

**NOTICE OF APPLICATION AND PUBLIC HEARING FOR CONDITIONAL USE PERMIT
“Hamilton Studios”
File No. Z18-266CUP3**

Notice is hereby given that Don Hamilton applied for a Conditional Use Permit on March 8, 2018. This application was determined to be technically complete on March 29th, 2018. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday May 17th, at 9:00 a.m.**, in the Council Briefing Center, 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: Don Hamilton
1427 W Dean
Spokane, WA 99201

File Number: Z18-266CUP3

Public Comment Period: Written comments may be submitted on this application by **April 27, 2018**. 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 exempt from SEPA

Description of Proposal: The applicant is proposing to add a legal event center to an existing two-story building that currently operates as a photography studio and offices. The photography studio use will remain on the first floor of the building, in the hours the building is not being used as an event center. The event space is roughly 2,700 square feet. Because the property is on the Historic Registry, the Spokane Municipal Code (17C.335) allows the owner to apply for a conditional use permit for a use not allowed outright in the code. No site work or exterior renovations are proposed. The applicant is pursuing parking agreements with nearby surface parking lots to meet his required parking needs.

Location Description: The subject property is located at **1427 W Dean**, parcel number: **25131.4301**

Legal Description: Ides Addition L1, B3

Current Zoning: RO-35 (Office, with a 35ft height limit)

Decision Making Process Once the applicant makes application to the City of Spokane for the review of the Conditional Use Permit and the application is determined technically complete, a **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 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 **Notice of Application and Public Hearing** will initiate a 15-day public comment period in which interested persons may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. After 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

Attn: Ali Brast, Assistant Planner

808 West Spokane Falls Boulevard

Spokane, WA 99201-3329

Phone (509) 625-6638

Email: abrast@spokanecity.org

To view more information including site plans for this project please go to

<https://my.spokanecity.org/projects/>