

City of Gold Bar

EST. 1910



107 – 5th Street, Gold Bar, WA 98251

NOTICE OF APPLICATION

RE: Building Variance – Application No. BV-001-22
803 Orchard Ave, Gold Bar, WA 98251
Tax Parcel No.: 00457601201500

The following information is provided in accordance with Gold Bar Municipal Code 19.02.040.

1. Date of Application: January 12, 2022
Date of the Notice of Completeness: February 14, 2022
Date of the Notice of Application: February 14, 2022
2. Project Description: The applicant seeks a building variance to reduce the required 20' (foot) setback to 10' (foot). The buffer reduction is required to site a manufactured home in a similar location to a structure that was destroyed by fire.
3. No other permits are included in the application.
4. **Public comments will be taken from until March 18, 2022, 5:00PM.** It is the right of any person to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal rights. Written comments may be mailed to City of Gold Bar, 107-5th Street, Gold Bar, WA 98251.
6. An **Open Record Public Hearing** will be held before the Hearing Examiner on March 22, 2022. Please contact City Hall to participate.
7. A preliminary determination of consistency has been made at the time of this notice. In accordance with GBMC 19.40.010, the determination of consistency shall include the following:
 - a. The type of land use permitted at the site, including uses that may be allowed under certain circumstances, if the criteria for their approval have been satisfied;
The proposed action location is designated Residential R7200. No Change.
 - b. The level of development, such as units per acre, density in urban growth areas, or other measures of density; **Meets criteria within The 2015 City of Gold Bar Comprehensive Plan.**
 - c. Availability and adequacy of infrastructure and public facilities identified in the comprehensive plan, if the plan or development regulations provide for funding of these facilities as required by RCW Chapter 36.70A; **Infrastructure and public facilities are located adjacent to the proposed land use action.**
 - d. Character of the development, such as development standards.
The proposed building meets current design requirements and is consistent with existing buildings.
8. This is a replacement home and no SEPA was required. City staff have made a **Determination of Non-Significance.**

Please contact Rich Norris or Denise Beaston at (360)793-1101 for more information.