



City of Kenmore Development Services
**NOTICE OF APPLICATION
AND OPTIONAL SEPA NOTICE**

Applicant: Nickolas Robertson, Piano Nobile
Property Owner: Pardalis Group III LLC
Project Contact: Nickolas Robertson, Piano Nobile

File #: PSP25-0028, SEPA25-0029
(PRJ23-0013)
City Planner: Reilly Rosbotham
Telephone #: 425-398-8900
E-mail: planner@kenmorewa.gov
Date Application Filed: 4/9/2025
Date Application Determined Complete: 5/7/2025
Date of Notice of Application: 5/21/2025
Comment Deadline: 6/11/2025 at 4:30 P.M.

Project Location: 18707 73rd Avenue NE, Kenmore WA 98028; parcel number 011410-0412

Project Description: Proposed 2-lot single-family residential short subdivision ("short plat") of a 93,268-square foot (2.14-acre) parcel ("property" or "site"). The property contains an existing single-family residence which will be retained on Lot 1 of the proposed subdivision. An access tract is proposed to provide access to both lots from 73rd Avenue NE. The property is zoned R-1. On-site critical areas include a Category II wetland and Type F stream located on the north side of the property. Buffer averaging and enhancement is proposed to construct improvements within portions of the wetland and stream buffers. No work is proposed in wetlands or streams, and the project includes 1.29 acres dedicated to critical area preservation and protection.

Permits requested in this application: Preliminary Short Plat

Consistency with applicable City plans and regulations: This proposal will be reviewed for compliance with applicable City of Kenmore codes including shoreline management code, zoning code, road standards, surface water design manual, fire flow and fire access requirements. The project review process may incorporate or require mitigation measures, regardless of whether an Environmental Impact Statement (EIS) is prepared.

Relevant environmental documents are available at Kenmore City Hall. The complete application materials and relevant environmental documents can be reviewed at Kenmore City Hall and by submitting a public records request online at <https://www.kenmorewa.gov/>.

Environmental Review: The City of Kenmore has reviewed the proposal for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This process integrates the comment period for the Notice of Application and the State Environmental Policy Act (SEPA) review. This may be the only opportunity to comment on the environmental impacts of the proposal. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts by the comment deadline. Pursuant to WAC 197-11-545(2), lack of comment by other agencies or members of the public on environmental documents, within the time periods specified here within, shall be construed as lack of objection to the environmental analysis.

Other permits not included in this application, known at this time: Engineering Permit, Building Permits.

Development Services will issue a decision on this application following a 21-day public comment period ending **June 11, 2025 at 4:30 P.M.** Written comments on this application must be submitted to the Department via email to planner@kenmorewa.gov or mailed to the address listed below. A public hearing is not required for this application prior to the Department's decision. Details of the appeal process will be included in the notice of decision. Any person may review the application and any environmental documents or studies at Kenmore City Hall via public records request. Any person that would like additional information on this project should contact the project planner.

Date of Mailing: 5/16/2025
Date of Publication: 5/21/2025
Comment deadline: 6/11/2025 at 4:30 p.m.

City of Kenmore
Development Services Department
18120 68th Avenue NE
Kenmore WA 98028-0607



If you wish to receive notification of the City's decision on the application and SEPA determination, complete and return this portion of the notice to the Department at the address listed above.

File #: Pardalis Preliminary Short Plat – PSP25-0028, SEPA25-0029 (PRJ23-0013)

Name: _____

Address: _____

E-mail: _____ **Phone #:** _____

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