

STAFF REPORT
EXPANSION OF A NON-CONFORMING STRUCTURE

A. SUMMARY AND PURPOSE OF REQUEST

DATE:	December 5, 2016	PERMIT NUMBER:	File No. PL16-106
APPLICATION NAME:	McCloughen Non-Conforming Building Expansion	APPLICANT:	Alisoun & Bryson McCloughen; 301 S. 6th Street, Mount Vernon WA 98273; 360-899-5610
PROJECT DESCRIPTION:	<p>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 6th 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.</p> <p>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.</p>		
PROJECT LOCATION:	<p>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.</p>		
COMPREHENSIVE PLAN:	Single-Family High Density (SF-HI)	ZONING:	Single-Family Residential with a maximum density of 7.26 du/acre (R-1, 7.0)
FLOODPLAIN:	No	CRITICAL AREAS:	No
EXISTING USES:	<p>This 10,000± s.f. platted lot is developed with an approximate 2,784± s.f., two-story single-family residential home that was built in 1929. Please see the following maps and photos.</p>		

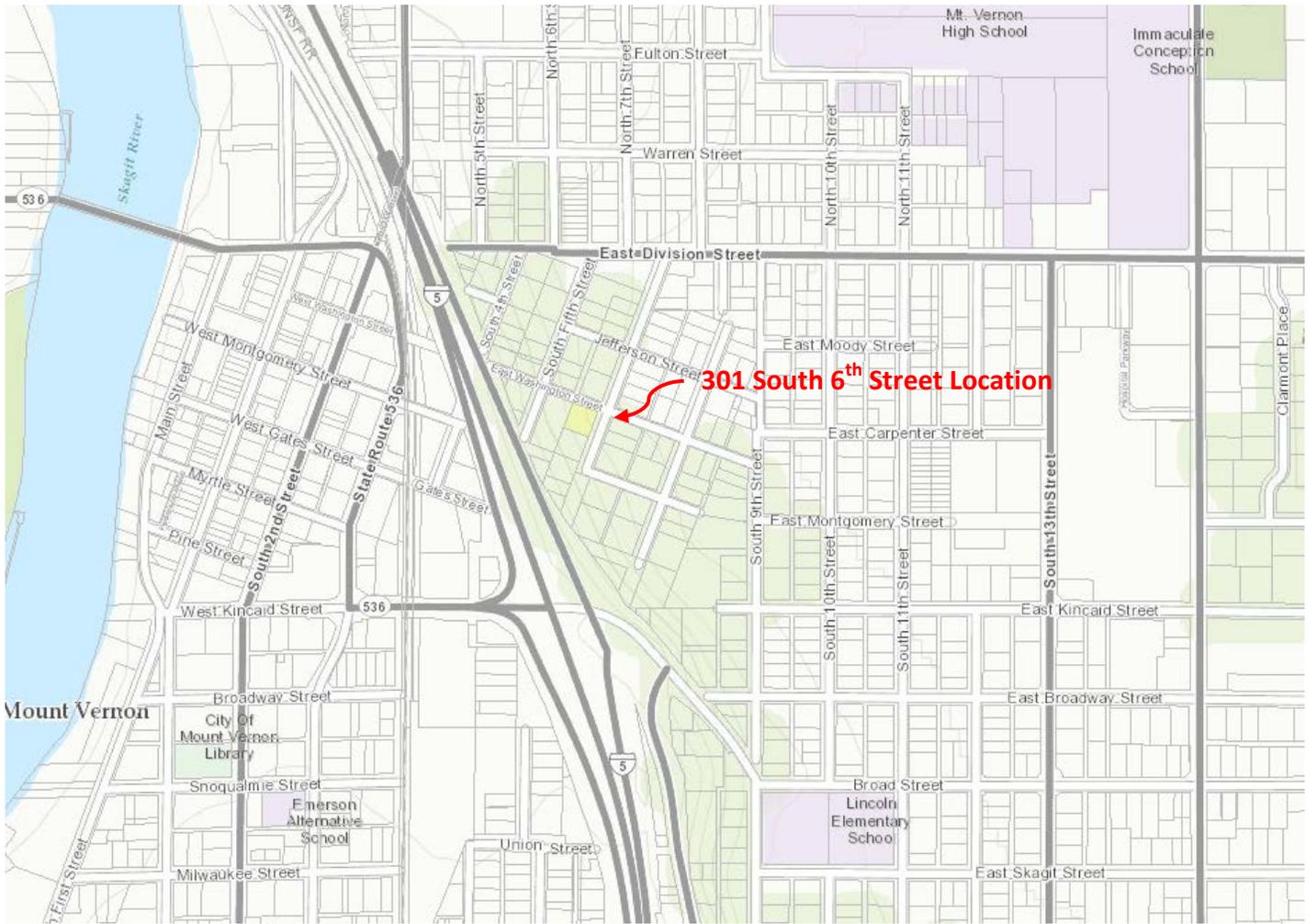
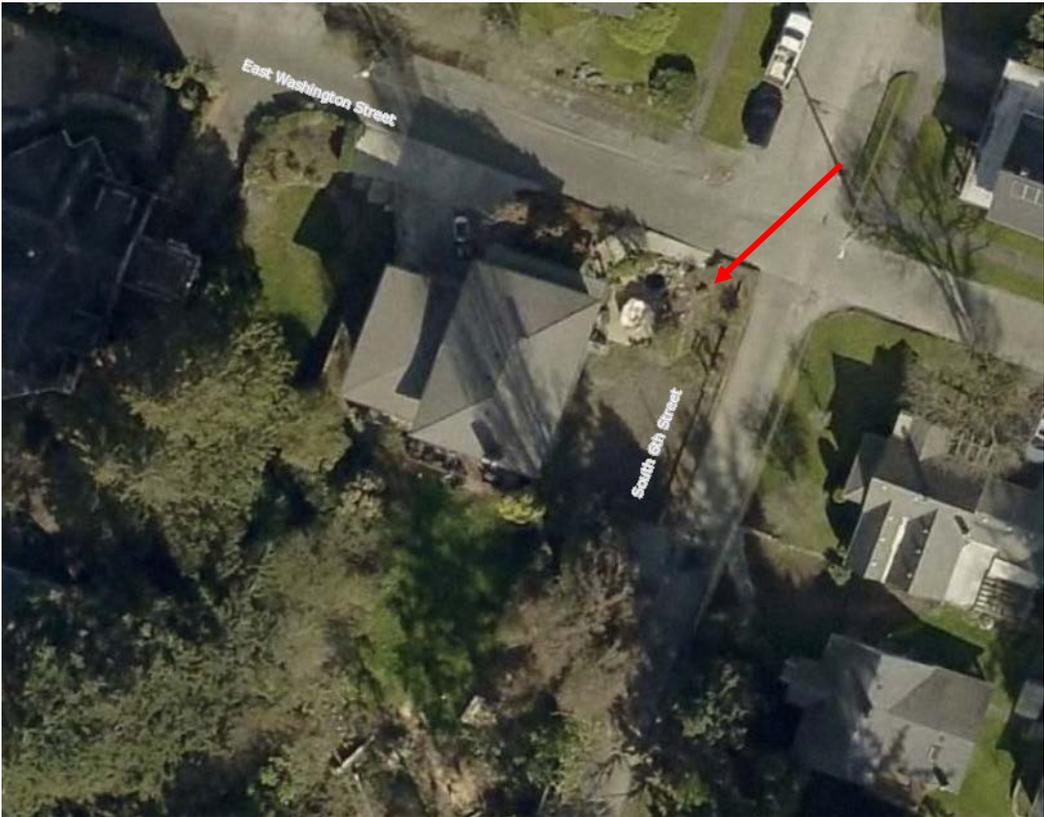
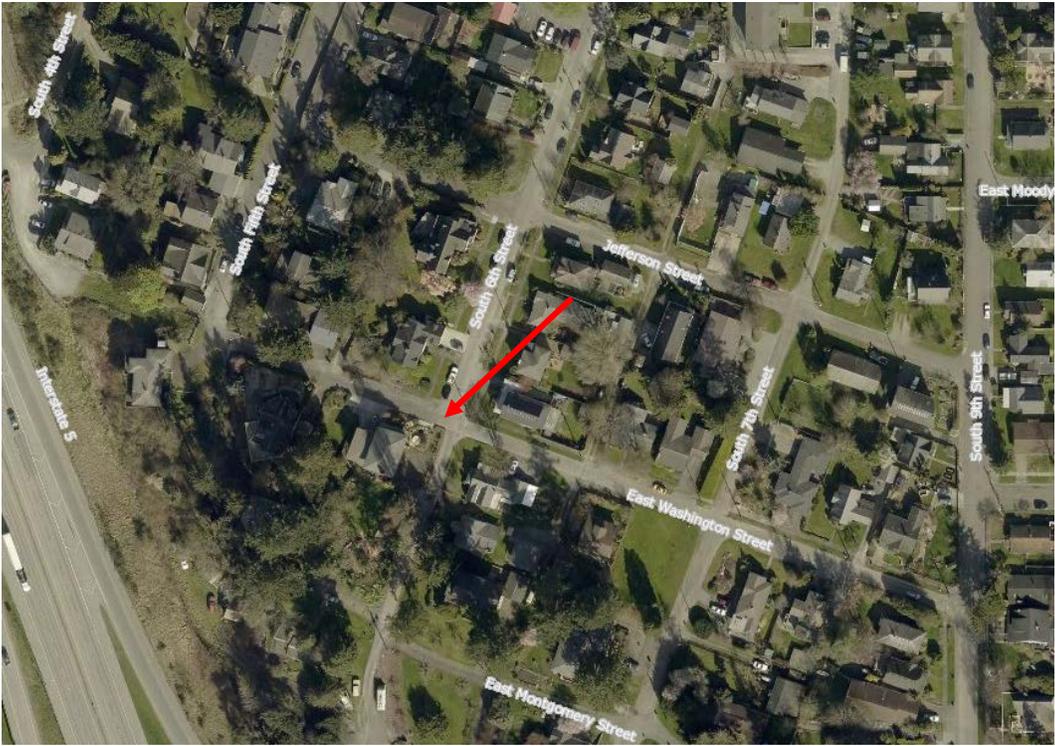


