

## NOTICE OF APPLICATION & NOTICE OF PUBLIC HEARING

**APPLICATION NAME/NUMBER:** 1609 S 3<sup>rd</sup> Street Special Permission, PLAN22-0543

**PROJECT DESCRIPTION:** The proposal is to add a 480 sq.ft. addition to an existing garage. The project will involve removing two unpermitted lean-tos, one that is encroaching on a neighboring property. The total proposed size of the structure will be 801 sq. ft.

Special permission is required because the existing structure does not meet side setbacks on the north side of the property or the rear setback on the west side.

**PROJECT LOCATION:** The property is located at 1609 S 3<sup>rd</sup> St. The Skagit County Assessor designates it as parcels P52828 and P28981. It is Tract F, Fair Addition to Mount Vernon, except the north 62 feet; and a portion of the SE ¼ of Section 30, Township 34 North, Range 04 East W.M.

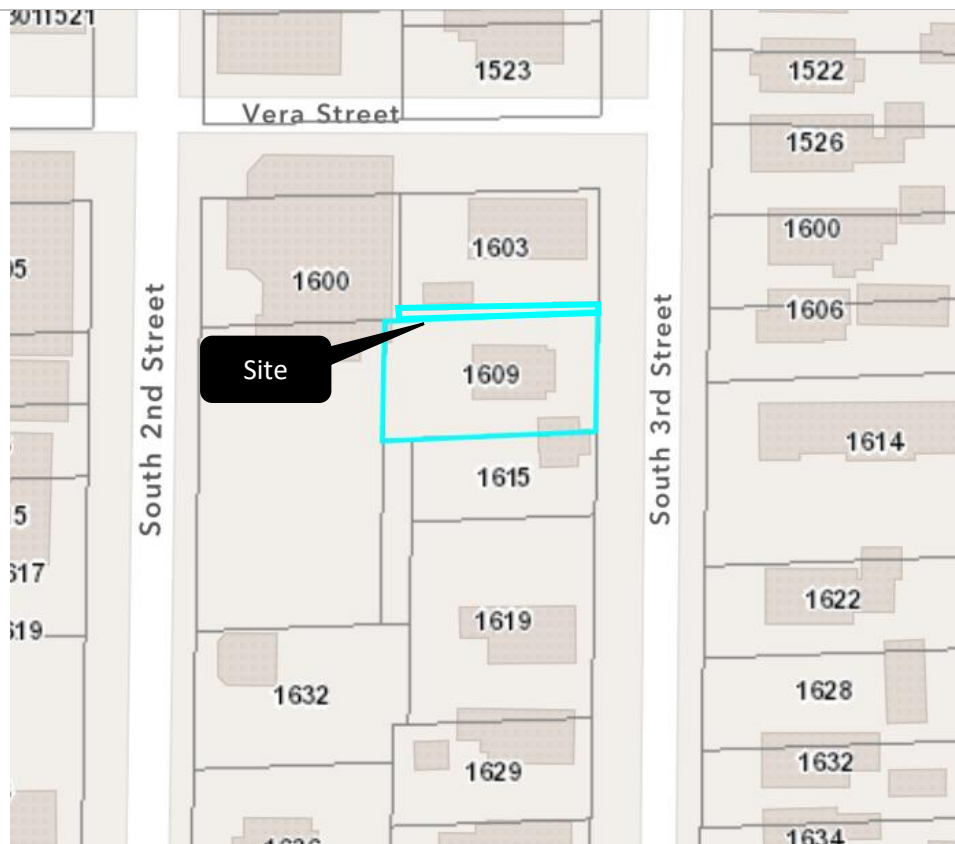
**CONTACTS:**

**OWNER/APPLICANT:**

Bob and Wanda Parker  
1609 S 3<sup>rd</sup> St  
Mount Vernon, WA 98273

**STAFF CONTACT:**

Marianne Manville-Ailles, Senior Planner  
Development Services Department  
City of Mount Vernon  
910 Cleveland Avenue, Mount Vernon WA 98273  
Telephone - 360-336-6214



**ADDITIONAL PERMIT DETAILS:**

**APPLICATION SUBMITTED:** October 31, 2022                      **TECHNICALLY COMPLETE:** November 29, 2022

**PERMITS REQUESTED:** Special Permission to Expand or Alter a non-conforming structure; Building Permit.

**OTHER PERMITS THAT MAY BE REQUIRED:** None

**EXISTING ENVIRONMENTAL DOCUMENTS THAT EVALUATE THE PROPOSED PROJECT:** The proposal is exempt from environmental review.

**PUBLIC HEARING:** A public hearing on the above-described project will be held by the Mount Vernon Hearing Examiner on **THURSDAY, March 30, 2023** starting at 9:00 am via software allowing a virtual hearing. Those wishing to participate in this virtual hearing must call 360-336-6214 or email: [PermitTech@mountvernonwa.gov](mailto:PermitTech@mountvernonwa.gov) no later than 12 pm the day before the hearing to receive information needed to participate in this virtual hearing.

**PUBLIC COMMENT PERIOD:** Comments on the Notice of Application must be submitted, in writing, no later than **March 29, 2023**. Comments should be as specific as possible and those submitting comments are required to comply with the following:

- All comments must include: (1) your full name, (2) your mailing address, and (3) the name of the proposal you are commenting on.
- If you wish to submit comments electronically you must upload your comments into the city’s online permit portal because comments are NOT accepted via email. To upload comments into the City’s permit portal navigate to: <https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home>, once on this page you must create a user account by clicking “Sign Up” located at the upper right corner of the webpage. Once you have created and verified your user account log into the system and click on “Go” in the My Portal box, and then on the next page that appears click on “Apply” in the Apply Online box. On the new page that appears under Step 1 select “Public Comments” and on Step 2 select “Public Comments for Land Use Permits”
- Comments submitted on paper are required to be mailed to the address provided for the Staff Person listed within this notice.

**PUBLIC COMMENTS ARE NOT ACCEPTED BY THE DEPARTMENT THROUGH EMAIL.** Items submitted 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 permit portal where the site plans, technical reports, and other pertinent information can be viewed by following these directions: navigate to: <https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home> once on this webpage click on the blue “GO” link under the heading “My Portal”. Type in the project number identified in this notice into the search bar near the top of the screen. Click on the project number listed below the search bar when it appears.

**ISSUED AND PUBLISHED:** 03/15/2023