



City of Leavenworth
Department of Development Services

Notice of Application / Notice of Public Hearing

Project Name: Kamin Bed & Breakfast (B&B)
File Number: CUP 2021-032
Physical Address of Property: 517 Burke Ave
Property Owner: Joseph Kamin
Notice of Complete: October 29, 2021
Date of Public Notice: November 3, 2021
Comment Due Date: November 18, 2021
Date & Location of Public Hearing: Thursday, January 6, 2022, at 3:00 pm
Online Via Zoom Meeting

Join Zoom Meeting using the link:

<https://us06web.zoom.us/j/83245130944?pwd=OU9FaTFTUTlwMFlvMUNOb3VBcWkzQT09>

Or Meeting ID: 832 4513 0944 - Passcode: 551122

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://us06web.zoom.us/j/83245130944?pwd=OU9FaTFTUTlwMFlvMUNOb3VBcWkzQT09>

Public may attend and provide comment at the hearing. 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 site is located at 517 Burke Ave, Leavenworth, Washington. The Chelan County Assessor's Parcel Number of the property is 241701670580. The subject site is located within the Residential Low Density 6,000 (RL6) zoning district of the City of Leavenworth.

Project Description: A Conditional Use Permit application, to convert the ground floor Accessory Dwelling Unit (ADU), within an existing residence, into a two bedroom Bed & Breakfast (B&B), pursuant to [LMC 18.52.120](#). The maximum number of occupants permitted to stay overnight shall be two people per bedroom (four total), excluding children under the age of six. A total of three off-street parking spaces are required (one for the residence and two for the B&B). Access for the B&B will be provided by a new driveway, off Burke Avenue; off-street parking will be provided by the existing two car garage and new paved parking off the driveway.

SEPA Preliminary Determination of Consistency Review: This project is exempt from State Environmental Policy Act (SEPA) review per WAC 197-11-800(25).

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, **November 18, 2021 at 5:00 pm**. *Additional comments may continue to be submitted up until the day of the hearing.*

Notice of Hearing: A Public Hearing has been scheduled before the City of Leavenworth Hearing Examiner on Thursday, January 6, 2022, at 3:00 pm, online via Zoom, for the above referenced application. Public may attend and provide comment at the hearing. 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.

Application Review: A complete project file is available for review by appointment at Leavenworth City Hall at 700 Highway 2, Leavenworth, Washington. The electronic file can be viewed online on the City's Public Portal at <https://bit.ly/2RMadlw>; Search LUA2021-032, or use the interactive map feature to access the file. For additional information, please contact Maggie Boles, Senior Planner, at (509) 548-5275 x130, or seniorplanner@cityofleavenworth.com.