



City of Leavenworth
Department of Development Services

Notice of Application

Date of Notice: June 12, 2019

Project Name/File Number: **Reed Variance / VAR 2019-02**

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

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

Date of Application Submittal: June 5, 2019

Date of Complete Application: June 10, 2019

Date of Public Hearing: To be determined

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.

Approvals Requested: An application for a Variance (VAR) to allow primary vehicular access, for required off-street parking, off the adjacent alley. Future anticipated permits for residential development of the property will include a residential building permit, City utility permits, and L & I electrical permit(s).

Project Description: This application is a variance request to allow primary vehicular access and required off-street parking off of an alley, rather than the City street (as required per LMC 21.90 definition of "parking space, off-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.

State Environmental Policy Act, SEPA: This project is exempt from the State Environmental Policy Act (SEPA), pursuant to WAC 197-11-800(6)(e).

Public Review and Comment Period: The public is encouraged to comment on this proposal starting **June 12, 2019** and no action will be taken on the project until after the comment period ends **June 26, 2019**. Any person has the right to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made. Appeal rights are outlined in the Leavenworth Municipal Code Chapter 21.11. A copy of the application is available for review on line at <http://cityofleavenworth.com/city-government/development-services-department/land-use-applications/> or during normal business hours at City Hall. Comments must be submitted to Development Services, staff contact: Maggie Boles, by mail or in-person at PO Box 287 / 700 Highway 2 Leavenworth, WA 98826 or emailed to planner1@cityofleavenworth.com or Faxed 509-548-6429. For questions please contact Maggie at City Hall, phone: 509-548-5275.