

NOTICE OF PUBLIC HEARING

January 13, 2022

PUBLIC HEARING INFORMATION

Hearing Date: January 13, 2022
Hearing Time: 10:00 AM
Hearing Location: Due to the COVID-19 outbreak, social distancing and other safety protocols will apply during the hearing. Please contact staff for public comment procedures. The hearing will be held via Zoom. You can call in at (253) 215-8782 (Meeting ID 897 5649 8684) or access via the following web link at: <https://us06web.zoom.us/j/89756498684>. If you need additional accommodations, contact the Project Planner.
Hearing Attendees: Any interested person or party may attend the hearing via zoom or phone.

APPLICANT

Sabrina Johnson
Hinge Studio, LLC
5511 ½ Airport Way S
Seattle, WA 98108
402.312.6621, sabrina@hingestudio.net

PROJECT and PROPERTY INFORMATION

Name & File #: Duvall Veterinary Hospital Site Plan Review & Variance Request (SPR21-001 & VAR21-013)
Location: 26415 NE Valley St. Duvall, WA 98019 (TPN 213170-0260)
Area: 0.61 Acres (29,586 square feet)
Future Land Use: Mixed Use & Residential
Zoning: Uptown – 1st Avenue
Description: The Applicant is seeking site plan review and variance request approval for the expansion of an existing veterinary hospital. The project proposes to build a 524-sf addition which will connect the existing two buildings, and to convert the entire square footage to veterinary use. The western building will be raised approximately 14" so that both buildings have the same floor level. The project will also rebuild and slightly expand the entry porch (600 sf proposed) and modify the roof form over the porch and entry. The interior of the building will be remodeled to fit expanded use. The parking lot will be regraded to reduce the side slope. Landscaping, site lighting, and right of way improvements will also be included. The submitted variance is requesting a reduction in the required width of the required landscape buffer on the east and west sides of the property from 10 feet to 5 feet.

HEARING EXAMINER

The City's Hearing Examiner is the decision maker for this proposal. The Hearing Examiner will issue a final decision within 21 days of the close of public hearing. Hearing Examiner Rules of Procedure are codified in Duvall Municipal Code Chapter 2.30.

CITY CONTACT

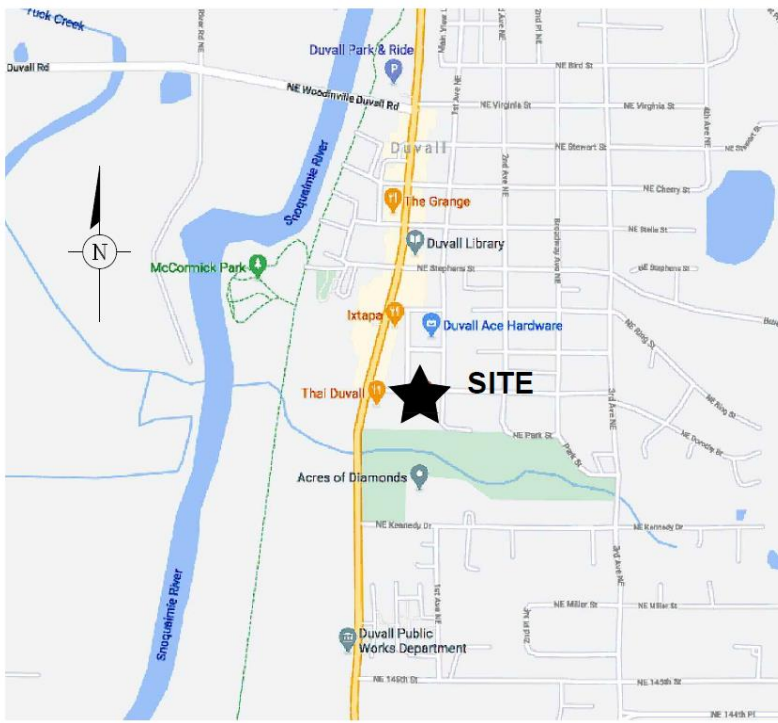
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City of Duvall
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PO Box 1300
Duvall, WA 98019
troy.davis@duvallwa.gov
425.939.8078

