

Memo

To: Steve Lange, Dan Harju, Gary Robinson, Sandi Andersen, Marc Krueger, Richard Curtis, Bonnie Bowers, and Ryan Larsen

From: Don Measamer

Date: 1/20/2009

Re: Variance Request – 1110 22nd Street

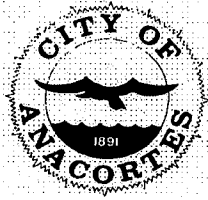
Please let me have your comments on the attached request by January 29, 2009

Attachments

01.30.09.

DON- NO PUBLIC WORKS ISSUES RELATED TO THE SIGN
LOCATION. SIGN IS LOCATED ON PRIVATE PROPERTY.

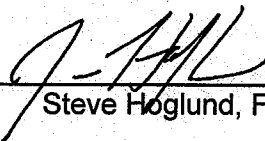
STEVE LANGE
PROJECT MANAGER



NOTICE OF PUBLIC HEARING FOR THE BOARD OF ADJUSTMENT

NOTICE IS HEREBY GIVEN that the Board of Adjustment will hold a Public Hearing the evening of **Thursday, February 5, 2009 at 7:00 p.m.** in the Municipal Building Council Chambers, 6th and "Q" Avenue. The purpose of the Public Hearing is to consider a variance request for a setback in the R4 zone for signage placement located at Lot 18-20, Block Henslers Second Addition, Parcel # P57382.

Anyone wishing to comment on the request may do so at the above stated date, place and time. Written comments are welcome and should be addressed to Don Measamer, Assistant Director of Planning, P.O. Box 547, Anacortes, WA 98221.



Deputy Clerk
Steve Hoglund, Finance Director

If reasonable accommodation due to a disability is needed contact Don Measamer at 293-1901 two weeks prior to the meeting date.

PUBLISH: Anacortes American – January 21, 2009

Applicant Information:

Name: CHALLENGE DEVELOPMENTS III

Address: 12062 MARINE DRIVE ANACORTES, WA 98221

Daytime Phone Number: 360-202-6918

Interest in Property: Warranty Title Holder
Contract Buyer _____
Lease Holder _____
Renter _____
Other _____

Name of Applicant's Representative or Person(s) that will be attending the Board of Adjustment meeting: JERALD L. ZAVALNEY / MIKE RUTHFORD

Daytime Phone Number: 360-202-6918

Title Holder of Record: If applicant is not the Title Holder of Record (a contract buyer is not a title holder), the owner's name and address must also be given.

Title Holder Name: CHALLENGE DEVELOPMENTS III

Address: 12062 MARINE DRIVE, ANACORTES, WA 98221

Owner (if different from Title Holder): _____

Owner Address: _____

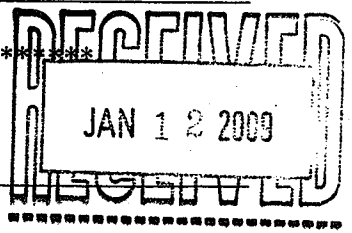
Owner Contact Number: 360-202-6918

General Information:

Date Property was acquired: 2007

Street Address of Property: 110 22nd STREET

Zoning District Classification in which property is located: R4



****All required drawings and documents as outlined on the associated "project type submittal requirement" sheet must be submitted a the time of the application in order for the project to be accepted and started in the appropriate review process.**

VARIANCE REQUEST RELATING TO (Check all that apply):

- Area Height
 Yard (setbacks, separation, etc.) Sign
 Other: (i.e. - exception to district regulations) Please Specify below:

- Appeal

Description and purpose of variance being requested. (Use additional pages if necessary)

VARIANCE OF THE SETBACK REQUIREMENT

Provision of Zoning Ordinance from which variance is requested, include section and page number. 17.40.110

Justification for variance as outlined in Part 17.10.040B of the Zoning Ordinance. (Use additional pages if necessary)

SEE ATTACHED LETTER

LEGAL DESCRIPTION OF SUBJECT PROPERTY (include separately if lengthy):

LOT 18-20 BLOCK HENSLEYS SECOND ADDITION
PARCEL # P57382

CERTIFICATION:

