



King County
Permitting Division
Department of Local Services
919 SW Grady Way, Suite 300
Renton, WA 98057
206-296-6600
<https://kingcounty.gov/depts/local-services/permits>

**Notice of Application and
SEPA Notice
Optional DNS/MDNS
Process**
(Type 2 Decision)

Project Name: VDV Ventures Lot A Critical Areas Alteration Exception		File No.: CAEX25-0003
Applicant: Demetry Vyzis 6725 116 th Ave NE, Suite 210 Kirkland, WA 98033	Permitting Project Manager: Kathlene Barnhart (PPMIII) Telephone No.: (206)477-5937 E-mail: kbarnhart@kingcounty.gov	
Date Application Filed: 2/10/2025 Date Determined Complete: 5/20/2025 Date of Mailing: 6/5/2025		
Project Location: South of SE 192 nd St, at intersection with 143 rd PI SE, Renton, WA 98058; Parcel No. 032205-9088; NE ¼ Section 3, Township 22N, Range 5E		
Project Description: Construct a new single-family home on 1.30 acres zoned R-6. An onsite Category II wetland with a 150-foot buffer encumbers most of the site, along with the 80-foot buffer of an off-site Category III wetland. Mitigation is proposed through on-site buffer enhancement.		
Permits requested in this application: CAEX25-0003		
Relevant documents are available online at www.kingcounty.gov/permits/ , or at the address above.		
Consistency with applicable County plans and regulations: This proposal will be reviewed for compliance with all applicable King County Codes, including Roads Standards, Surface water Design Manual, Zoning, Grading and Critical Areas Codes.		
Other permits not included in this application, known at this time: NA		

King County Code requires notification of property owners within at least 500 feet of the project proposed above, so they can obtain additional information about the proposal and comment if they wish (KCC 20.20).

The Department of Local Services, Permitting Division will issue an Environmental Threshold Determination pursuant to the State Environmental Policy Act (SEPA) on this application following a **14-day public comment period which ends June 19, 2025**. The responsible official has a reasonable basis for expecting to issue a SEPA Determination of Non-Significance (DNS) on this project. As such, the optional DNS/MDNS notice process is begin used pursuant to WAC 197-11-355. The project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

This may be the only opportunity to comment on the environmental impacts of the proposal. Written comments on this application must be submitted to Permitting Division at the address above by the end of the comment period. A public hearing is not required for this application prior to the Permitting Division's decision. However, the decision may be appealed to the King County Hearing Examiner, who would conduct an appeal hearing prior to making a decision on the appeal. Details of the appeal process will be included in the notice of decision.

For more details including but not limited to the site plan and notice of application, go to the DLS Permitting website at: <https://www.kingcounty.gov/permits>. Click on 'Permit Records and Public Notices' in the right-hand column.

NOTE: To request this information in alternative formats for people with disabilities, please call 206-296-6600 or TTY Relay: 711.

If you wish to receive a copy of the Permitting Division's Report and Decision on this application, complete and return the portion below to the Department of Local Services, Permitting Division at the address listed above.

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Please send me notification of any official notices concerning this application. **(Please print clearly)**

File No.: CAEX25-0003

Name: _____ Telephone: _____

Email: _____

Address: (optional): _____

Notifications will be sent via email unless hard copy is requested



Ref: KCC 21a.12.030

Ref: KCC 21a.12.030
Max. Impervious Surface Allowed

10'	Min. Big. Setback From Street
20'	Min. Garage Setback From Street
5'	Min. Big. Setback From Interior

Permit Center validation:

☐ Zoning

☐ Site Review Not Applicable

Validated Signature _____

Login Initials _____ Date: _____

Engineering / Drainage Approval

Signature: _____
Date: _____

Critical Areas Approval

Signature: _____
Date: _____

Clearing / Grading Approval

Signature: _____
Date: _____

Fire Approval

Signature: _____
Date: _____

SITE DATA

TOTAL LOT AREA	56,812 SF
ROOF AREA	2,252 SF
DRIVEWAY/CONC. WALKS	1,822 SF
TOTAL IMPERVIOUS	4,084 SF
CLEARED AREA	6,761 SF
DISBURSED SITE AREA	5,664 SF
PER ICC 212.24.070.4.3.e	5,661 SF
INSTURSED AREA ALLOWED	3,614 SF
PERMANENT BUFFER IMPACT AREA	

