



CITY OF BLACK DIAMOND

Physical Address: 24301 Roberts Drive
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Black Diamond, WA 98010

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www.blackdiamondwa.gov

NOTICE OF APPLICATION FOR ACCESSORY DWELLING UNIT

NOTICE IS HEREBY GIVEN for the application(s) described below:

Notice of Application Date: November 1, 2023

Comments Due Date: November 15, 2023

The City of Black Diamond has received the following application(s) that may be of interest to you. The application(s) 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/Applicant: Maryanne Tagney

Project Name: Tagney Caretakers Cottage ADU

Application Number(s): PLN23-0042 (Accessory Dwelling Unit) and
PLN23-0043 (Shoreline Exemption)

Zoning: R4

Location: 22603 SE 288th St, Black Diamond, WA 98010

Project Description: New 1,000 square foot accessory dwelling unit

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: Application, Site Plan, Plans, Structural Calculations,
and Contractor's License

Other Associated Permit(s): PLN21-0042 Pre-Application Meeting

Requested Approval: Accessory Dwelling Unit Permit

Applicable Development Regulations: Applications for ADUs are required to be processed as a Type 2 land use review, which entails an administrative decision, pursuant to Black Diamond Municipal Code (BDMC) Chapter 18.08. Process requirements for ADUs are further detailed in BDMC Chapter 18.56.



Application Process: Date of Application: 9/19/2023
Complete Application: 10/17/2023
Notice of Application: 11/01/2023
Comment Period Ends: 11/15/2023

Written Comments: ***This may be the only opportunity to comment on the environmental impacts of the proposal.*** Written comments on this proposal may be submitted either by email to the staff contact, by mail to the City of Black Diamond, PO Box 599, Black Diamond, WA 98010, or in person at the Community Development Department, 24301 Roberts Drive, Black Diamond, WA 98010.

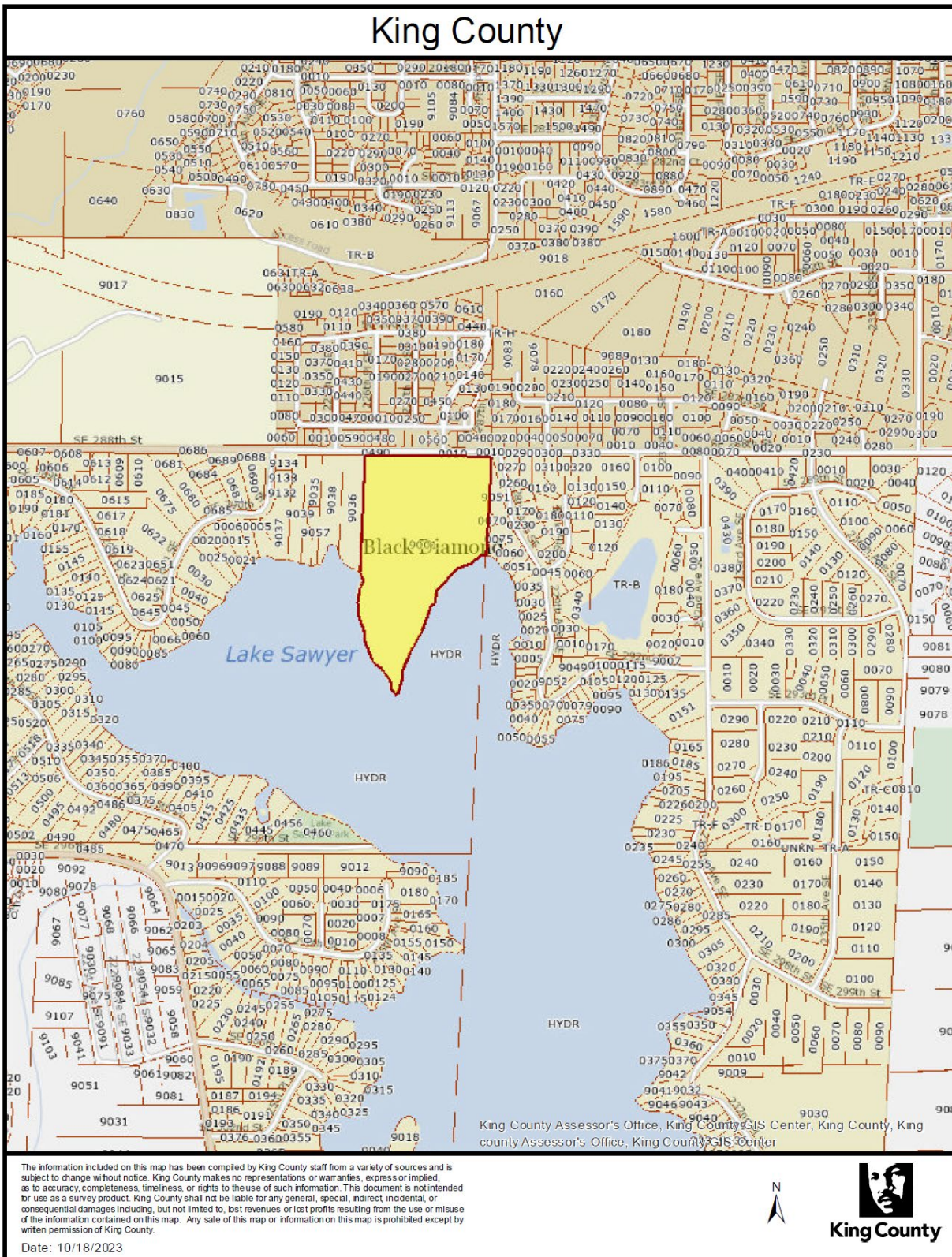
Staff Contact: Jill Kuzaro, Assistant Planner, Community Development Department, City of Black Diamond, 360-851-4527, jkuzaro@blackdiamondwa.gov