Photo from the Skagit County Assessor, taken from Washington Street looking south at the subject building.



B. EXHIBIT LIST:

- Exhibit A:** Master Land Use Application
- Exhibit B:** Project Narrative and Mapping from the Applicant
- Exhibit C:** City notices and associated information

C. DEPARTMENT ANALYSIS:

- APPLICABLE MVMC:**
- Chapter 14.05 Administration of Development Regulations
 - Chapter 17.15 Single-Family Residential
 - Chapter 17.102 Nonconforming Buildings or Uses

- PROCEDURAL:**
- On **September 13, 2016** the applicant submitted the subject application.
 - On **October 12, 2016** staff deemed the materials submitted technically complete for processing.
 - On **November 14, 2016** a Notice of Application (NOA) for Approval to Expand a Non-Conforming Building was issued by staff.
 - On **November 15, 2016** a Notice of Public Hearing & Public Hearing was mailed to all properties within 300 feet of the project site.
 - On **November 17, 2016** the Notice of Application & Public Hearing was published in the Skagit Valley Herald.
 - On **November 16, 2016** the subject site was posted with a Land Use sign.

PERMIT TRIGGER: The applicant wishes to construct an above-grade deck extending from the second story of the existing home matching the front yard setback of the existing structure. The existing home has pre-existing non-conforming front-yard setbacks off of Washington and South 6th Streets (the lot is a corner lot).

The proposed deck, if approved, would have the same four (4)-foot front yard setback off of Washington Street that the existing structure has.

MVMC 17.102.025 and 17.102.030 provides a process by which a permit can be issued to allow a non-conformity to be enlarged or expanded on a site through a process wherein the City's Hearing Examiner makes a recommendation to the City Council and the City Council makes a final decision to approve or deny such a request.

CODE CRITERIA TO BE MET WITH REQUEST:

The approval criteria that staff needs to address is contained in MVMC 17.102.070. This section of the code contains the following four (4) criteria. The staff response to each of these criteria follows each listed item.

A. The effect of such enlargement, expansion or reconstruction on the appearance and use of the area which might be affected.

The appearance and use of the area will be altered. However, the proposed deck is a structure that is ordinarily seen in single-family residential neighborhoods and will not appear to be out of character.

The existing home has a 4-foot front yard setback along the north property line of this site. Extending this non-conforming setback to include the width of the proposed deck will have a negligible effect on the appearance and use of the affected area.

B. The effect of the granting of such permit on traffic patterns in the area.

The traffic patterns in the area will not change in any significant way due to the construction of the proposed deck.

C. The adequacy of parking facilities afforded or to be afforded.

The existing parking facilities on this site are adequate and code compliant. In addition, the proposed deck will allow the property owners to park under the deck providing a covered area to load or unload their vehicles.

D. The effect on adjacent and nearby property or the economic effect of the proposed expansion, alteration or reconstruction on both the applicant and the owners of property in the vicinity.

