



City of Leavenworth
Department of Development Services

Notice of Public Hearing

Project Name: Reed Variance - VAR 2019-02

Physical Address of Property: 409 Evans Street
Leavenworth, WA 98826

Applicant: Rita Reed
42651 SE 102nd St
North Bend, WA 98045

Property Owner(s): Joseph & Zandra Anzalone
PO Box 265
Leavenworth, WA 98826

Date of Application Submittal: June 5, 2019

Date/Time of Public Hearing: Thursday, July 11, 2019 at 1:00 pm

Location of Public Hearing: Leavenworth City Hall, Council Chambers
700 Hwy 2
Leavenworth, WA 98826

Project Location: The project site is a vacant lot, located at 409 Evans Street, Leavenworth, Washington. The Chelan County Assessor's Tax Parcel Number is 24-17-12-670-026. The subject site is located within the Residential Low Density 6,000 (RL-6) zoning district.

Project Description: A variance request to allow primary vehicular access and required off-street parking off of an alley, rather than the City street; for construction of a future single-family residence with attached garage. The applicant's request is due to the narrow lot width (30 feet), the desire for a front yard, and aesthetics/uniformity with the adjacent homes in the neighborhood.

The public is encouraged to attend and provide comment and/or provide comment to Development Services prior to the hearing. Materials may be viewed, during normal business hours at City Hall or on line at <http://cityofleavenworth.com/city-government/development-services-department/land-use-applications/reed-variance-2019-02/>. Questions may be directed to Development Services.

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