



## Notice of Preliminary Short Plat Application

February 24, 2015

**Name of Applicant and Application No.:** Bob Nehring - 202035

**Location and Description of Project:** 15020 Linden Ave. N; Subdivision of one residential parcel into two.

**Application Submitted and Complete:** Submitted–1/22/2015, Complete–2/12/2015

**Project Manager Name and Phone #:** Brian Lee, 206-801-2553

<b>Project Information:</b> Total Lot Area: 18,601 SF	Maximum Height: 35 feet
Zone R-4 (4 dwelling units per acre)	Minimum Lot Size: 7,200SF

*Please note, that this proposal meets the density provisions of the City of Shoreline Development Code. Based on the lot area, this property may support (2) dwelling units. The City will evaluate the public comments received and, where appropriate, include them in the conditions of approval.*

**Public Comment:** The public comment period ends March 10, 2015 at 5:00 p.m. Interested persons are encouraged to mail, fax (206) 801-2788 or deliver comments to City of Shoreline, Attn: Brian Lee, 17500 Midvale Avenue N, Shoreline, WA 98133 or email to [blee@shorelinewa.gov](mailto:blee@shorelinewa.gov). You may also request a copy of the decision once it has been made. Final decisions may be appealed to the Hearing Examiner, except for shoreline substantial development permits, shoreline conditional use permits, and shoreline variances, which are appealed to the State Shoreline Hearings Board.

**Development Regulations Used and Environmental Documents submitted:**

Current editions of Shoreline Municipal Code and Comprehensive Plan, Stormwater Manual, Engineering Development Manual, Basin Characterization Reports, Stream and Wetland Inventory, Transportation Master Plan, Surface Water Master Plan, etc. All documents are available for review at City Hall, 17500 Midvale Avenue N.