There should be no negative effects (including economic ones) to adjacent and nearby properties due to the construction of the proposed deck. The effect to both the applicant and nearby property owners should be positive ones as the applicants are investing in their property.

D. STAFF RECOMMENDATION:

To approve the expansion of this nonconforming use the Hearing Examiner must find "that the proposed alteration, expansion or reconstruction will not have a material adverse effect upon the use and enjoyment of the properties within the area which conform to the existing zoning..." (MVMC 17.102.080).

Based on the analysis above, the staff conclusion is that the proposed deck will not have a material adverse effect upon the use and enjoyment of the properties within the area which conform to the existing zoning.

As such, staff recommends **APPROVAL** for the expansion of the subject nonconforming building for, **File No. PL16-106**, subject to compliance with the standards of the Mount Vernon Municipal Code.

E. NOTES TO APPLICANT AND PARTIES OF RECORD:

The expansion of a nonconforming use sought by the applicant requires that the City's Hearing Examiner make a recommendation, at an open record public hearing that will be forwarded to the City Council, who will make a final decision at a closed record public hearing.

The written recommendation for this project will be issued by the Hearing Examiner within 10 days after the date the record closes. The Hearing Examiner shall reconsider his/her recommendation if a written request is properly filed by the applicant or a party of record within 10 days of the date of the initial recommendation. A party wishing to file a request for reconsideration of the Hearing Examiner's recommendation shall follow the process outlined within MVMC 14.05.110(H)(4).

A copy of this portion of the MVMC can be obtained by contacting the Community & Economic Development Department; or it can be downloaded on the City's web site at: <http://www.ci.mount-vernon.wa.us>.

1. Consistent with MVMC 14.05.140 this permit to enlarge a non-conforming structure shall expire two (2) years following approval from the City Council.



RECEIVED
CITY OF MOUNT VERNON

SEP 13 2016

C.E.D. DEPARTMENT

MASTER LAND USE APPLICATION FORM

FILE NUMBER: PL2016-106

PROPERTY OWNER(S):	
(If there is more than one legal owner, please attach an additional notarized Master Application for each owner)	
NAME: <i>Alison McCloughen</i>	
ADDRESS: <i>301 S. 6th ST</i>	
CITY/STATE: <i>Mt. Vernon WA</i>	ZIP: <i>98274</i>
TELEPHONE NUMBER and EMAIL ADDRESS: <i>360-899-5610</i> <i>alison1@yahoo.com</i>	
APPLICANT (if other than owner):	
NAME:	
COMPANY: (if applicable)	
ADDRESS:	
CITY/STATE:	ZIP:
TELEPHONE NUMBER and EMAIL ADDRESS:	
CONTACT (If this section is completed, correspondence will only be sent to this individual, if left blank, materials will only be sent to the property owner):	
NAME: <i>Bryson McCloughen</i>	
ADDRESS: <i>301 S. 6th ST</i> <i>1</i>	
CITY/STATE: <i>MT. Vernon WA</i>	ZIP: <i>98274</i>
TELEPHONE NUMBER and EMAIL ADDRESS: <i>360-899-5610</i> <i>BRYSONMCC@GMAIL.COM</i>	

PROJECT INFORMATION
Project or development name: <i>Deck Addition</i>
Property/project address(es)/location: <i>301 S. 6th ST</i> <i>Mt. Vernon, WA 98274</i> <small>A copy of the site legal description from either: 1) a recent title report; or 2) a description written and/or reviewed by a P.L.S., must be attached.</small>
Skagit County Assessor's parcel number(s): <i>P52134</i>
Existing land use(s): <i>Residential</i>
Proposed land uses: <i>Same</i>
Existing Comprehensive Plan designation:
Proposed Comprehensive Plan designation (if applicable):
Existing Zoning designation: <i>Residential</i>
Proposed Zoning designation (if applicable):
Site Area (sq. ft. or acreage): <i>0.23 Acres</i>
Project value: <i>\$15,000</i>
Is the site located in any type of environmentally sensitive area? <i>No</i>

PROJECT CONTACTS

It is imperative that the members of the City Council, Planning Commission and that the Hearing Examiner know all of the people involved with your application so that they can act without any conflict of interest charges or violations of the appearance of fairness doctrine. Therefore, the following information **MUST** be complete and **MUST** be updated when new companies or individuals become involved with your project. **The following persons are associated with this project. Attach additional pages as necessary to ensure complete disclosure:**

Developers:	Address:	Phone and Email Address:
Architect:	Address:	Phone and Email Address:
Engineer:	Address:	Phone and Email Address:
Surveyor:	Address:	Phone and Email Address:
Title Company:	Address:	Phone and Email Address:
Lender/Loan Officer:	Address:	Phone and Email Address:
Attorney:	Address:	Phone and Email Address:
Contractors:	Address:	Phone and Email Address:
Real Estate Agents:	Address:	Phone and Email Address:
Investors:	Address:	Phone and Email Address:
Other parties providing similar, significant services:	Address:	Phone and Email Address:

ACKNOWLEDGEMENTS

The following statements MUST be read and initialed by the property owner. Land Use applications involve many steps and processes; and most applications are conditioned through the process. The following disclosure statements involve items that the Community & Economic Development Department wishes to bring to your attention at the beginning of a project. The following statements in no way contain all of the conditions that could be applied to your project, but rather, are conditions that could seem out of the ordinary to an applicant who does not regularly work with land use codes.

OWNER'S INITIALS:	LAND USE PERMITTING DISCLOSURE STATEMENTS:
AFM	I understand that land use permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use permitting process is completed. I understand that no earth disturbing activities (including the removal vegetation) may take place until after my land use process is complete, and only after I have received additional permits such as Fill & Grade, Utility, or Right-of-Way permit(s). Additionally, I understand that structures can not be constructed until after my land use permitting processes are complete and I receive a Building Permit(s).
AFM	I understand that if critical areas (wetlands, streams, steep slopes, et cetera) are found on or near my property I will be required to leave an undisturbed buffer area around the critical area. I also understand that depending upon the size and scope of my project that I may be required to enhance a critical area buffer.
AFM	I understand that depending upon the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, public roads and/or public utilities that I construct or install.
AFM	I understand that depending on the type of critical areas on or near my property I may be required to provide both monitoring and maintenance bonds for work within a critical area buffer. I also understand that if I choose to utilize the ecosystem alternative within the City's Critical Areas Ordinance I will be required to "buy down" the buffer and to enhance the buffer areas left on my property.
AFM	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my land use process will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Community & Economic Development Department could require an entirely new application to be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the planner assigned to my project know.
AFM	I understand that I am applying for permits from the City of Mount Vernon only; and that additional permits from other Federal and State agencies will likely be required. I understand that the City of Mount Vernon can not advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are in no way limited to): Corps of Engineers, Department of Natural Resources, Department of Ecology, and Northwest Clean Air Agency.
AFM	I understand that I may be required to properly and timely post a pink land use sign on my property during my land use permitting process. I understand that I am responsible for making sure that this sign continues to be posted on my property until my land use process is completed; and I understand that I am responsible for removing and disposing of this sign once my land use process is completed.
AFM	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include traffic concurrency, critical area, landscaping, et cetera.