NOTE: ALL APPLICATIONS MUST HAVE SIGNATURE(S) OF THE CURRENT PROPERTY OWNER(S) OR INDIVIDUAL WITH THE PROPER POWER OF ATTORNEY, NOTARIZED BY A CERTIFIED NOTARY PUBLIC (attached if necessary)

Part A: Owner's Signature and Consent

I/we, JERALD L. ZAVALNEY affirm that I/we am/are the owner, owners, authorized representative for a corporate owner, person with power of attorney for the owner/owners or a non residential tenant of said property. I/we personally affirm that this application has been prepared in compliance with the requirements of the City of Anacortes Municipal code as printed herein and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. Further, I/we hereby submit this development application for review and consideration by the City of Anacortes in compliance with the requirements of the City of Anacortes Municipal Code.

I/we, JERALD L. ZAVALNEY agree to grant the City permission to access said property for purposes of installing Public Notice sign(s) and completing the necessary on-site inspections, if applicable.



Signature of Legal Property Owner

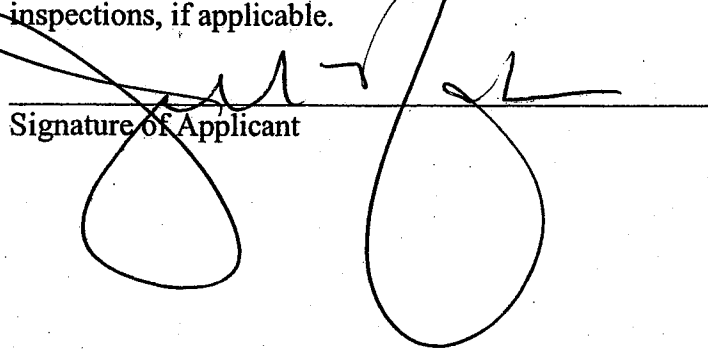
Nov 25, 2008

Date

**Part B: Applicant's Signature and Consent
(Use only if the applicant is different from Property Owner)**

I/we, JERALD L. ZAVALNEY affirm that I/we hold legal interest in this property and do hereby submit this development application for review and consideration by the City of Anacortes in compliance with the requirements of the City of Anacortes Municipal code.

I/we, JERALD L. ZAVALNEY agree to grant the City permission to access said property for purposes of installing Public Notice sign(s) and completing the necessary on-site inspections, if applicable.



Signature of Applicant

Nov. 25, 2008

Date

**City of Anacortes Board of Adjustment
904 6th Street
Anacortes, WA 98221**

Subject: Sign Variance Request

We submit herewith a request for a variance to the setback requirement stipulated in Zoning Ordinance 17.40.110. The setback requirement requires that the placement of signage for the building (Island Hospital Sleep Disorder Laboratory) to be in the parking lot or in a location that would defeat the purpose of identifying the facility and providing directional information for users of the facility.

This request is for a variance of the setback requirement of 10 feet in areas zoned R4 to 1.29 feet as shown on the attached drawing. The result will be that of placing the sign 22 feet from the established right-of-away of the street (street curb) and at total 62 feet from the curb on the far side of the street. This is because of the city owned property strip that is between the street right-of-way and the parcel that the facility is on.

In our view, the best location for the facility sign that will provide the needed level of service for the facility users and still minimize the impact on non-users is as indicated on the attached drawing.

