



Hearing Examiner

Case: Tanasse Mixed Use Building Land Use & SEPA DNS Appeal, Case No. 14-0025

Agenda Date: 10/29/2014
Agenda Item Number: 2.A.
File Number: 14-0976

Type: decision **Version:** 1 **Status:** Not Approved

Title

Case: Tanasse Mixed Use Building Land Use & SEPA DNS Appeal, Case No. 14-0025

Report

Appellant:

Bigelow Neighborhood Association; John Bay; Maile Bay; Tim Walker

Representative(s):

Allen T Miller

1901 West Bay Drive NW, STE 205

Olympia WA 98502

Applicant:

Gretchen Van Dusen

409 Rogers ST NW

Olympia WA 98502

Staff Contact:

Catherine McCoy, Associate Planner; 360.570.3776; cmccoy@ci.olympia.wa.us

Type of Action Request:

Administrative appeal of the Land Use Approval and SEPA Determination of Significance (DNS)

Project Location:

924 State Avenue NE, Olympia WA

SEPA Determination(s):

Determination of Non-Significance issued on July 7, 2014.

Public Notification:

Notice of administrative appeal public hearing was mailed to parties of record, property owners within 300 feet, and recognized neighborhood associations; posted on the site; and published in the Olympian in conformance with OMC 18.78.020, Public Notification.

Site and Project Description:

The project proposal is for development of a mixed-use commercial and residential three story building on a 6,300 square foot vacant lot. The proposed uses are medical office (chiropractic) and residential (two units above ground floor); permitted uses in the Professional Office/Residential Multifamily (PO/RM) zoning district, Olympia Municipal Code (OMC) 18.06.040.

Staff Response and Recommended Finding:

When the correct regulations and analysis are applied to the proposed building, the appellants' challenges are clearly insufficient to support reversal of the decision approving the Tanasse proposal.

Deny the appeal of the Tanasse Mixed Use Building Land Use and SEPA DNS determination.