Fee Calculations
Please note that CEDD staff uses this area to calculate the application fees for all submittals.

Annexation	\$ _____
Binding Site Plan	\$ _____
Boundary Line Adjustment	\$ _____
Comprehensive Plan Amendment	\$ _____
Conditional Use Permit, Administrative	\$ _____
Conditional Use Permit	\$ _____
Critical Area Permit	\$ _____
Design Review	\$ _____
Environmental Review (SEPA)	\$ _____
Environmental Review with critical areas	\$ _____
Fill and Grade Permit	\$ _____
Landscape Modifications	\$ _____
Major Modification	\$ _____
Master Plan	\$ _____
Non-Conforming	\$ _____
Other Permit Write in Below:	
	\$ _____

Plat, Preliminary	\$ _____
Planned Unit Development	\$ _____
Rezones	\$ _____
Shoreline Permits:	
Conditional Use	\$ _____
Substantial Development	\$ _____
Variance	\$ _____
Short Plat, Preliminary	\$ _____
Site Plan Approval	\$ _____
Special Use Permit	\$ _____
Special Use Permit for ADU	\$ _____
Temporary Use Permit	\$ _____
Transportation Concurrency	\$ _____
Variances, Administrative	\$ _____
Variances	\$ _____
Postage	\$ _____
Land Use Signs:	\$ _____

AFFIDAVIT OF OWNERSHIP

Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide a signed and notarized statement from the property owner(s) that you are authorized to sign on their behalf. Please attached additional signature sheets if there are more than one owner.

I, Alison F McCloughen, declare that I am (please check one) the owner of the property involved in this application, _____ the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the infoamtion herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Applicant Signature: *Alison F. McCloughen*

On this, the 6th day of September 20 16 before me personally appeared Alison F. McCloughen known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

ALEX J. DEJONG-BROWN
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
05-15-19

[Signature]
Notary Public in and for the State of Washington
Residing at BECU Everett
My Appointment Expires 5/15/19

Non-Conforming Use Justification for Proposal.

301 S 6th St, Mount Vernon Deck Addition Proposal

Our goal is to add a 300 square foot deck above an existing driveway that will have a water runoff system to double as a carport. The deck will be located fully within the plat boundaries however it will also fall within the required 20 foot setback. The proposed location is on the North side of the property adjacent to Washington Street. As seen in the photos, the deck will be located fully above an existing driveway. It will be located within an area outlined by the northern and western walls of the existing structure and will not exceed these boundaries. As the plans show, every effort has been made to ensure that we will be in full compliance with current building codes.

Project Description

The project is to build an attached rectangular deck at the second story floor level of an existing house. The deck will be adjacent to the house on two sides and will be above a driveway entrance to the two car garage. The deck will be 15' by 20'. The deck is intended to provide a weather proof covering over the parking area below.

The deck surface will be composite deck boards. Weather proofing to keep the area under the deck dry, including the deck framing will be achieved using the Trex Rainescape system. This system is installed above the deck framing immediately below the deck flooring and is a water proof draining system.

The underside of the deck will be covered with tongue and grove boards fastened to the underside of the deck framing. Vents will be installed in each joist bay to provide ventilation for the deck framing.

Access to the deck from the second story of the house will be provided by newly installed french doors opening onto the deck.

The deck is designed for 40psf live load and 15psf dead load. The main beam and joists have been sized to meet a deflection of L/360 or better.

Deck Attachment and Framing

The deck will be attached to the house along it longer side using a pressure treated 2x10 ledger board lag bolted to the house framing and two lateral load connection devices.

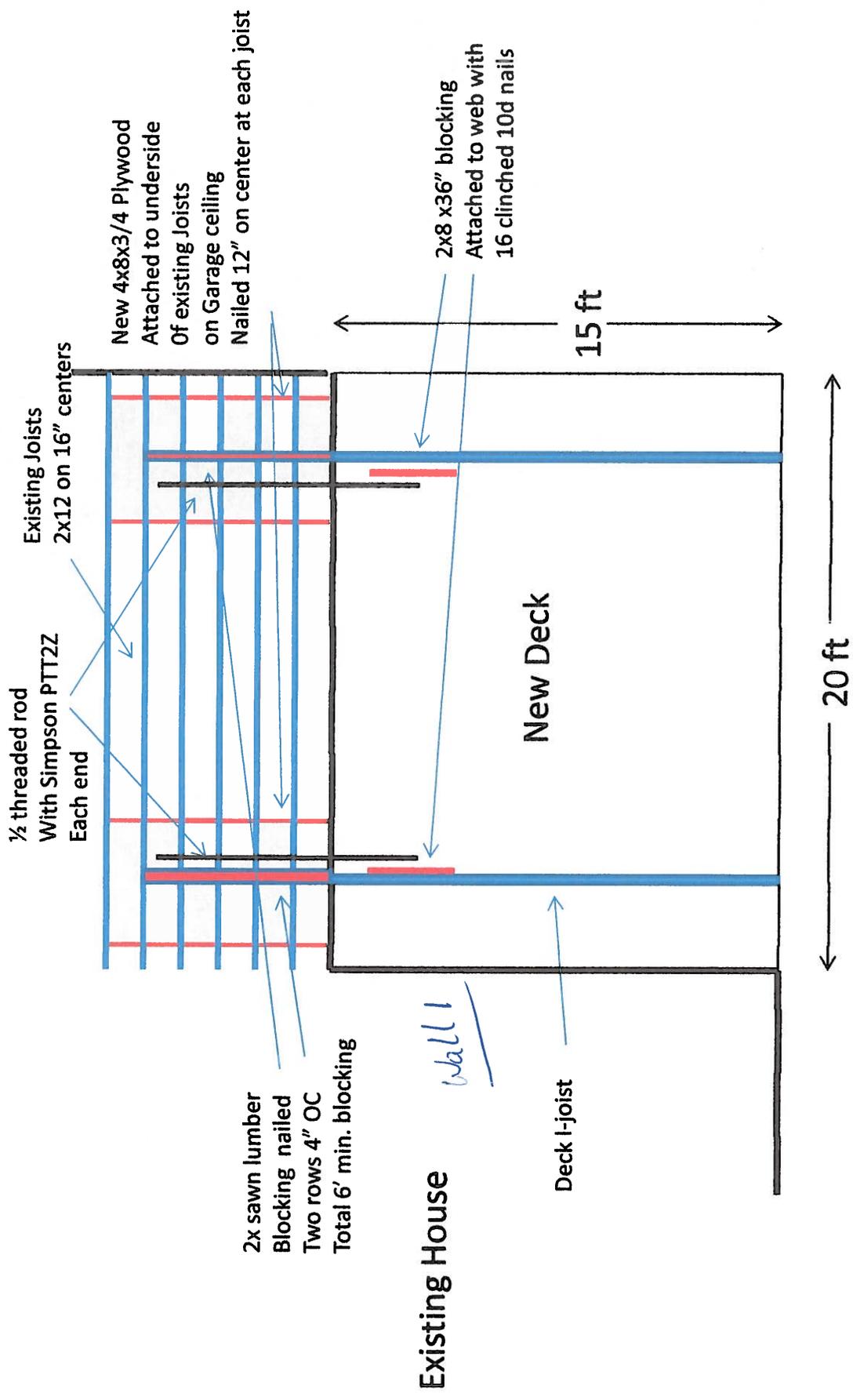
The opposite side of the deck will be supported by a main beam setting on two posts. One post will be freestanding on the concrete drive, and the other will be attached to the house corner using lag bolts and setting on at existing concrete structure. These posts will be pressure treated lumber.