**Jerald L. Zavalney
Challenge Development III**

Mortenson Signs

13986 Avon-Allen Road Mount Vernon WA 98273
 Phone 360•424•5099 Fax 360•428•7016

Challenge Developments III LLC
360-202-6918

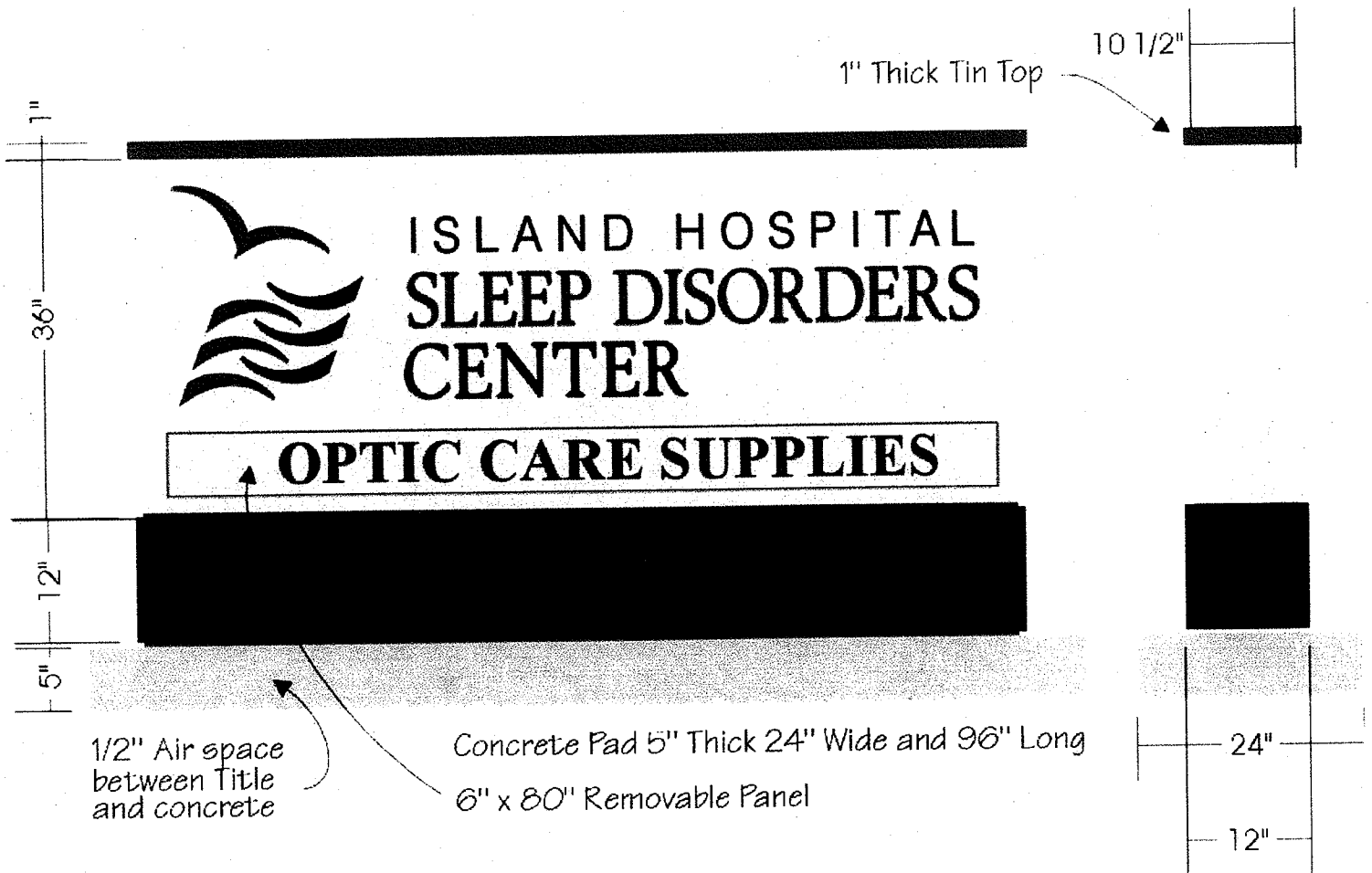
P.O. Box 2150
 Mount Vernon WA. 98273
 424-8700 fax 424-1116

attn: Jerry, Mike Ruthford, and Dennis Richards crestmer@nwlinc.com
 Island Medical Sleep Center Project



1-5-2009

Design B.) 48"x84" Monument Space with 13 Sq. Ft. DBL Sided Sign



MORTENSON DESIGN CENTER

13986 AVON ALLEN ROAD MOUNT VERNON, WA 98273 360•424•5099 FAX 360•428•7016
 ARTWORK IS PROPERTY OF MORTENSON SIGNS AND
 CANNOT BE REPRODUCED WITHOUT PERMISSION.

