

**CITY OF PORT TOWNSEND
NOTICE OF LAND USE APPLICATION
LUP23-040**

Proposal: Lot Line Adjustment Resulting in Two Parcels.

Description: The purpose of the Lot Line Adjustment is to reorient the property boundaries within two of the three lots described below which will result in two parcels: Parcel "A" on Lot 8 and a portion of Lots 6 and 7 including the single-family residence at 1036 29th Street and Accessory Dwelling Unit at 1040 29th Street, and Parcel "B", a vacant lot on portions of Lots 6 and 7. Proposed Parcel B, a 5,070 square foot vacant lot, would be accessed from Cleveland Street.

Applicant/Owner: Catherine Ferges **Representative:** Abbie Little, Bell Tower Brokers

Location: Northeast corner of Cleveland Street and 29th Street, legally described as Assessor Parcel Number 957-902-104 - Lots 6, 7, and 8 in Block 21 of Hastings Third Addition to the City of Port Townsend.

Dates:

Application:	July 26, 2023
Determined Complete:	August 15, 2023
Notice of Application:	August 17, 2023

Other Permits to the Extent Known by the City: Public Works to review applicant's request to keep existing sheds and fence which encroach into the 29th Street right-of-way.

Location of Documents Available for Review: City of Port Townsend, Planning & Comm. Dev.
250 Madison St., Suite 3 Port Townsend, WA 98368

<https://cityofpt.us/planning-community-development/page/land-use-projects-under-review>
Or Copies Can Be Emailed Upon Request.

Staff Contact: Suzanne Wassmer, Associate Planner (360) 385-0644
swassmer@cityofpt.us

Comment Period Deadline: **Wednesday, September 6, 2023**

The proposal is exempt from environmental review and threshold determination under the State Environmental Policy Act. Any person has the right to submit comments, request a copy of the application and the decision once made, and appeal the Director's decision. Unless appealed, there is no public hearing for this project. The Planning and Community Development Department must receive written comments no later than 4:00 p.m. **Wednesday, September 6, 2023.**

A statement of consistency with the Port Townsend Comprehensive Plan and the Lot Line Adjustment criteria (PTMC 18.08) will be made following review of the application. A final decision on the application will be made within 120 days of the date of the Determination of Completeness.

PROCEDURES:

THIS RECORD OF SURVEY IS BASED ON A GROUND SURVEY UTILIZING CONVENTIONAL TRAVERSE METHODS WITH CLOSURES THAT MEET OR EXCEED THE STANDARDS CONTAINED IN WAC 332-130-090.

EQUIPMENT:

TRIMBLE S7, 3" ROBOTIC TOTAL STATION
TRIMBLE TSC2 CONTROLLER

DATE OF FIELD SURVEY:

SEPTEMBER, 2020

EXHIBIT MAP

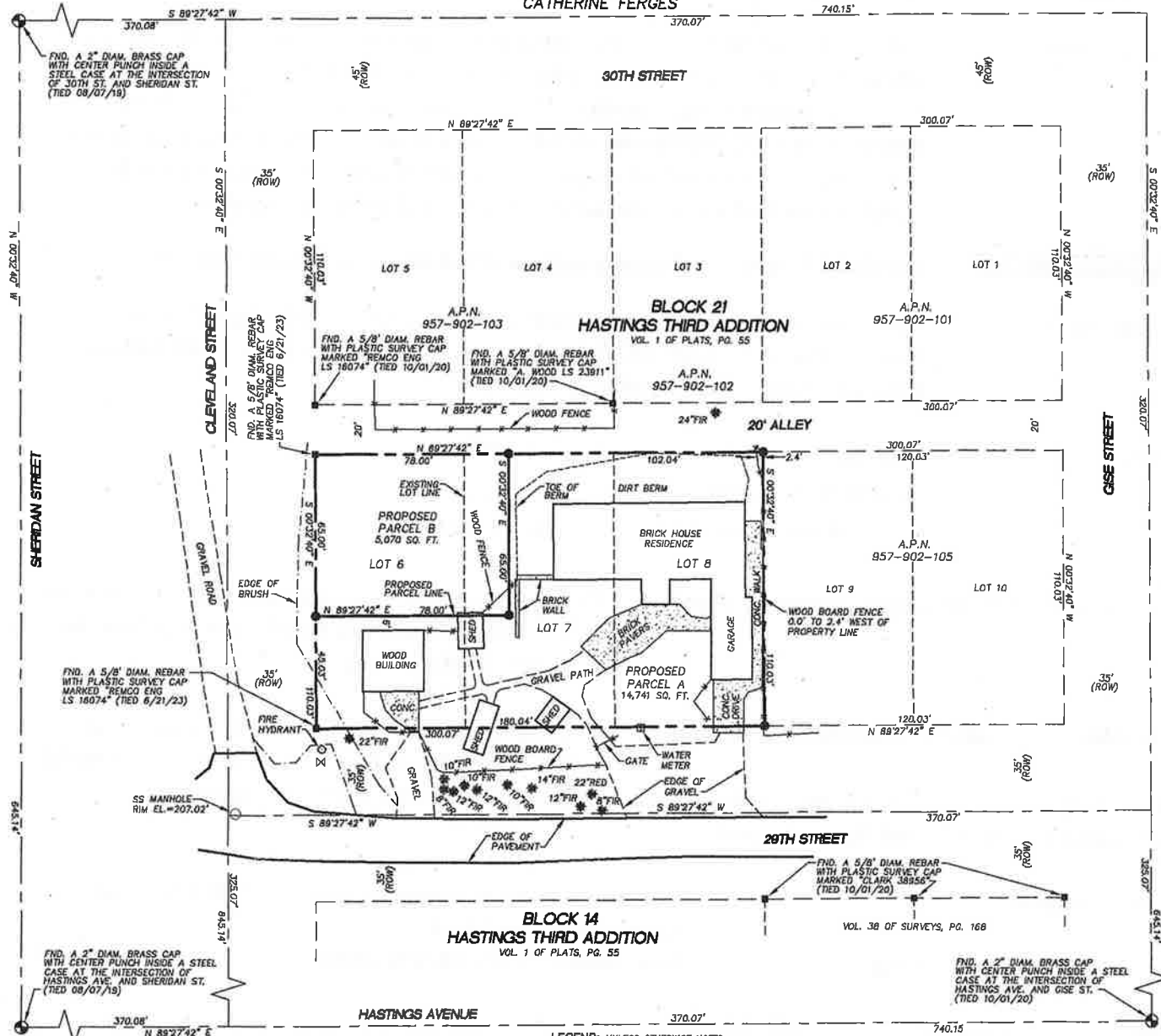
SHOWING PROPOSED LOT LINE ADJUSTMENT WITHIN
LOTS 6 THROUGH 8, BLOCK 21, PLAT OF HASTINGS THIRD ADDITION
TO THE CITY OF PORT TOWNSEND
IN THE N.E. 1/4, S.E. 1/4 AND THE N.W. 1/4, S.E. 1/4
SECTION 3, TOWNSHIP 30 NORTH, RANGE 1 WEST, W.M.,
JEFFERSON COUNTY, WASHINGTON
PREPARED FOR
CATHERINE FERGES

