



## DESIGN REVIEW BOARD – REPORT & NOTICE OF DECISION

### A. BACKGROUND INFORMATION:

**PERMIT NUMBER:** PLAN23-0098

**PROJECT ADDRESS:** 415 S 3<sup>rd</sup> Street

**PARCEL NUMBER:** P52077

**APPLICANT:** ADAM PEARSON  
BRAVE PROPERTIES LLC  
17425 MALLARD COVE LN  
MOUNT VERNON, WA 98274

### PROJECT DESCRIPTION:

**APPLICABLE MVMC** MVMC CHAPTER 14.05 AND 17.70

### B. PROCEDURAL ITEMS:

**April 25, 2023:** Applications submitted deemed Technically Complete  
**June 13, 2023:** Notice of Application issued and published for the proposed project.  
**August 22, 2023:** Notice of Public Hearing issued and published for the proposed project.  
**September 14, 2023:** Public Hearing before the Design Review Board (DRB) held.

### C. EXHIBITS

**Exhibit 1:** Staff Recommendation (Staff Report) with its associated Exhibits A through E dated August 16, 2023.  
**Exhibit 2:** Sign-in Sheet from DRB hearing.

### D. BOARD DECISION & CONDITIONS:

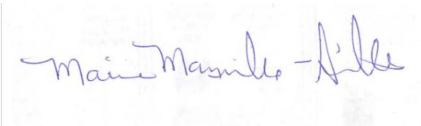
Proposals subject to Design Review Standards codified in Mount Vernon Municipal Code Chapter 17.70 are required to submit plans and materials demonstrating compliance with the standards adopted in MVMC Chapter 17.70.

The above-described proposal has been **APPROVED WITH CONDITIONS** by the Design Review Board.

The Design Review Board's Conditions of Approval for this permit are as follows:

1. Consistent with the information contained in Exhibit 1 (Staff Report) the Board grants the following design review waivers as outlined below:
  - a. Element DT-A(2)(A): Allow the ground floor windows abutting 3rd Street to occupy less than 60% of the required transparency.
  - b. Element DT-A(1)(D)(I): Allow less than 75% of the facades of Gates and 3rd Streets to have weather protection elements installed.

- c. DT-B(3)(A): Allow the non-ground floor windows to have vertical proportions that are not approximately 2:1.
  - d. DT-C(5): Allow the structure to exceed 400 square feet of blank wall space and exceed the ten foot height and with maximum for the same.
  - e. DT-C(6): The Board revises the Staff Report to indicate that because the proposal is for an existing structure and no new prohibited materials are being used, the criterion is not applicable. Further the applicant is permitted to do as much repair as is necessary to the existing stucco-like coating that covers the building.
- 2. Future tenants will be required to obtain Design Review approval for any window or other signage.
  - 3. Any proposed murals will be required to obtain Design Review approval when the specific design of each mural has been determined.



10/12/2023

**Marianne Manville-Ailles, Senior Planner  
Development Services Department**

**Date**

#### **D. APPEALS/NOTES TO APPLICANT:**

The subject proposal is a Type III decision per MVMC Chapter 14.05; where a final decision is made by the Design Review Board following a public hearing.

The decision of the Design Review Board may be appealed in an open record appeal hearing to the hearing examiner within 14 days of the Decision.

Further information may be obtained by contacting the Development Services Department at: 910 Cleveland Ave, Mount Vernon, WA 98273, (360) 336-6214.