FILE REVIEW

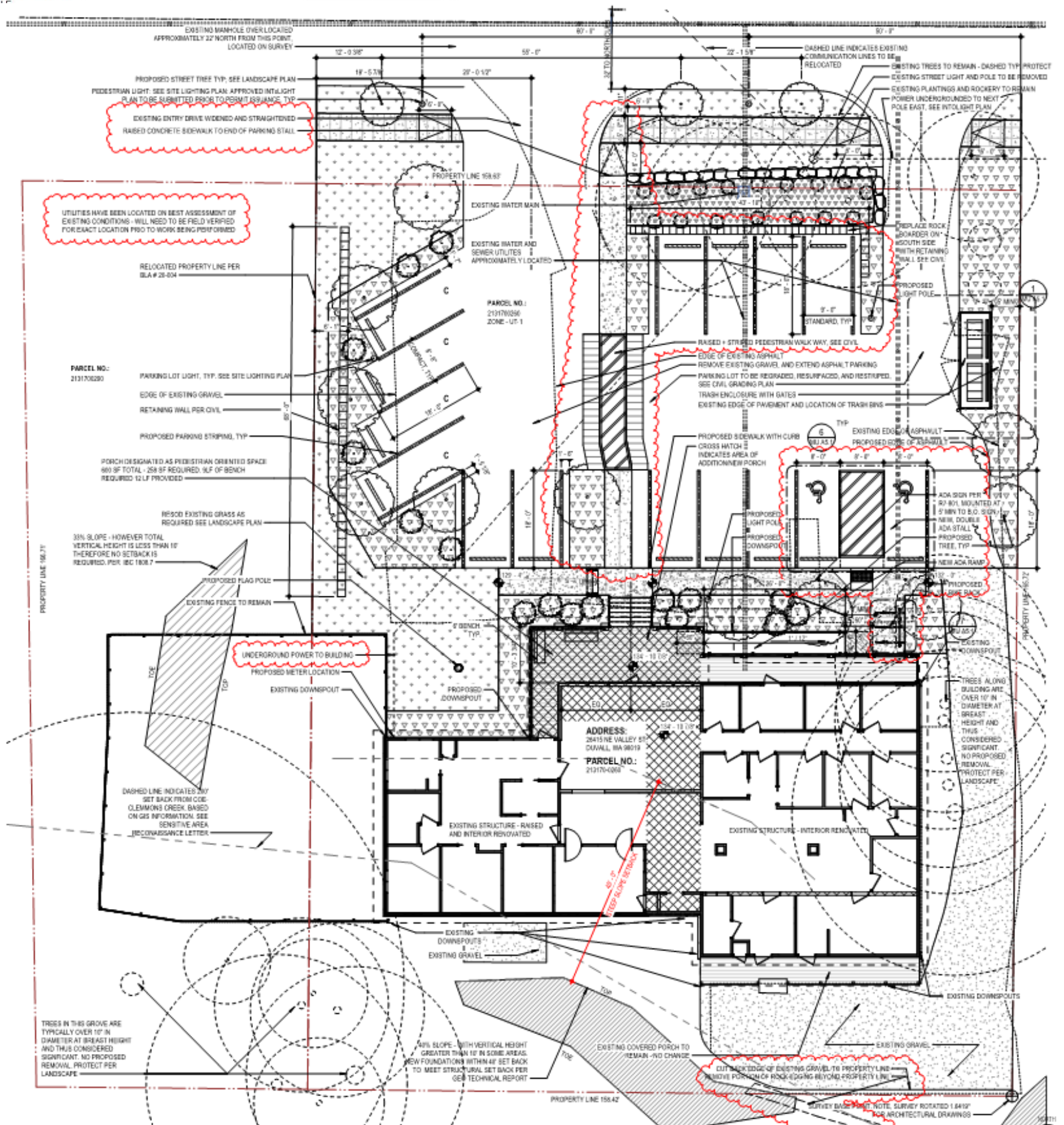
The staff report and application materials will be available for public review seven days prior to the public hearing via the City's Planning web page at <http://duvallwa.gov/134/Planning-Department> (under Duvall Veterinary Hospital). A hard copy of the staff report and application materials are also available for review at City Hall by appointment (contact project planner). All interested parties may appear and provide testimony to the above proposal at the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. Comments

should be addressed to the Planning Department at the address shown above. Contact the Planning Department for appeal procedures. If you have any questions, please call the Project Planner.

VICINITY MAP AND SITE PLAN



VICINITY MAP
NO SCALE



1 PROPOSED SITE PLAN
1" = 10'-0"