The main beam, rim beam and joists will be engineered lumber. The engineered lumber will be enclosed in a dry environment created by the Trex Rain Escape System in the top, T&G siding on the bottom, and cedar sheathing on the outer edges. Each joist bay will be ventilated from the bottom. All fastening surfaces on the deck top surface will be protected using butyl rubber tape.

All fasteners will be galvanized and structural connectors will be appropriate per Simpson Strong Tie. Two lateral load connectors will be provided per code requirements. All other aspects of the deck and railing design are per applicable codes.

Wall 2

Deck Lateral Load attachment Existing Dining Room above, garage below

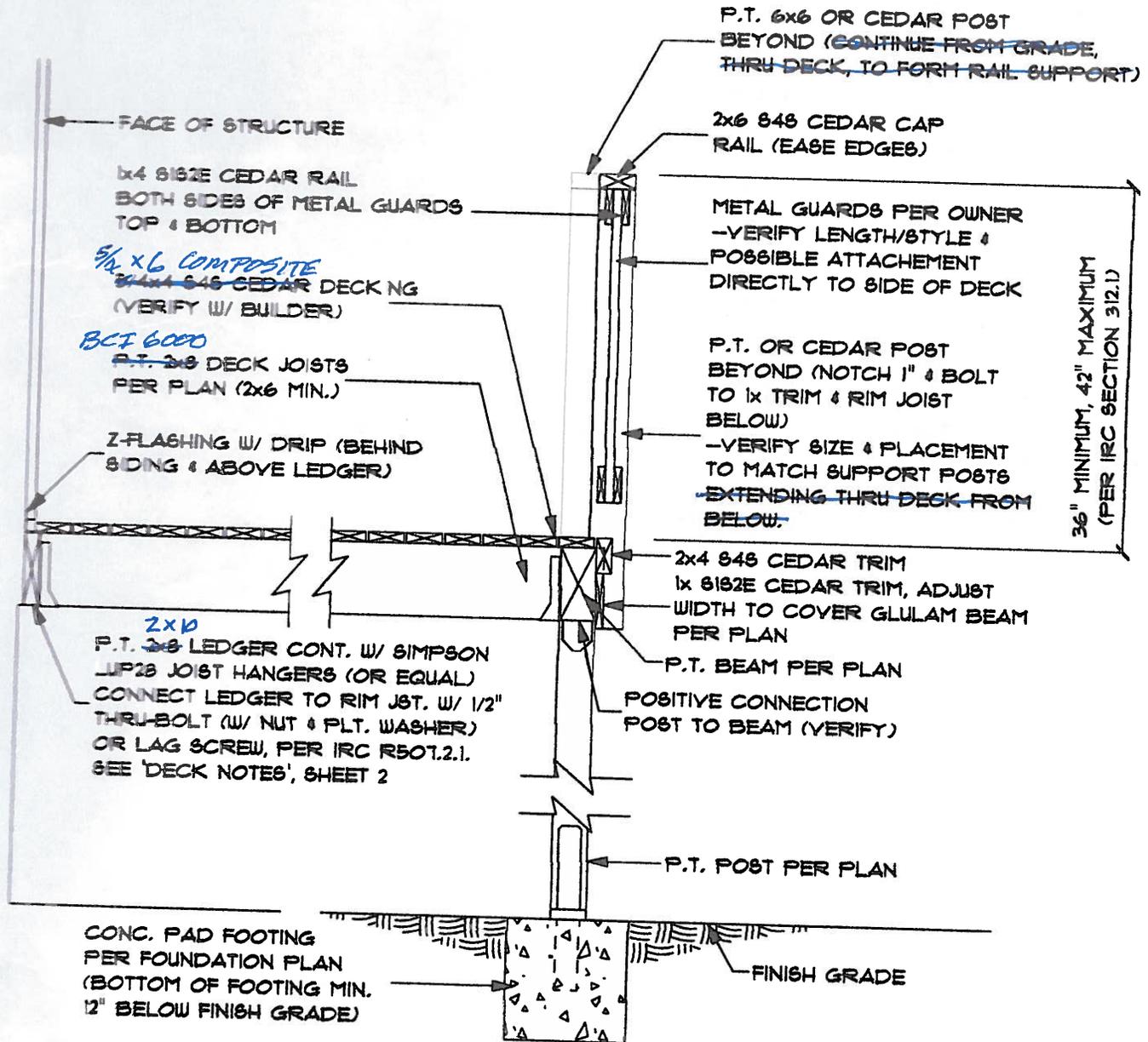


Existing House & Proposed Deck
4' Bldg Setback

wall 2

wall 1



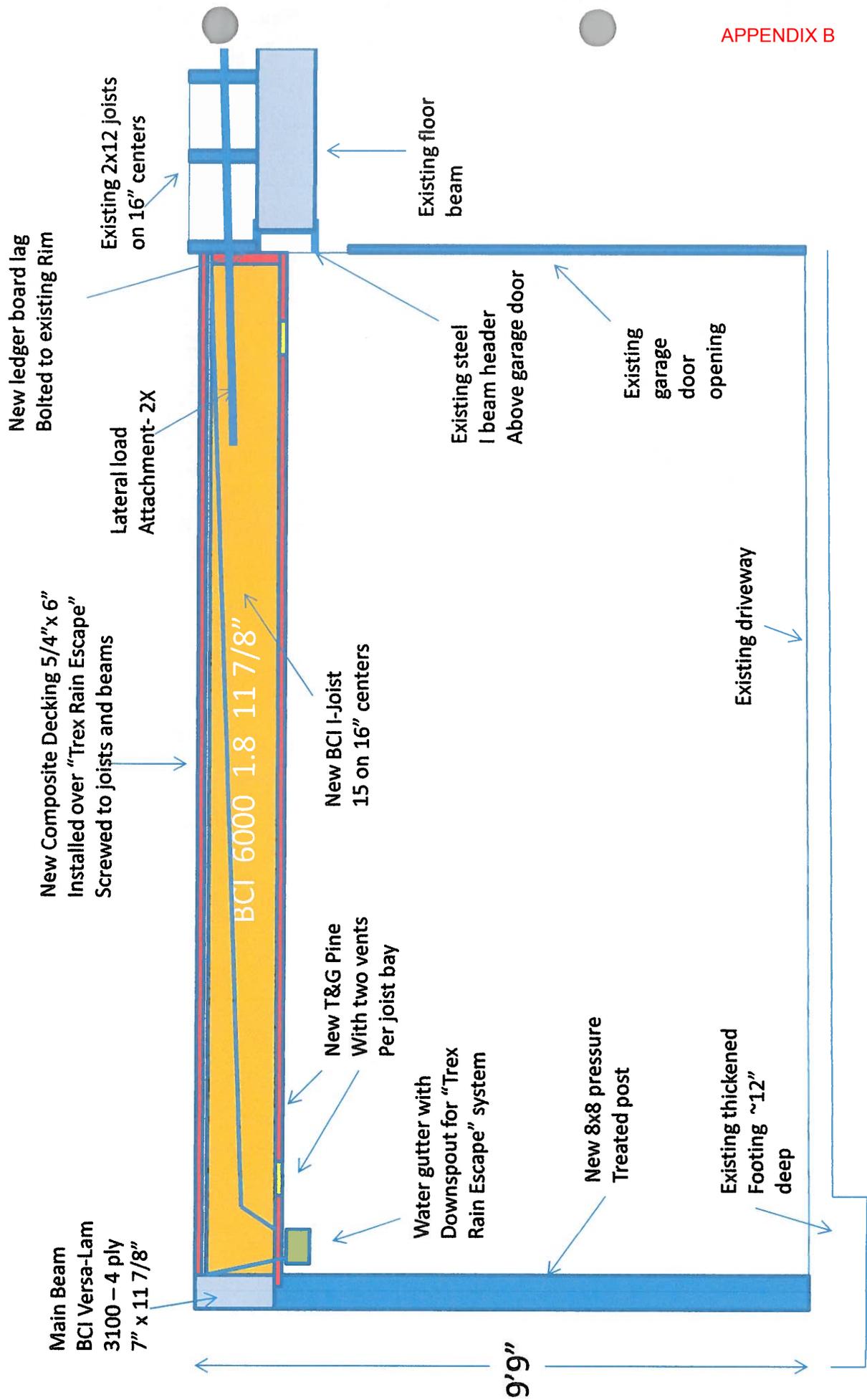


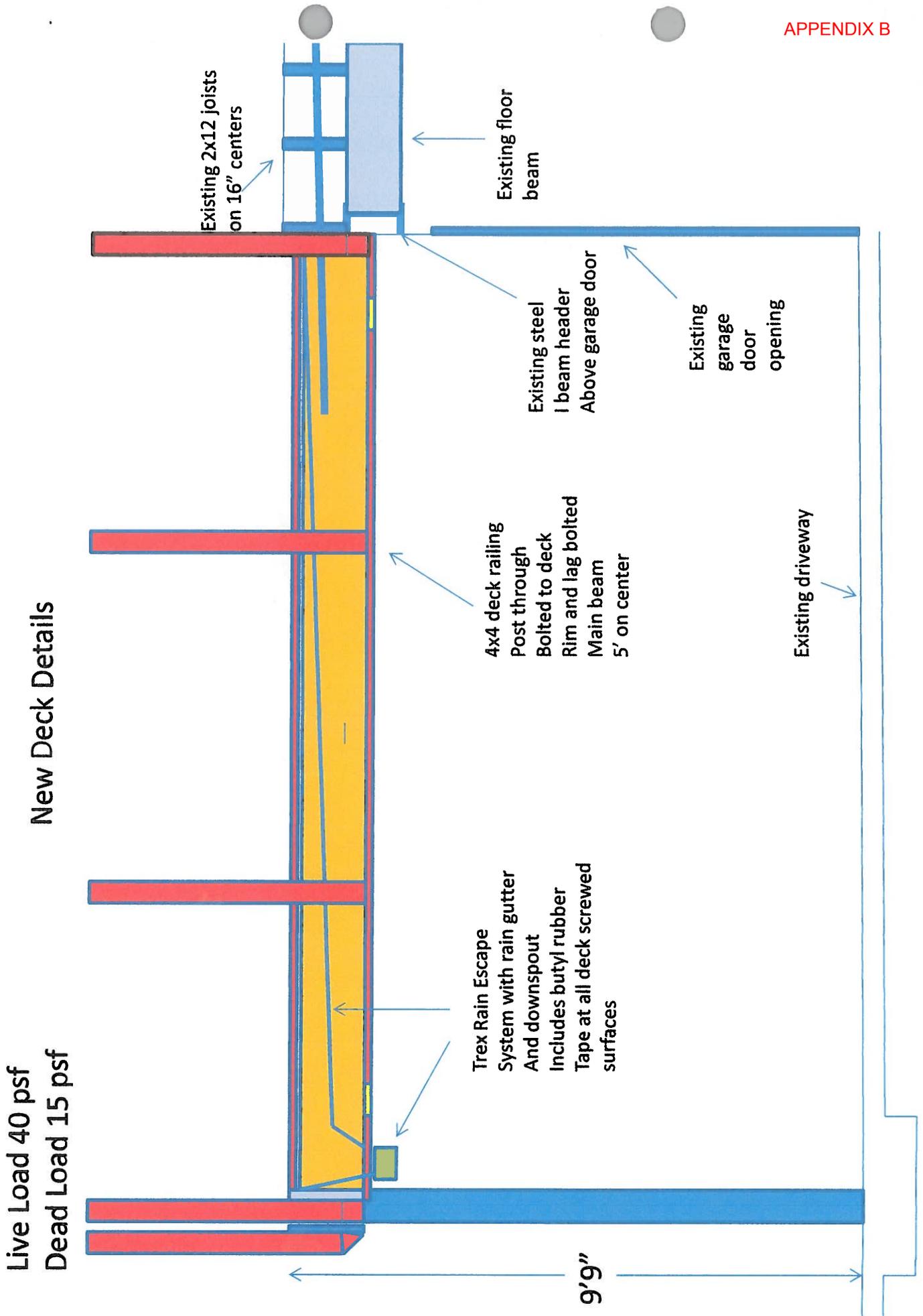
DECK DETAIL

SCALE: 3/4" = 1'-0"