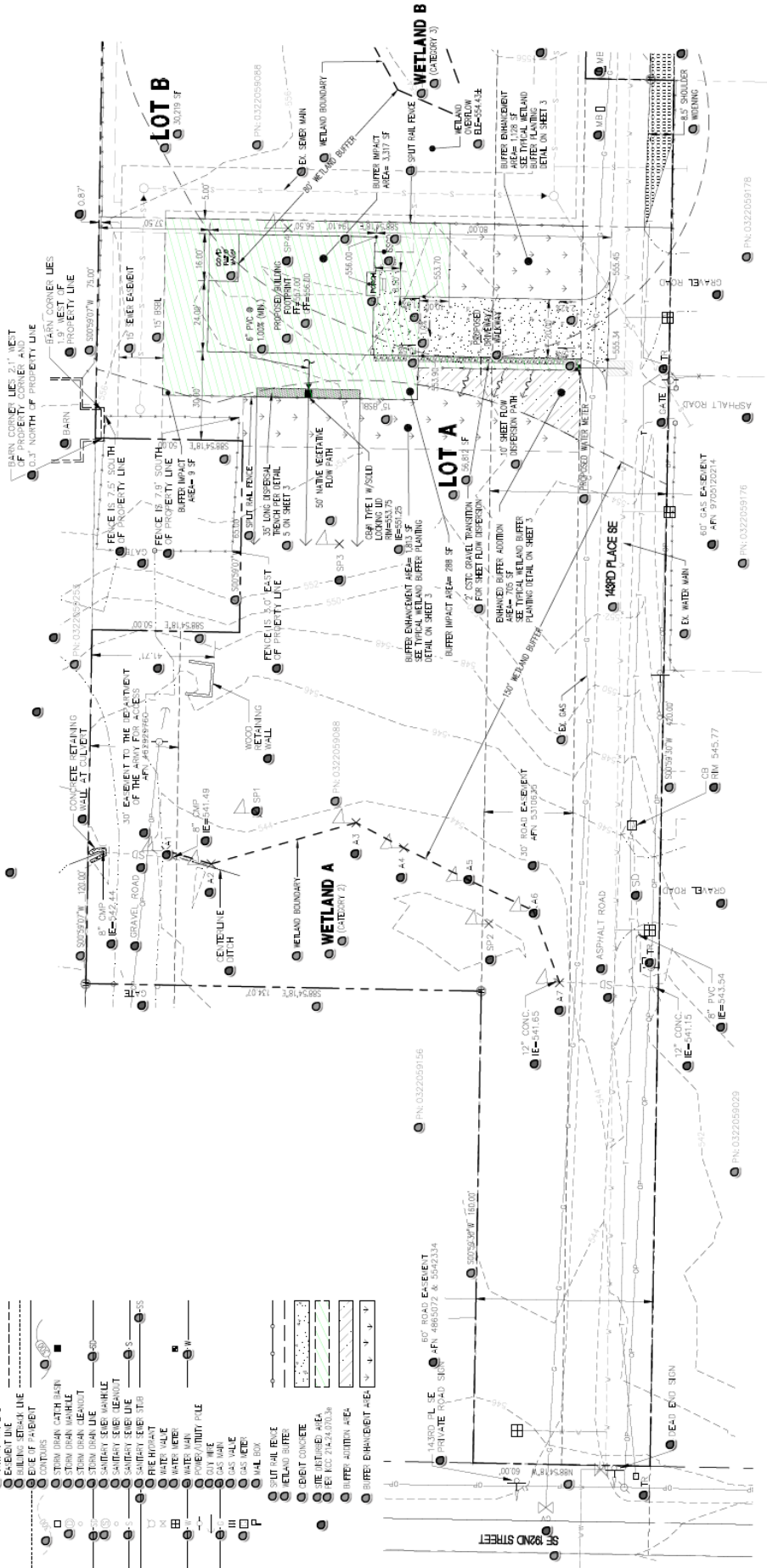
AutoCAD SHX Text

TOTAL BUFFER IMPACT AREA:
TOTAL ENHANCED BUFFER ADDITION
TOTAL BUFFER ENHANCEMENT AREA

TOTAL LOT AREA: ROOF AREA:

DRIVEWAY/CONC. WALK: TOTAL IMPERVIOUS:
CLEARED AREA: DISTURBED SITE AREA PER
KCC 21A-24-070.A.3.e: DISTURBED AREA
ALLOWED: PERMANENT BUFFER IMPACT AREA:

LEGEND

[illegible]

LOT "A" OF BLA #16-0001

A PORTION OF NW 1/4 OF THE NE 1/4, OF SECTION 3,
TOWNSHIP 22 NORTH, RANGE 5 EAST, OF THE WILLAMETTE
MERIDIAN, KING COUNTY, WASHINGTON.