



City of Leavenworth
Department of Development Services

Notice of Application / Notice of Public Hearing

Project Name/ File Number: Barber Variance / VAR2020-018
Physical Address of Property: 303 Whitman Street, Leavenworth
Applicant/Contact: Andy Barber, Storehouse Assets
12724 Shore St
Leavenworth, WA 98826
Notice of Complete: July 1, 2020
Date of Public Notice: July 8, 2020
Comment Due Date: July 22, 2020
Date & Location of Public Hearing: Thursday, August 27, 2020 at 10:00 a.m.
Leavenworth City Hall, 700 Hwy 2, Leavenworth, WA 98826 (Via Zoom)

Join Zoom Meeting using the link: <https://us02web.zoom.us/j/82110577541?pwd=L29EaldqL3RkdXlUdG9lcHpBUVdFZz09>
Or Meeting ID: 821 1057 7541 Password: 002321
Or the call-in phone number: 1-253-215-8782

Alternative call-in phone numbers may be used, visit zoom website for more information:

<https://us02web.zoom.us/j/kt2Ep1LMK>

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

Project Location: 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.

Project Description: A variance request 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)).

SEPA Preliminary Determination of Consistency Review: This project is exempt from State Environmental Policy Act (SEPA) review per WAC 197-11-800(6)(e).

Public Comment/Review/Appeals: The public and other agencies with jurisdiction are encouraged to review and comment on the proposed project and its probable impacts.

It is the right of any person to comment on the above noted application, to receive notice of and participate in any hearings, and request a copy of the decision once it is made, or to appeal such decision subject to the requirements outlined in Title 21 of the Leavenworth Municipal Code. Interested persons must submit written comments and/or requests to the City within fourteen days following the date of publication of this notice. **The comment period ends July 22, 2020 at 5:00 pm.**

Notice of Hearing: A Public Hearing has been scheduled before the City of Leavenworth Hearing Examiner on Thursday, August 27, 2020, at 10:00 am, online via Zoom, for the above referenced application. This notice is in conformance with Leavenworth Municipal Code 21.09.050 (B) (3) which requires notice at least 10-days prior to the date of the hearing.

A complete project file is available for review by appointment at Leavenworth City Hall at 700 Highway 2, Leavenworth, Washington, online on the City's Public Portal at <https://bit.ly/2RMadlw> (search LUA2020-018) or by contacting Maggie Boles, City Planner, Development Services Department at (509) 548-5275 or via email at planner1@cityofleavenworth.com.