



City of Leavenworth
Community Development Department
Notice of Application & Public Hearing

Project Name: O'Neill Bed & Breakfast
File Number: CUP 2022-036
Physical Address of Property: 408 Ash St, Leavenworth, WA
Applicant/Owner: Jeremy O'Neill
Notice of Complete: November 1, 2022
Date of Public Notice: November 9, 2022
Comment Due Date: **November 23, 2022**
Date & Location of Public Hearing: **Friday, December 2, 2022 at 10:00 am**
Online Via Zoom Meeting

Join Zoom Meeting using the link:

<https://zoom.us/j/91091186913?pwd=T0NlMENlYmYxNDlxVjxkbnVWGF3anFvdz09>

Or Meeting ID: 910 9118 6913 - Passcode: 112233

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://zoom.us/j/abmIHNAAnLT>

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 is located at 408 Ash Street, Leavenworth, Washington. The Chelan County Assessor's Parcel Numbers: 241701670130. The subject site is located within the Residential Low Density 6,000 (RL6) zoning district.

Project Description: A request for a conditional use permit to utilize a portion of an existing single-family residence as a two-bedroom Bed & Breakfast (B&B), pursuant to LMC 18.52.120. The maximum number of occupants permitted to stay overnight shall be four people (excluding children under the age of six). A total of two off-street parking spaces are required for the B&B, in addition to the two existing spaces required for the residence. Access to the B&B will be provided off Ash Street, within the existing driveway (paving will be required); parking and turnaround for the B&B will be located within the driveway area.

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

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 23, 2022 at 5:00 pm.**

Notice of Hearing: A Public Hearing has been scheduled before the City of Leavenworth Hearing Examiner on **Friday, December 2, 2022, at 10:00 am, 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 **LUA2022-036**, the property address, or use the interactive map feature to access the file. For additional information, please contact Maggie Boles, Senior Planner, Community Development Department, at (509) 548-5275 (x130), or seniorplanner@cityofleavenworth.com.