

NOTICE OF APPLICATION

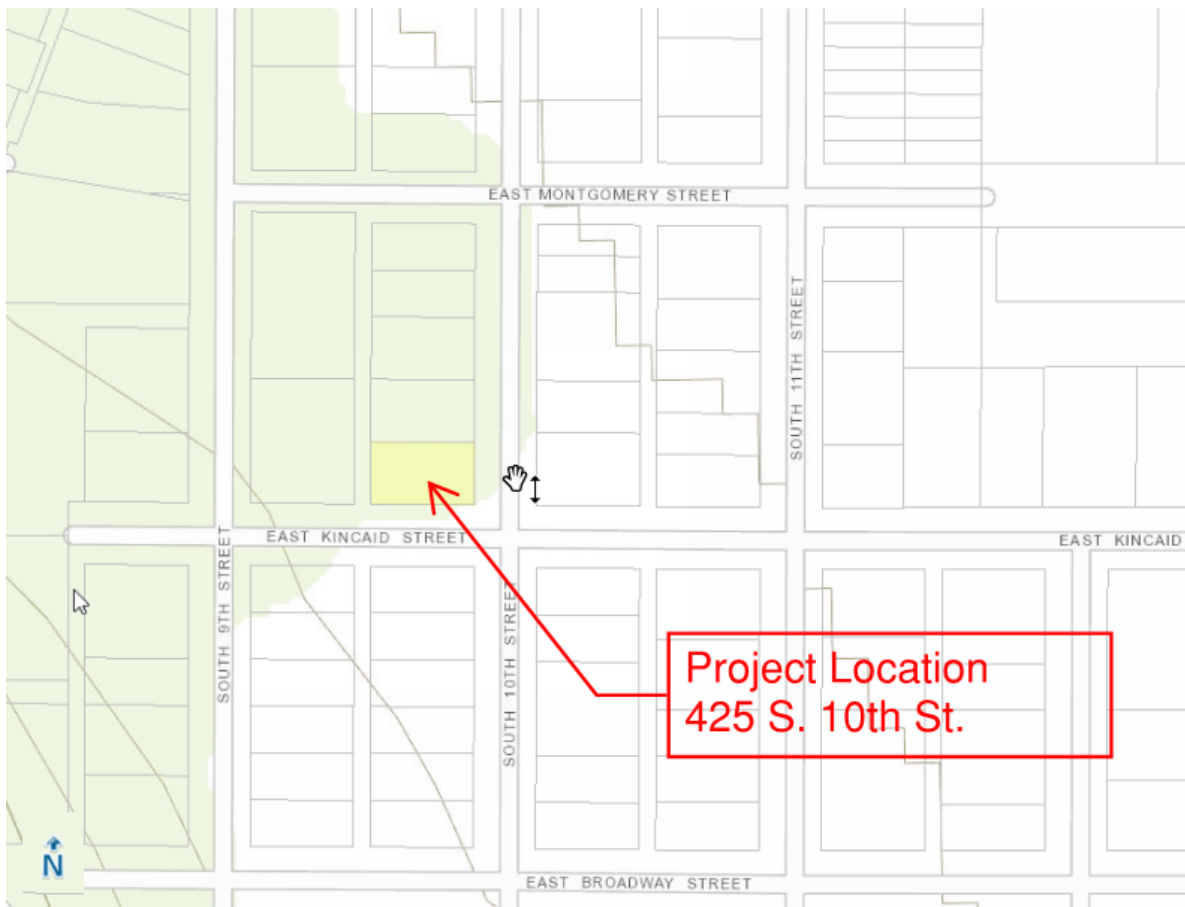
This Notice of Application is being posted and sent to those property owners who are located within 300 feet of the project site described within this notice. City code requires the applicant for this action to obtain a permit that will allow the construction of the improvements described herein. If you have concerns or questions about this project please respond to the staff person listed in this notice within the timeframe provided.

APPLICATION NAME/NUMBER: Dryden Pergola and Deck – Special Permission, File No. PLAN19-0063

PROJECT DESCRIPTION: The Applicant is seeking approval for the construction of a non-conforming deck and pergola built on the south side of an existing non-conforming single family residence. The deck and pergola were constructed without the benefit of the required City permit(s) and are not observing the required setback from East Kincaid Street.

MVMC Chapter 17.102 has a process by which the City Council (upon recommendation by the Hearing Examiner) can grant special permission to enlarge or expand an existing non-conforming structure and/or use so long as certain criteria are met.

PROJECT LOCATION: The proposal property has an address of 425 S. 10th St. The parcel number is P52768, and it is located within a portion of the southwest 1/4 of Section 20, Township 34, Range 4, W.M. The project site is identified on the vicinity map below.



**PROPERTY OWNER &
APPLICANT:**

Joel & Andrea Dryden
425 S. 10th Street Mount Vernon, WA 98274
Telephone: 360-391-3297

STAFF CONTACT:

Rebecca Lowell, Principal Planner
Development Services Department
City of Mount Vernon
910 Cleveland Avenue, Mount Vernon WA 98273
Telephone: 360-336-6214

DETAILS:

Counter Complete:	January 23, 2019	Technically Complete:	January 28, 2018
Permits/Review Requested:	Expansion of a Non-Conforming Building	Other Permits that may be Required:	Building Permit

Comments on the Notice of Application must be submitted, in writing, no later than **May 13, 2019**. Comments should be as specific as possible and include; your full name, your mailing address, and the name of the proposal you are commenting on. Comments submitted on paper are required to be mailed or delivered to the Development Services Department at the address listed above. Public comments are not accepted by the department through email. Comments not meeting the requirements of this section are considered as not being received by the city.

Any person may comment on the application, receive notice and request a copy of the decision once it is made. To receive additional information regarding this project contact the Development Services Department and ask to become a party of record.

City staff has created a page on the City's website where the site plans, technical reports, and other pertinent information can be viewed. This webpage can be viewed as follows: navigate to: www.mountvernonwa.gov; once here click on 'Departments' then 'Development Services' then then 'News Notices' then scroll down the page to find the project name/number.

ISSUED: April 25, 2019
PUBLISHED: April 29, 2019