



# CITY OF BLACK DIAMOND

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Black Diamond, WA 98010

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## NOTICE OF APPLICATION FOR HAMMERMASTER ACCESSORY DWELLING UNIT (ADU)

**NOTICE IS HEREBY GIVEN** for the application described below:

**Notice of Application Date:** Wednesday, December 7, 2022

**Comments Due Date:** Wednesday, December 21, 2022

The City of Black Diamond has received the following application that may be of interest to you. The application and any related documents are available for public review by contacting the City's project manager or by submitting a public record request available on the City's website.

**Owner:** Jason and Robin Hammermaster

**Applicant:** Fredrick Angelo, Angelo Architecture

**Project Name:** Hammermaster ADU

**Application Number:** PLN22-0053

**Zoning:** Single Family Residential (R4)

**Location:** 31047 231st PI SE (Parcel 1021069028)

**Project Description:** The proposal is to construct an ADU as a second-floor addition to an existing detached shop/garage. In addition to the second-floor addition, the project will include a small first-floor addition to the south side of the existing shop/garage for ADU access and a single carport.

**SEPA Compliance:** This project was determined to be exempt from SEPA review per Washington Administrative Code (WAC) 197-11-800(1)(b)(i):

*The construction or location of four detached single family residential units*

**Project Documents:** Land Use Master Application and Plan Set (site plan, building elevations, floor plans, etc.)

**Other Associated Permit(s):** N/A

**Requested Approval:** Accessory Dwelling Unit Permit

**Applicable Development Regulations:** Applications for ADUs are required to be processed as Type 2 land use reviews pursuant to Black Diamond Municipal Code (BDMC) Chapter 18.08. Process requirements for ADUs are further detailed in BDMC Chapter 18.56.

**Application Process:** Complete Application: November 2, 2022  
Notice of Application: December 7, 2022  
Comment Period Ends: December 21, 2022 at 5:00 p.m.

**Written Comments:** Written comments on this proposal may be submitted to the City of Black Diamond either by e-mail to the staff contact, by mail to the City of Black Diamond, PO Box 599, Black Diamond, WA 98010, or dropping off in the lock box at the City of Black Diamond City Hall, 24301 Roberts Drive, Black Diamond, WA 98010.

**Staff Contact:** Mona Davis, Community Development Director, Community Development Department, City of Black Diamond, (360) 851-4528, [mdavis@blackdiamondwa.gov](mailto:mdavis@blackdiamondwa.gov)

There is a 14-day public comment period with this Notice of Application. You are invited to submit written comments, request a copy of the decision when it becomes available, and be made aware of any appeal rights during the public comment period by contacting the staff contact listed above. **Responses must be received no later than 5:00 p.m. on Wednesday, December 21, 2022.**

# VICINITY MAP





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