N AVENUE

$N00^{\circ}00'54" W 591.64$

22ND STREET

$N89^{\circ}58'57" W 379.88$

ALLEY

$N 00^{\circ}01'12" W 80.94$

ALLEY IMPROVEMENTS PER CIVIL PLANS

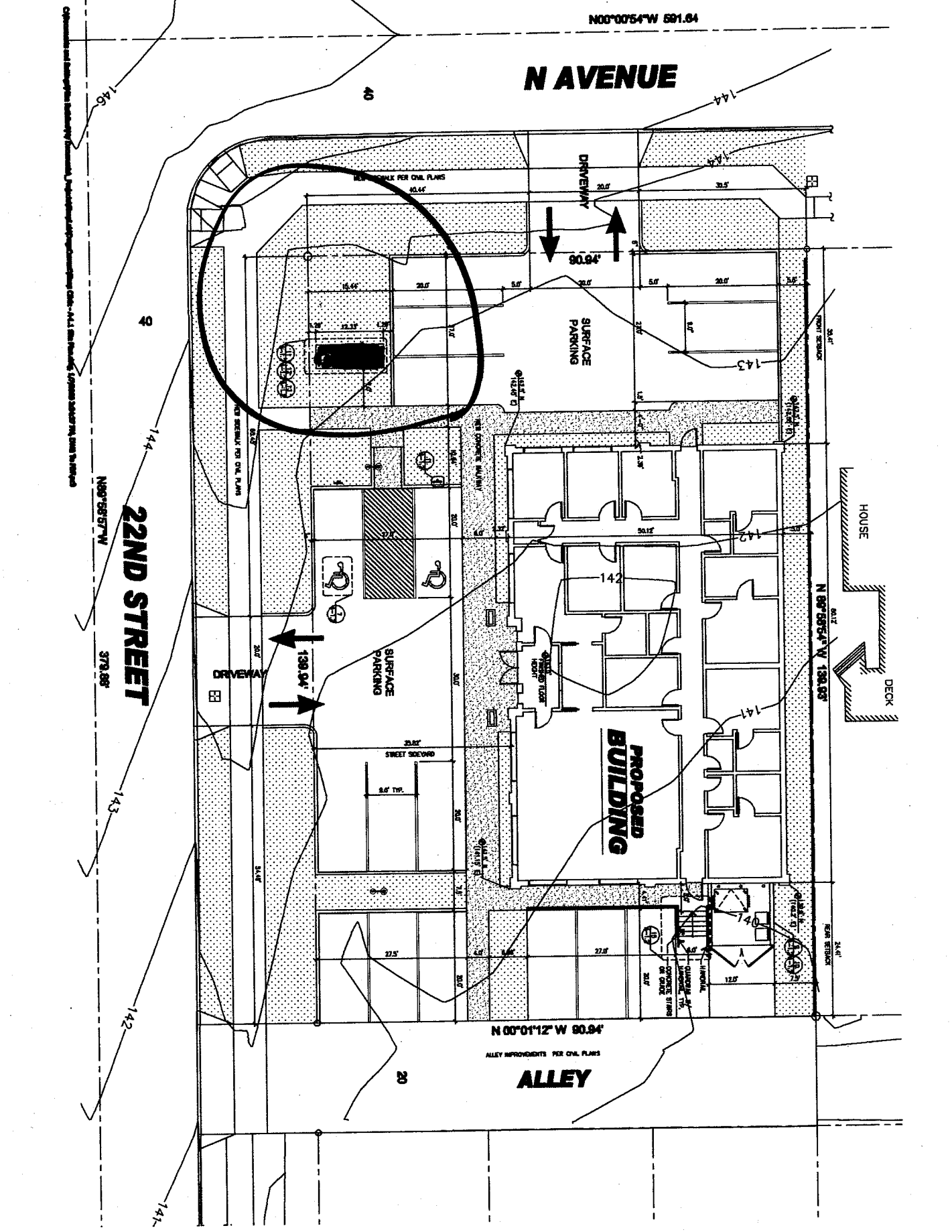
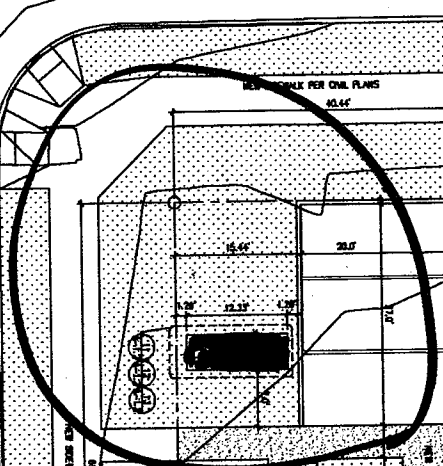
PROPOSED BUILDING

