



**NOTICE OF APPLICATION & NOTICE OF PUBLIC HEARING**

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 new deck described herein. If you have concerns or questions about this project please respond to the staff person listed on the second page of this notice within the timeframe provided.

**City staff has created a page on the City’s website where the materials for this application can be viewed. This webpage can be viewed as follows: navigate to: [www.mountvernonwa.gov](http://www.mountvernonwa.gov); once here click on ‘Departments’ then ‘Community & Economic Development’ then ‘Community Development’ then ‘News Notices’ then near the top of the page on the Application Name/No. listed below.**

**DATE:** | November 14, 2016

**LAND USE NUMBER:** | File No. PL16-106

**APPLICATION NAME:** McCCloughen Expansion of a Non-Conforming Building

**PROJECT DESCRIPTION:** Proposed is the construction of an approximate 300 square foot deck (± 15 feet by 20 feet) that will be at the same level as the second story floor of the below-described existing home. The existing home is a corner lot that has two (2) non-conforming front yard setbacks from the face of the structure. The front yard setback from Washington Street is four (4) feet ±; and the front yard setback from South 6<sup>th</sup> Street is three (3) feet ± (versus the required 20 feet on both streets). The proposed deck would, if approved, also have a four (4) foot ± front yard setback off of Washington Street matching the existing condition of the house.

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.

**APPLICANT:** Alisoun & Bryson McCCloughen; 301 S. 6th Street, Mount Vernon WA 98273; 360-899-5610.

**PROJECT LOCATION:** The proposal property has an address of 301 S. 6th Street, has a Skagit County Assessor’s parcel number of: P52134, and is located within a portion of Section 20, Township 34 North, Range 04 East, W.M. in Skagit County, Washington.

**DETAILS:**

<b>Permit Application Date:</b>	September 13, 2016	<b>Technically Complete:</b>	October 12, 2016
<b>Permits/Review Requested:</b>	Expansion of a Non-Conforming Building and Building Permit.	<b>Other Permits that may be Required:</b>	Fill & Grade and Right-of-Way Permits

## CONSISTENCY OVERVIEW:

**Zoning:** Single-Family Residential with a maximum density of 7.26 dwelling units per acre (R-1, 7.0). **Comprehensive Plan:** Single-Family Residential High Density (SF-HI)

**Environmental Documents that Evaluate the Proposed Project:**

None Required, there are no indications of critical areas on or near the project site.

This project is categorically exempt from the threshold determination and Environmental Impact Statement Requirements of SEPA per WAC 197-11-800.

**Development Regulations Used for Project Mitigation:**

The project is subject to the City's SEPA Code, Critical Areas Ordinance, the Comprehensive Plan, Subdivision and Zoning Code, Drainage, Engineering and Concurrency Requirements and other applicable local, state and federal regulations as appropriate.

**To receive additional information regarding this project contact the CEDD Department and ask to become a party of record:**

Rebecca Lowell, Senior Planner  
Community & Economic Development Department  
City of Mount Vernon  
910 Cleveland Avenue, Mount Vernon WA 98273  
Telephone - 360-336-6214; Facsimile - 360-336-6283

**PROCESS:**

The City's Hearing Examiner will make a recommendation to the City Council who will issue a final decision on this application.

**PUBLIC HEARING:**

An open record public hearing will be held before the Hearing Examiner on **MONDAY, DECEMBER 5, 2016 AT 10 A.M.** This hearing will be held at City Hall, 910 Cleveland Avenue.

Comments on the Notice of Application must be submitted, in writing, no later than **5:00 P.M. ON DECEMBER 2, 2016.** Comments should be as specific as possible. Any person may comment on the application, receive notice of and request a copy of the decision once it is made. Questions about this proposal, requests for additional notification by mail and/or appeal procedures should be directed to the contact person listed herein. Any person who submits written comments will automatically become a 'party of record' and will be notified of any decision made regarding this proposal.

The application and supporting documentation are available for review at the Community & Economic Development Department located at City Hall. Copies will be provided upon request at the cost of reproduction.

