



11930 Cyrus Way  
Mukilteo, WA 98275  
(425) 263-8000

## Notice of Application

### Losvar Condominium Exterior Renovation 610 Front Street

**Losvar Condominium Homeowners Association** applied for a Shoreline Substantial Development Permit with the City of Mukilteo on April 28, 2020. The application became complete on May 26, 2020. (File Nos. SH-SDP 2020-001, MFR-ALT 2020-001, FL-PLAIN 2020-003 and SEPA 2020-005)

**Description of Proposal:** This is a proposal by the Losvar Condominium Homeowners Association for an exterior renovation of their existing building. The renovation includes the following:

- Exterior painting;
- New code compliant guardrails, and decorative metal trim elements to the windows and the roofline at the front and sides of the building;
- New wood cladding for the parking garage;
- Installation of new fencing for the front utilities, pool and boat storage for better security and aesthetics;
- New glass railings for the existing pool wall and private decks to promote views;

The applicant is not proposing an increase the height of the building, an expansion of the existing building footprint, or any ground-disturbing activity.

**Location of Proposal:** Parcel Nos. 00526900000100 - 00526900041000; otherwise known as 610 Front Street, Mukilteo WA 98275, and legally described as follows:

LOSVAR CONDOMINIUM, a Leasehold Condominium, according to the Declaration recorded under Recording No 2232228, and any amendments thereto, and Survey Map and Plans in volume 33 of Condominium Plats, on page(s) 230, inclusive, records of Snohomish County, Washington, being a portion of that portion of Governmen Lot 2, Section 4, Township 28 North, Range 4 East, W M, described as follows:

Beginning at a point which bears South 75° West a distance of 1,163 feet and North 15° West a distance of 30 feet from the meander post at the Southwest corner of Government Lot 1, of Section 33, Township 29 North, Range 4 East, W M,  
THENCE South 75° West a distance of 304.15 feet,  
THENCE North 15° West a distance of 98.08 feet to the Government meander line,  
THENCE continuing North 15° West to the Northerly line of said Government Lot 2,  
THENCE following said Northerly line Northeasterly to a point lying North 15° West of the Point of Beginning,  
THENCE South 15° East to the Government Meander Line,  
THENCE continuing South 15° East a distance of 63.43 feet to the Point of Beginning,

TOGETHER WITH the portion of tide lands of the second class abutting the portion of the Northerly line of said Government Lot 2 beginning on said Northerly line where the Northerly prolongation of the Easterly line of SUTHERLANDS PLAT, MUKILTEO, WASHINGTON, according to the plat thereof recorded in Volume 2 of Plats, page(s) 57, records of Snohomish county, Washington intersects said Northerly line of said Government Lot 2, and terminating at a point on said Northerly line where a line parallel to said Northerly prolongation of the Easterly line of said plat and distant 175 feet measured North 81 ° 31' East along the meander line, intersects said Northerly line of said Government Lot 2, AND TOGETHER WITH that portion of said tide lands abutting the Easterly 50 feet of the above described real property measured along the Southern line there SITUATE in the County of Snohomish, State of Washington.

**Environmental Documents Prepared for the Proposal:**

- Environmental Checklist prepared by Jessica Malerk of J2 Building Consultants dated April 24, 2020

**List of Required Permits:**

- Shoreline Substantial Development Permit
- Floodplain Permit
- Building Permit
- Right-of-Way Permit
- Any applicable State and Federal Permits

**Applicable Policies and Requirements:**

The project will be reviewed for consistency with the following policies, standards and regulations:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Possession Shores Master Plan              | <input type="checkbox"/> Sector Plan & Amendments                  |
| <input checked="" type="checkbox"/> Comprehensive Plan, Shoreline Master Plan  | <input checked="" type="checkbox"/> Mukilteo Municipal Code        |
| <input checked="" type="checkbox"/> International Building Code (2015 Edition) | <input checked="" type="checkbox"/> Mukilteo Development Standards |
| <input checked="" type="checkbox"/> International Fire Code (2015 Edition)     |  |

**Comment Period:**

This application and all supporting documents are available for public review on City's website at <http://www.mukilteowa.gov/land-use-action-notices> (File No. SH-SDP 2020-001, MFR-ALT 2020-001, FL-PLAIN 2020-003 and SEPA 2020-005). The public is invited to submit written comments on the project to the Community Development Department by **4:30 PM on Thursday, June 25, 2020**. Due to COVID-19, staff are unable to accept comments in person at this time. Comments must be delivered by mail, personal delivery to the drop box outside City Hall or by email to [lrutter@mukilteowa.gov](mailto:lrutter@mukilteowa.gov). City Hall is located at 11930 Cyrus Way, Mukilteo, WA 98275.

The City will not act on this application until the end of the 14-day public comment period. Upon completion of project review, the proposed application will be administratively approved, approved with conditions, or denied. You may request a copy of the final decision on the project by making a written request to the City contact person named below.

**Public Hearing:**

There will not be a public hearing conducted on this project.

**Appeals:**

The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only parties of record may initiate an administrative appeal of a land use development permit application. Parties of record include the applicant, any person who testified at the open record hearing on the application (if a public hearing was held), and/or any person who submitted written comments concerning the application (excluding persons who have only signed petitions or mechanically produced form letters).

**Staff Contact:** Linda Ritter, Senior Planner

**Email:** [lritter@mukilteowa.gov](mailto:lritter@mukilteowa.gov)

Signature:  \_\_\_\_\_  
Linda Ritter, Senior Planner

Date: 0/8/2020

# Location Map



**Date Issued:** Thursday, June 11, 2020  
**Date Advertised:** Thursday, June 11, 2020  
**End Comment Period:** Thursday, June 25, 2020

pc:	Applicant/Representative	CDD Director	Property File
	Reviewing Agencies	Permit Services Coordinator	Property Owners (300')
	Interested Parties	Permit Services Assistants (2)	

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