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 pm on 11/15/2023.**



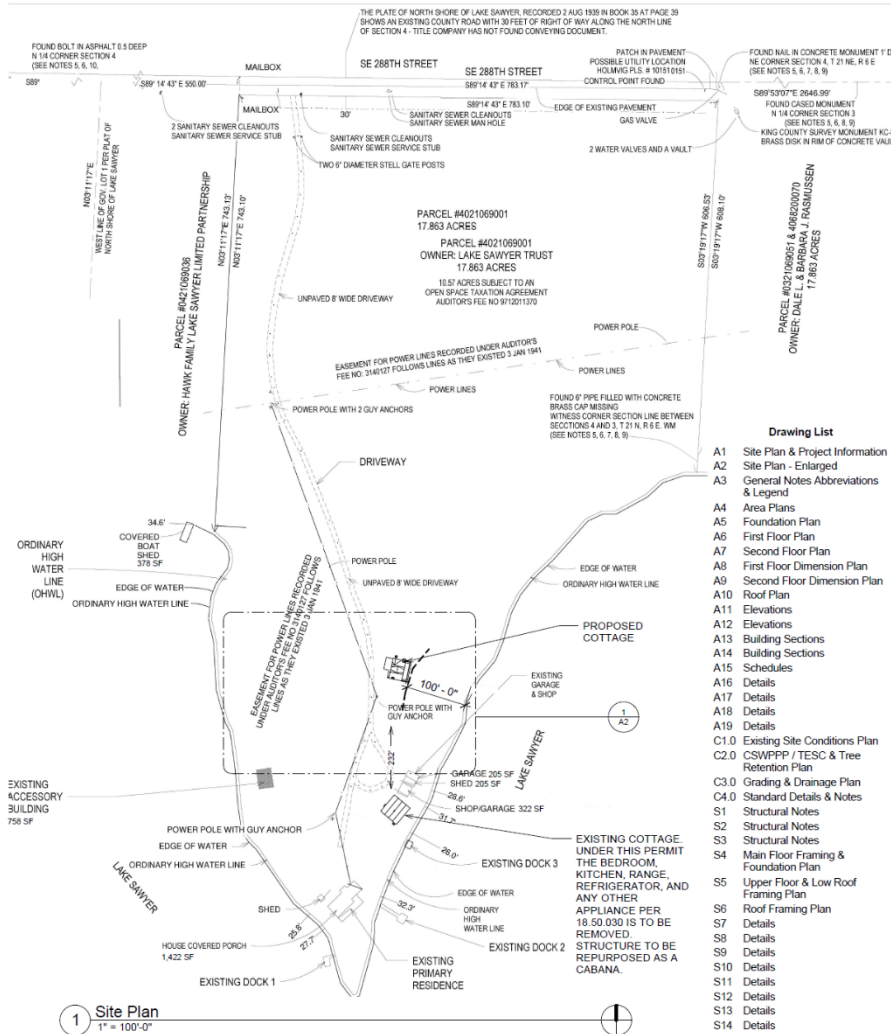
VICINITY MAP

King County





SITE PLAN



Area Plan

OWNER
CEREDIGION LLC
22503 SE 288th St
BLACK DIAMOND, WA 9810

SCOPE OF WORK
NEW ACCESSORY DWELLING UNIT
(E) ACCESSORY DWELLING UNIT: REMOVE COOKING APPLIANCES, BEDROOM, STRUCTURE WILL BE A CABANA.

LAND USE

APN
0427069001

LEGAL DESCRIPTION
GREEN ARBOR ADD 46 & POR OF S 15 FT OF 36 W OF E LN OF 46 EXT D N

ZONING & USE
(BDMC 18.30): Single Family Residential R-4

SHORELINE DESIGNATION

URBAN CONSERVANCY

AREAS & LOT COVERAGE

SITE AREA 17.863 ACRES

EXISTING FOOTPRINT OF

(E) STRUCTURES/DECKS, ETC. 4304 SF

(N) STRUCTURES/PORCHES, ETC. 908 SF

TOTAL FOOTPRINT 5212 SF

PERCENTAGE COVERAGE 1%

TOTAL IMPERVIOUS SURFACE 9526 SF - 1%

HOUSE AREAS

BUILDING USE

FRONT PORCH 240 SF

BACK PORCH 320 SF

FIRST FLOOR 688 SF

SECOND FLOOR 411 SF

TOTAL HOUSE SF 1559 SF

SEE SHEET A4 FOR ADU SF CALC

ORDINANCE

CODE

2018 IRC

ENERGY CODE

2018 WSEC RESIDENTIAL

PRESCRIPTIVE SEE NOTES AND SECTIONS

ENERGY CREDITS 3 REQUIRED - 300 SF OF WINDOWS

SEE WSEC WORKSHEET: HVAC System: Mitsubishi Mini Split System: Main & Upper Floor

High efficient (MOZ-2C) outdoor heat pump condenser w/ 1st Floor Kitchen/Living Room (1)

