

NOTICE OF APPLICATION
Preliminary “Hogan Pocket Development” Short Plat
File No. Z20-129PSP

Notice is hereby given that Dan Garabedian, applied for a Preliminary Pocket Development Short Plat on July 22, 2020. This application was determined to be technically complete on August 13, 2020.

For additional information, contact City of Spokane Planning and Development at:

Planning and Development Services
Attn: Melissa Owen, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6063
EMAIL: mowen@spokanecity.org

APPLICATION INFORMATION:

Applicant/ Dan Garabedian
Owner: PO Box 8765
Spokane, WA 99203

File Number: Z20-129PSP

Public Comment Period: Written comments may be submitted on this application by **September 4, 2020**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

SEPA: This proposal is categorically exempt from SEPA, per 17E.050.080.

Location Description: 4511 S Hogan St, Spokane WA – Parcels 34042.1204; 34042.0008; and, 34042.0007

Description of Proposal: The Application is proposing a Pocket Development Project to reconfigure three parcels totaling 36,879.37 sq. ft. into two legal building lots for the purpose of retaining an existing home and building one new unit. The existing home currently sits on two of the three parcels. This proposal would allow for the development of the third, currently landlocked parcel, to be developed under the City's Pocket Residential Code.

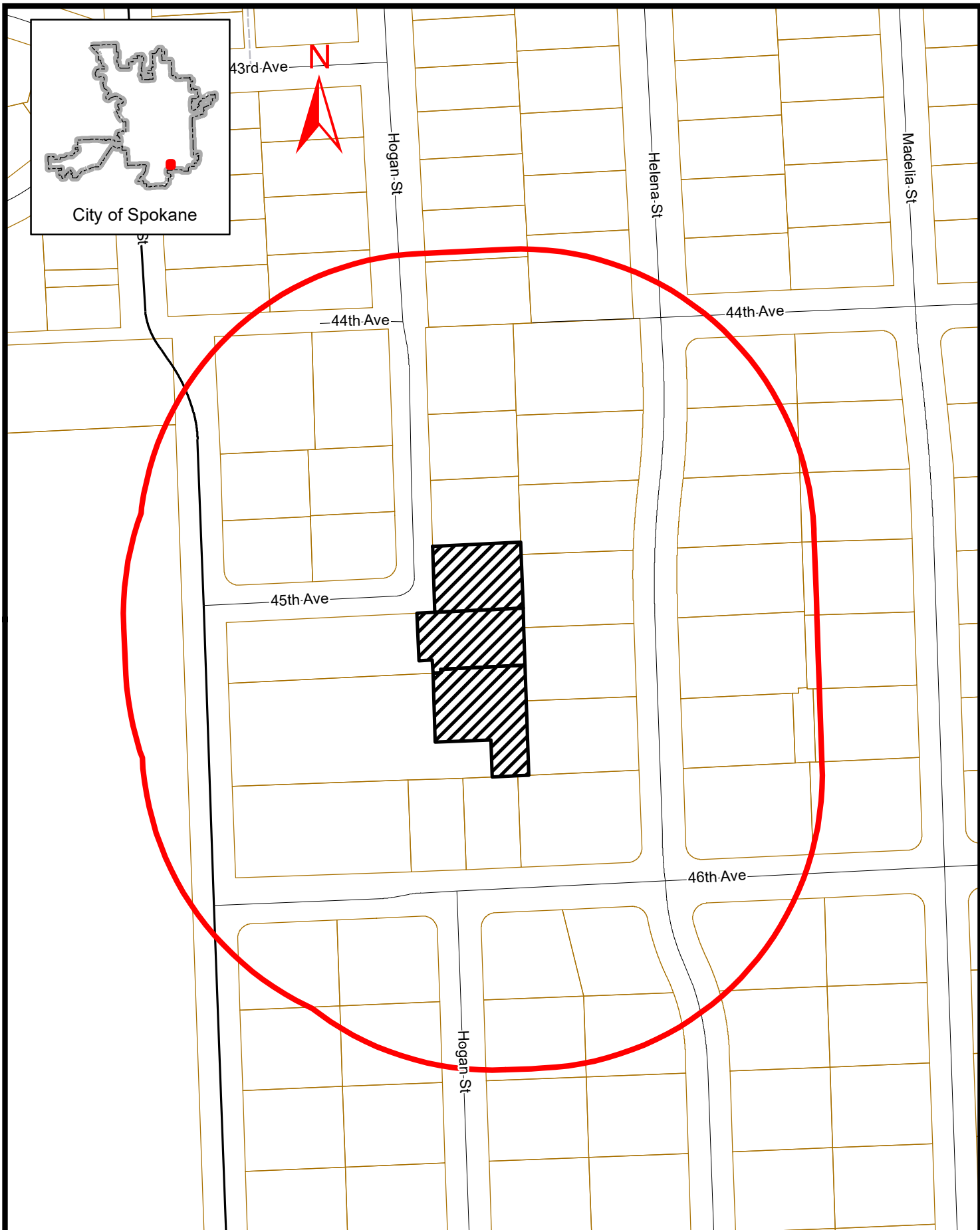
Legal Description: Parcels 34042.1204; 34042.0008; 34042.0007 – A complete legal description is available with the Planning Department.


Current Zoning: RSF (Residential Single-Family)

Public Notice Process: This Notice of Application will be posted on the property and mailed to property owners and residents within **four hundred feet** of the subject property. This Notice of Application will initiate a 15-day public comment period in which interested persons may submit written comments to the address of the City Staff, which appears at the beginning of this document. Once the public comment period has ended, staff will prepare a staff report and issue an appeal deadline.

Written comments should be mailed, delivered or emailed to:

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- Legend**
-  Parcels
 -  Project Site
 -  Notification district

APPLICANT: Dan Garabedian
PROPOSAL: 2-Lot Short Plat using Pocket Residential Standards

Prepared by: AEB
 Date prepared: 7/30/2020

04-24-43