LEGAL DESCRIPTIONS:

FOR LEGAL DESCRIPTION OF PARCELS BEFORE AND AFTER
LOT LINE ADJUSTMENT SEE STATEMENT OF INTENT

FILED UNDER APN.

RECORDS OF JEFFERSON COUNTY, WA.



APPROVALS:

ADMINISTRATOR, JEFFERSON COUNTY DEVELOPMENT SERVICES DEPARTMENT

JEFFERSON COUNTY ASSESSOR

NOTES:

- FOR ADJOINING SURVEYS OF RECORD SEE:
VOL. 11 OF SURVEYS, PAGE 11
VOL. 22 OF SURVEYS, PAGE 87
VOL. 34 OF SURVEYS, PAGE 108
VOL. 31 OF SURVEYS, PAGE 63
VOL. 38 OF SURVEYS, PAGE 168
ALL RECORDS OF JEFFERSON COUNTY, WASHINGTON.
- THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THESE PROPERTIES.

LEGEND: UNLESS OTHERWISE NOTED

- EDGE OF RIGHT OF WAY
- RIGHT OF WAY CENTERLINE
- BOUNDARY LINE
- FENCE LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF BRUSH
- BUILDING LINE
- EDGE OF CONCRETE
- FOUND CITY OF PORT TOWNSEND STREET MONUMENT PER THE UNRECORDED CITY OF PORT TOWNSEND STREET MONUMENTATION PROGRAM BY E.E. ANDERSON, L.S. 11520.
- FOUND SURVEY MONUMENT AS NOTED
- SET 1/2" DIAM. REBAR WITH PLASTIC SURVEY CAP MARKED "VAN ALLER PLS 35986" (SET 06/21/23)

BASIS OF BEARINGS:

N 89°27'42" E BETWEEN FOUND 2" DIAMETER BRASS CAP WITH PUNCH MARK INSIDE A STEEL CASE AT THE INTERSECTION OF SHERIDAN STREET AND HASTINGS AVENUE AND A 2" DIAMETER BRASS CAP WITH PUNCH MARK INSIDE A STEEL CASE AT THE INTERSECTION OF GISE STREET AND HASTINGS AVENUE.

Scale 1" = 30'

Distances shown hereon are ground distances

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2023, AT _____ M.
IN BOOK _____ OF SURVEYS, PAGE _____ RECORDS OF JEFFERSON COUNTY,
WASHINGTON AT THE REQUEST OF VAN ALLER SURVEYING.

DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CATHERINE FERGES, IN JUNE, 2023



S.R.A. FILING DATA
SECTION INDEX
T 30 N, R 1 W, W.M.



SHEET 1 OF 1
JOB NO: 00939

Van Aller Surveying
P.O. Box 757 • Carlsborg, WA • 98324
PHONE: (360) 683-3438 FAX: (360) 683-3241

BRIAN VAN ALLER LS 35986 DATE