Issued: November 14, 2016

Published: November 17, 2016

**SENT TO:** CTED, DOT, DNR, MVSD, SVC, SKAT, SCPPC, PUD, AT&T, CNG, PSE AND VERIZON.

## VICINITY MAP

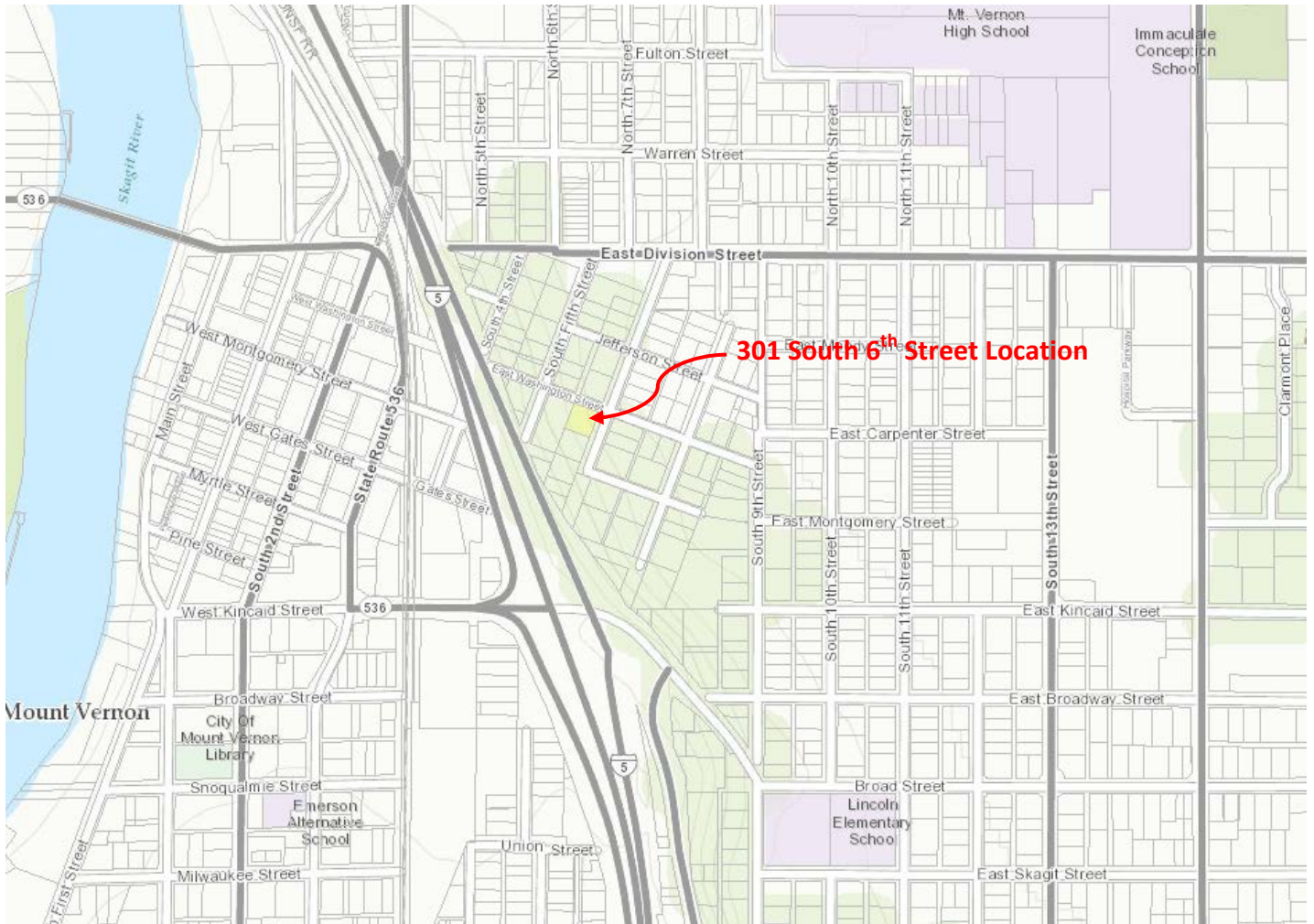


Photo from the Skagit County Assessor, taken from Washington Street looking south at the subject building.