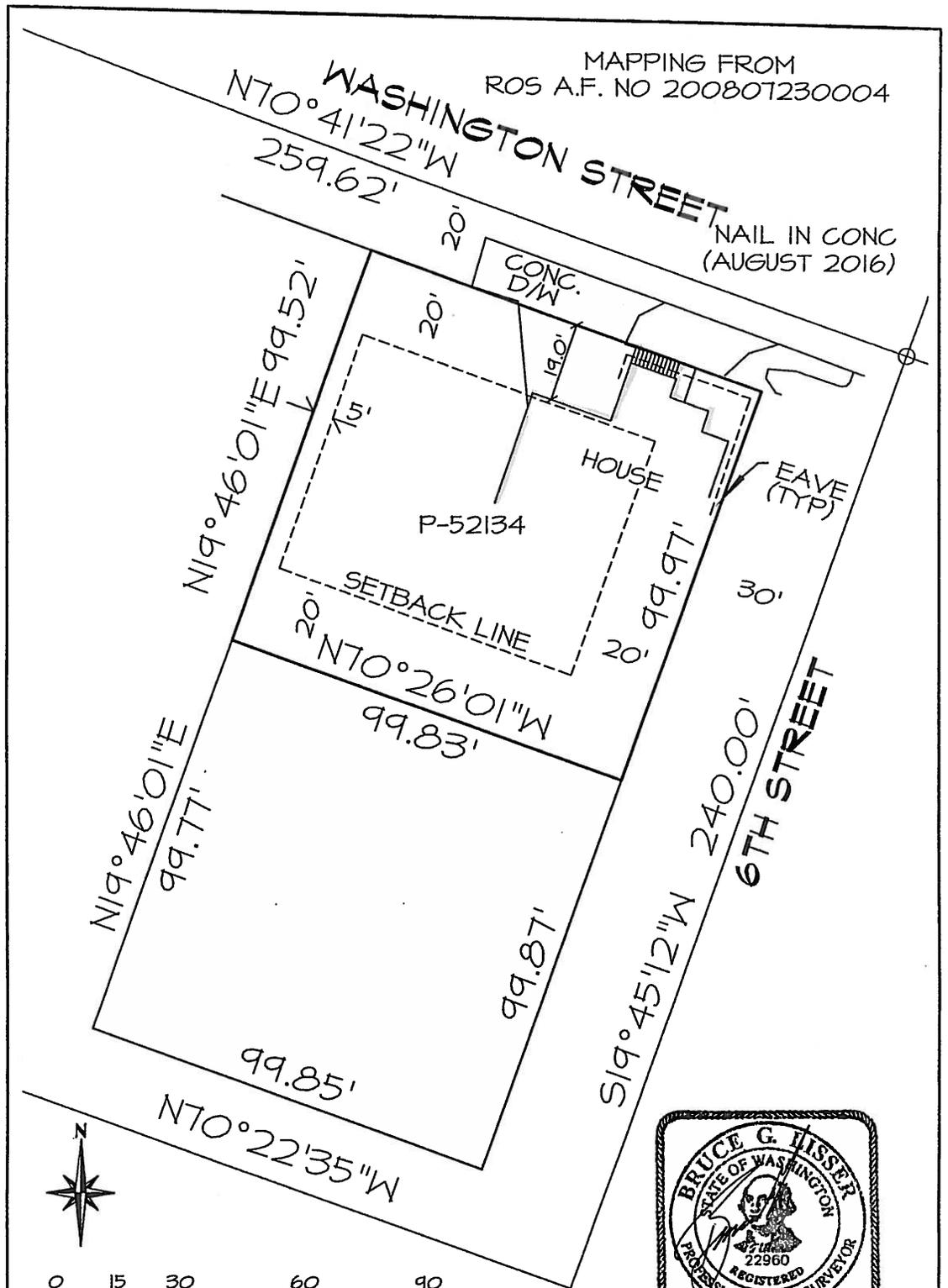
Live Load 40 psf
Dead Load 15 psf

New Deck Details





SITE MAP 301 6th STREET



NAIL IN CONC
(AUGUST 2016)



SCALE: 1" = 30'



8-20-16



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; 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: McCloughen Expansion of a Non-Conforming Building

PROJECT DESCRIPTION: Proposed is the construction of an approximate 300 square foot deck (\pm 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 \pm ; and the front yard setback from South 6th Street is three (3) feet \pm (versus the required 20 feet on both streets). The proposed deck would, if approved, also have a four (4) foot \pm 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 McCloughen; 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:

