



City of Leavenworth
Department of Development Services

Hearing Examiner Agenda

Date/Time of Public Hearing: Thursday, August 27, 2020 at 10:00 a.m.

Location of Public Hearing: Via [Zoom](#) – Meeting ID: 821 1057 7541 Passcode: 002321
Or call in: (253) 215-8782 US (Tacoma)

OR

Leavenworth City Hall, Council Chambers
700 Hwy 2, Leavenworth, WA 98826
(limited space due to social distancing and mask required –
Hearing Examiner will be attending via Zoom)

1. **SSDP 2020-017 - Garten Haus:** ZBA Architecture (applicant) on behalf of CCWHA (property owner), requesting a shoreline substantial development permit (SSDP) for the renovation and expansion of an existing two-story apartment building. Floors one and two will be renovated and a new lower floor will be added to the facility. The new addition will be approximately 6,683 square feet and will include six (6) one-bedroom units and two (2) two-bedroom units, a game room, and storage/maintenance areas. The number of units will increase from thirty-two (32) to forty (40) units. The new addition will be located landward of the 100-year flood zone and will be setback 71'-9" from the ordinary high water mark (OHWM) of the Wenatchee River. The project site is located at 1300 Commercial Street, Leavenworth, Washington. The property is identified by Assessor's Parcel Number: 24-17-01-675-200 and legally described as Block B, Second Addition to Leavenworth. The subject site is located within the Multifamily Residential (MR) zoning district and the "Shoreline residential" environmental designation of the Wenatchee River, a shoreline of statewide significance.
2. **VAR 2020-018 - Barber Variance:** Andy Barber (applicant/owner), requesting a variance to reduce the front property line setback from twenty-five feet to ten feet (LMC 18.22.060(A)); reduce parking requirements from 2 spaces to 1 space per 2,200 square feet (LMC 14.12.150(A)); allow 3 separate driveway access points instead of 1 (LMC 14.14.150(C)(6)); and to allow for all units of a proposed three-unit, multifamily townhouse to back out from the driveway directly onto Whitman Street (LMC 14.12.170(C)). The project is located at 303 Whitman Street, Leavenworth, Washington. The Chelan County Assessor's Tax Parcel Number is 24-17-12-815-315. The subject site is located within the Multifamily Residential (RM) zoning district.

The public is encouraged to attend via zoom; however, City Hall will be open for the public wanting to attend the hearing in person. Social distancing will be required for those in attendance and space may be limited. Staff will open the zoom hosting site approximately 10 minutes prior to the meeting for people to assemble. The public is encouraged to submit written comments prior to the hearing. Materials may be viewed online, on the permit portal, at <https://bit.ly/2RMadlw> (case sensitive), by searching the property address, file number (LUA2020-xxx format), or the interactive map.

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