SURFACE PARKING

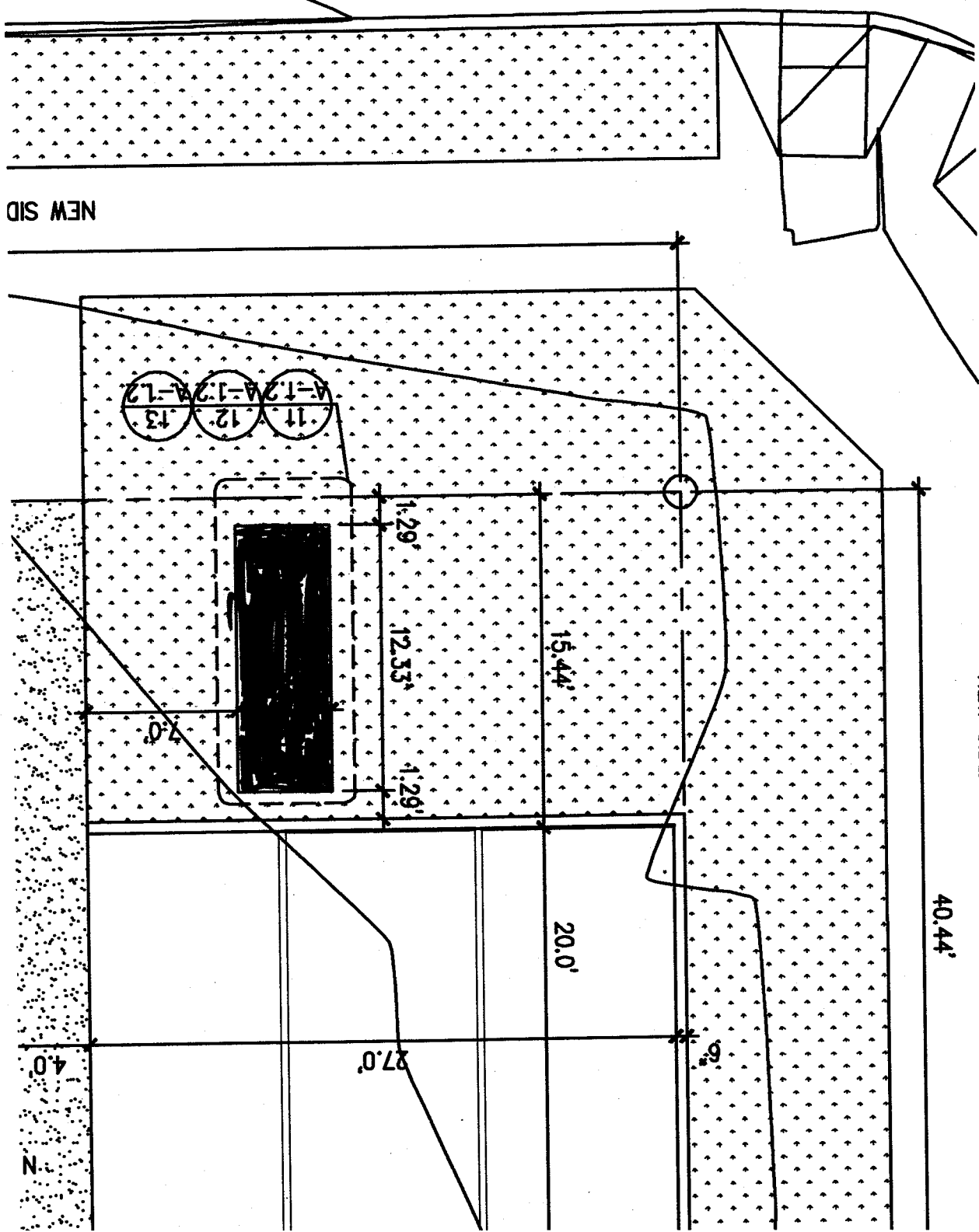
SURFACE PARKING

DRIVEWAY

DRIVEWAY



40



NEW SID

40.44'

20.0'

27.0'

4.0'

N

1:1000