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

VICINITY MAP

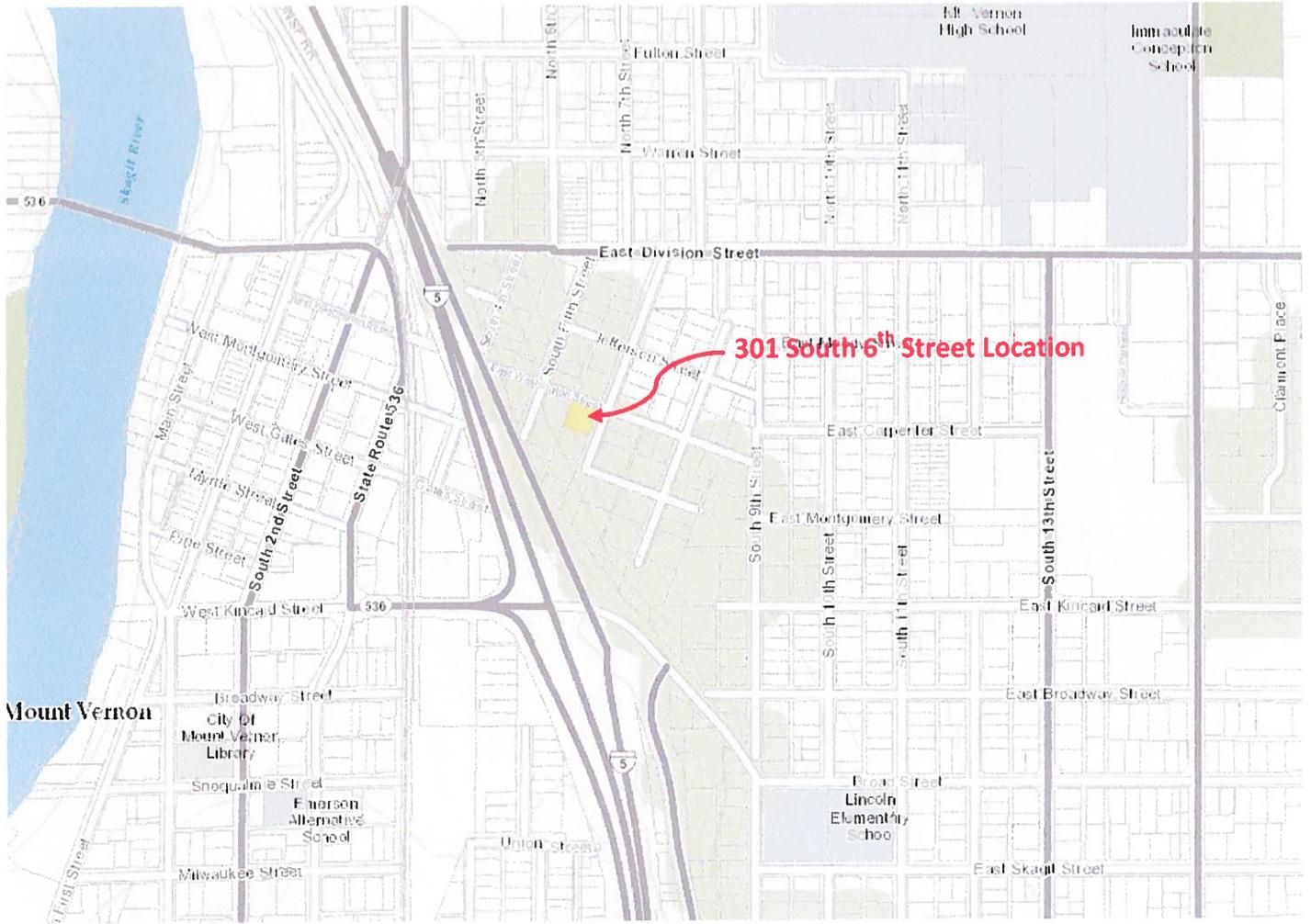


Photo from the Skagit County Assessor, taken from Washington Street looking south at the subject building.

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:	<p>None Required, there are no indications of critical areas on or near the project site.</p> <p>This project is categorically exempt from the threshold determination and Environmental Impact Statement Requirements of SEPA per WAC 197-11-800.</p>		
Development Regulations Used for Project Mitigation:	<p>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.</p>		
To receive additional information regarding this project contact the CEDD Department and ask to become a party of record:	<p>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</p>		
PROCESS:	<p>The City's Hearing Examiner will make a recommendation to the City Council who will issue a final decision on this application.</p>		
PUBLIC HEARING:	<p>An open record public hearing will be held before the Hearing Examiner on <u>MONDAY, DECEMBER 5, 2016 AT 10 A.M.</u> This hearing will be held at City Hall, 910 Cleveland Avenue.</p>		
<p>Comments on the Notice of Application must be submitted, in writing, no later than <u>5:00 P.M. ON DECEMBER 2, 2016.</u> 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.</p>			
<p>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.</p>			
Issued:	November 14, 2016		
Published:	November 17, 2016		
SENT To:	CTED, DOT, DNR, MVSD, SVC, SKAT, SCPPC, PUD, AT&T, CNG, PSE AND VERIZON.		

**AFFIDAVIT OF MAILING**

I, **Linda Beacham**, hereby declare as follows:

1. I am an employee of the City of Mount Vernon, Mount Vernon, Washington, a United States citizen, over the age of eighteen years, and am competent to testify to the matters set forth herein.
2. On **November 15, 2016** I mailed via the United States mail, and email, to the following parties the **PL16-106 McLoughen Special Permission Deck Addition**
See attached lists

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. Executed in Mount Vernon this **15th** day of **November, 2016.**

Linda Beacham

Linda Beacham



AFFIDAVIT FOR LAND USE SIGN POSTING

Property located at: 301 S. 6th St

Project Name/File No: PL16-106 P#: 52134

I, Bryson McCloughen hereby certify that I have posted the subject property as described below.

Date Notice posted: 11/16/16

Attached hereto is a copy of the notice that was posted.

Applicant Signature: [Signature] Date: 11/16/16

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this, the 16th day of November, 20 16 before me personally appeared Bryson McCloughen known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Morgan Morrison
Notary Public in and for the State of
Washington residing at Skagit
My Appointment Expires 3/1/17



Beacham, Linda

From: Beacham, Linda
Sent: Tuesday, November 15, 2016 11:11 AM
To: Council; 'Acero, Shelley'; Bollinger, Christopher; 'Clark, Fred'; 'Lyon, Al'; Orr, Adair; Piazza, Linda; 'Waller, Thomas'
Subject: City notice of Application and Hearing PL16-106
Attachments: Notice Of Application.docx

For your information

Linda Beacham
Administrative Assistant
Community & Economic Development
City of Mount Vernon
360-336-6214

Beacham, Linda

From: Beacham, Linda
Sent: Tuesday, November 15, 2016 11:10 AM
To: Department of Commerce; 'Roland.Storme@wsdot.wa.gov'; DOUGLAS.LANCASTER@dnr.wa.gov; Bruner, Carl; Dave Scott (Dave.Scott@skagit.edu); SKAT ; Skagit Co. Planning & Development Svc; Skagit County PUD; Cascade Natural Gas; PSE; dean.k.dupris@ftr.com
Subject: City of Mount Vernon Notice of Application PL16-106
Attachments: Notice Of Application.docx

For your information.

Linda Beacham
Administrative Assistant
Community & Economic Development
City of Mount Vernon
360-336-6214

Beacham, Linda

From: Beacham, Linda
Sent: Tuesday, September 20, 2016 3:51 PM
To: Marianne Manville-Ailles (mma@sseconsultants.com); Chesterfield, Ana; Riggs, Steve; Prosser, Rick; Hyde, Bob
Subject: PL16-106 Expansion of Non-Conforming Building
Attachments: Memo and Applicant Submittal PL16-106.pdf

For your review

Linda Beacham
Administrative Assistant
Community & Economic Development
City of Mount Vernon
360-336-6214