

**NOTICE OF APPLICATION AND PUBLIC HEARING
FOR A CONDITIONAL USE PERMIT
“509 Design Office”
File No. Z22-077CUP3**

Notice is hereby given that Alan Nolan of 509 Design, LLC has applied for a Type III Conditional Use Permit on March 22, 2022. This application was determined to be technically complete on April 7, 2022. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Wednesday May 18, 2022 at 9:00AM**, in the City Council Chambers, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing.

APPLICATION INFORMATION:

Applicant/Owner: Alan Nolan / 509 Design, LLC
12128 N Division St #110
Spokane, WA 99218
alan@509.design or 509-847-4651

File Number: Z22-077CUP3

Public Comment Period: Written comments may be submitted on this application by **May 3, 2022 at 5pm**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

SEPA: Exempt

Description of Proposal: The applicant is proposing to convert an existing institutional building into an interior design office and small product showroom. The applicant also intends, at a later date, to build a detached storage building on the parcel, north of the existing structure, at a maximum of 1,200sqft consistent with residential accessory structure coverage, height, and placement limitations. The property is zoned Residential Single Family. The building has been used as a number of institutional uses over the years – a school, church, and daycare have all operated out of this building.

SMC 17C.210.060.B states that nonconforming uses in the residential zone may, through a conditional use permit, be changed to an equal or more compatible use, so long as no new building, enlargement, or extensive alteration is involved. While the applicant is proposing a new storage building, it is the Planning Department’s opinion that this proposed structure is consistent with residential storage buildings, and would be allowed regardless of the Conditional Use Permit, so long as no commercial activity takes place out of the new building. It is also the Planning Department’s opinion that an office and showroom are equal and/or lesser intensity than the previous institutional uses within this building.

The building is currently quite dilapidated, so typical interior and façade updates are proposed, as well as site landscaping. If necessary, the future shop will provide vehicle access from the adjacent alley. The use is proposed to operate out of the main floor of the existing building; the small basement will be utilized minimally as storage space. Based on the identified use, a minimum of 4 parking stalls will be required, which will be accommodated on the street, adjacent to the parcel.

Location Description: 320 W Dalke, Spokane, WA – Parcel no. 36311.0419

Legal Description: The entire legal description can be obtained with the Planning and Development Department.

Current Zoning: Residential Single Family (RSF)

Community Meeting: A community meeting was held on February 4, 2022 at Shadle Park Public Library

Public Hearing Process Once a Community Meeting has been completed, the applicant is authorized to make application to the City of Spokane for the review of the Conditional Use Permit. A combined Notice of Application and Public Hearing will be posted on the property and mailed to all **property owners** and **taxpayers** of record, as shown by the most recent Spokane County Assessor's record, and **occupants** of addresses of property located within a four hundred (400) foot radius of any portion of the boundary of the subject property, including any property that is contiguous and under the same or common ownership and control. This combined Notice of Application and Public Hearing will initiate a 15-day public comment period in which interested person may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. Once the public comment period has ended, staff will issue a Staff Report to the Hearing Examiner. Finally, a Public Hearing will be held in front of the City of Spokane Hearing Examiner. Written comments and oral testimony at the public hearing for this proposed action will be made part of the public record. **Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner.**

Written comments should be mailed, delivered or emailed to:

Planning and Development Services

Attn: Ali Brast, Assistant Planner

808 West Spokane Falls Boulevard

Spokane, WA 99201-3329

Phone: (509) 625-6638

EMAIL: abrast@spokanecity.org

Web: <https://my.spokanecity.org/projects/509-design-office-conditional-use-permit/>