(MS2-GL12NA) High-SideWall cassette unit and 2nd Floor Hallway (1) (MS2-GL09NA)

High-SideWall cassette unit.

VENTILATION

POINT VENTILATION AT SOURCE. DUCTED HRV SYSTEM. Life Breath

(LB1-99-UL101 digital electronic timer), flex lines & (S) Life Breath tech grilles.

FIRE

TYPE 130 SPRINKLER SYSTEM TO BE INSTALLED. PERMIT BY CONTRACTOR.

PUBLIC WORKS

PROPERTY IS SERVED BY THE COVINGTON WATER SYSTEM AND THE SPOOS CREEK SEWER SYSTEM.

- Drawing List**
- A1 Site Plan & Project Information
 - A2 Site Plan - Enlarged
 - A3 General Notes Abbreviations & Legend
 - A4 Area Plans
 - A5 Foundation Plan
 - A6 First Floor Plan
 - A7 Second Floor Plan
 - A8 First Floor Dimension Plan
 - A9 Second Floor Dimension Plan
 - A10 Roof Plan
 - A11 Elevations
 - A12 Elevations
 - A13 Building Sections
 - A14 Building Sections
 - A15 Schedules
 - A16 Details
 - A17 Details
 - A18 Details
 - A19 Details
 - C1.0 Existing Site Conditions Plan
 - C2.0 CSWPPP / TESC & Tree Retention Plan
 - C3.0 Grading & Drainage Plan
 - C4.0 Standard Details & Notes
 - S1 Structural Notes
 - S2 Structural Notes
 - S3 Structural Notes
 - S4 Main Floor Framing & Foundation Plan
 - S5 Upper Floor & Low Roof Framing Plan
 - S6 Roof Framing Plan
 - S7 Details
 - S8 Details
 - S9 Details
 - S10 Details
 - S11 Details
 - S12 Details
 - S13 Details
 - S14 Details