, 13232 Chain Lake Rd, Monroe, WA 98272, 260-930-4616

PROJECT LOCATION: The site is located at 13290 Chain Lake Road, Monroe, Washington, 98272, in a portion of the N ½ of the NE ¼ of the NW ¼ of Section 31, Township 28, and Range 07 E. W.M. Snohomish County Tax Parcel Number(s): 28073100200200.

PROJECT DESCRIPTION: The applicant is requesting a reasonable use exception and variance to construct a 2200 square foot single family residence and associated infrastructure on the southern portion of 13290 Chain Lake Road. The site is a 1.31 acre property. The existing land is encumbered by wetlands and associated buffers making the southern portion of the parcel the only available area to construct a residence. Approximately 7,000 square feet of the buffer associated with on-site wetlands will be impacted. Direct impacts to the wetland buffers are proposed to be mitigated by the purchase of mitigation bank credits.

STUDIES AND/OR ENVIRONMENTAL: Drainage Report, Environmental Checklist, Site Plan Review. Environmental documents include a SEPA environmental checklist submitted for review and threshold determination.

OTHER ASSOCIATED PERMITS: Site Plan Review, Environmental Review, Building Permit.

APPLICATION DATE: November 7, 2019

NOTICE OF COMPLETE APPLICATION: November 21, 2019

DATE OF NOTICE OF APPLICATION: November 25, 2019

COMMENT PERIOD: Submit written comments on or before 5 p.m., December 10, 2019. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.

PUBLIC HEARING: A public hearing is required for this project and will be noticed separately.

STAFF CONTACT: Amy Bright, Associate Planner @ (360) 863-4533 or abright@monroewa.gov.

All documents are available for review Monday-Friday, 8:00-5:00 p.m., excluding holidays, at Monroe City Hall, 806 West Main St Monroe, WA 98272 and online at <http://www.monroewa.gov/874/Suschik-Reasonable-Use-Exception-Varianc>.

A decision on the application will be made within one hundred twenty (120) days of the date of the letter of completeness.