

**NOTICE OF PUBLIC HEARING**  
**Monday, October 5, 2020 at 1:00PM**  
Virtual Online Meeting via Zoom Webinar

**Application:** ZV-2020-052 and SP-2020-053, Ivarsen Ball Street Short Plat and Variance

**Applicant Contact:** Jon Kvernmo, 754 Humphrey Place, Burlington, WA 98233

**Project Address:** 523 Ball Street, Sedro-Woolley, WA

**Project:** Proposed short plat and variance request to subdivide an approximately .62 acre property into three separate residential lots. There are two existing single family homes on the lot that will be on separate lots after the subdivision. The third proposed lot is a flag lot that will require an access easement over one of the front lots. The applicant is requesting a zoning variance for a reduction in lot width at building line for the two front lots and a reduction in minimum lot size for one of the front lots to allow for the shared access easement. Files #ZV-2020-052 and #SP-2020-053.

**Public Comment:** Interested persons may comment on the application, receive notice and participate in any hearings and request a copy of the decision. Written testimony may be submitted to: City of Sedro-Woolley Planning Department, ATTN: Assistant Planner, 325 Metcalf Street, Sedro-Woolley, Washington, 98284, or by email to [kweir@ci.sedro-woolley.wa.us](mailto:kweir@ci.sedro-woolley.wa.us) **until 10:00 AM on the date of the public hearing.**

**Documents are available for review:** Please contact Katherine Weir, Assistant Planner, by email at [kweir@ci.sedro-woolley.wa.us](mailto:kweir@ci.sedro-woolley.wa.us) to request documents, which will be made available electronically or mailed to requestor. Electronic documents are available at no cost; paper copies will be provided at the requestor's cost. For more information, contact the Assistant Planner. A staff report will be available seven days prior to the hearing.

**Hearing Examiner:** The Hearing Examiner will hold an open record public hearing on the proposed short plat and variance at 1:00PM, **Monday, October 5, 2020** via Zoom Webinar. There is no physical location for the hearing due to COVID-19 closures. Based on the information presented to the Hearing Examiner and testimony at that hearing, the Hearing Examiner will make a decision whether to approve, approve with conditions or deny the variance request and preliminary short plat application.

**Zoom Meeting:** For information on how to join the remote meeting, visit the Planning Department hearing examiner page on the City of Sedro-Woolley's website: [https://www.ci.sedro-woolley.wa.us/departments/planning/hearing\\_examiner.php](https://www.ci.sedro-woolley.wa.us/departments/planning/hearing_examiner.php)

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