

**CITY OF PORT TOWNSEND
NOTICE OF LAND USE APPLICATION
LUP23-038**

- Proposal:** Lot Line Adjustment Resulting in Two Reoriented Parcels.
- Description:** Reorient the existing property lines between two existing lots to facilitate the construction of a larger deck for 305 R Street. Proposed Lot "A" with the residence at 305 R Street (corner lot), and adjacent Proposed Lot "B" with the residence at 317 R Street are shown on the attached copy of the submitted preliminary survey Exhibit Map. The current "east-west" orientation is proposed to return to the original Plat's "north-south" orientation. The applicant will need to provide a private easement for Parcel B utilities across Parcel A.
- Applicants/Owners:** Marzan Family Trust **Representative:** Keith P. Marzan, Trustee
- Location:** Southwest corner of Walnut Street and R Street, legally described as Assessor Parcel Numbers 985-209-503 (North Half of Lots 3 and 4 – 317 R Street) and 985-209-506 (South Half of Lots 3 and 4 – 305 R Street) in Block 95 or Pettygrove's Second Addition to the City of Port Townsend.
- Dates:**
- | | |
|------------------------|---------------|
| Application: | June 15, 2023 |
| Determined Complete: | June 29, 2023 |
| Notice of Application: | July 25, 2023 |
- Other Permits to the Extent Known by the City:** BLD23-133 repair and enlarge deck.
- 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:** **Tuesday, August 14, 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. **Tuesday, August 14, 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.

EQUIPMENT:
TRIMBLE 56 3" ROBOTIC TOTAL STATION
TRIMBLE 1562 DATA COLLECTOR

DATE OF FIELD SURVEY:
SEPTEMBER, 2020 AND MAY, 2023

PROCEDURES:
THIS MAP IS BASED ON A GROUND SURVEY UTILIZING CONVENTIONAL TRAVERSE METHODS WITH CLOSURES THAT MEET OR EXCEED THE STANDARDS CONTAINED IN WAC 332-130-080.

EXHIBIT MAP
SHOWING PROPOSED LOT LINE ADJUSTMENT
WITHIN LOTS 3 AND 4
BLOCK 95, PLAT OF PETTYGROVES 2ND ADDITION
TO THE CITY OF PORT TOWNSEND
IN THE NW 1/4, NE1/4, SEC. 2, T. 30 N., R. 1 W., W.M.
JEFFERSON COUNTY, WASHINGTON
PREPARED FOR
KEITH MARZAN

NOTES:

- FOR ADJOINING SURVEY OF RECORD SEE:
BOOK 6 OF SURVEYS, PG. 71
BOOK 7 OF SURVEYS, PG. 107
BOOK 21 OF SURVEYS, PG. 110
BOOK 31 OF SURVEYS, PG. 110
BOOK 33 OF SURVEYS, PG. 113
BOOK 37 OF SURVEYS, PG. 10
BOOK 37 OF SURVEYS, PG. 312
BOOK 38 OF SURVEYS, PG. 414
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 THIS PROPERTY.
- THIS SURVEY DOES NOT SHOW THE PLAT PROPORTIONING PROCEDURES AND STREET MONUMENTATION SET FORTH BY E.E. ANDERSON (LS 11520) IN HIS 1975 UNRECORDED CITY OF PORT TOWNSEND STREET MONUMENTATION PLAN.

FND. A 1/2" DIA. BRASS CAP WITH CENTER PUNCH INSIDE A STEEL CASE AT THE INTERSECTION OF T ST. AND MAPLE ST. (TED 2/04/15)

FND. A 2" DIA. BRASS CAP WITH CENTER PUNCH INSIDE A STEEL CASE AT THE INTERSECTION OF T ST. AND P ST. (TED 7/30/12)

FND. A 2" DIA. BRASS CAP WITH CENTER PUNCH INSIDE A STEEL CASE AT THE INTERSECTION OF T ST. AND WALNUT ST. (TED 6/03/15)

LEGEND: (EXCEPT AS OTHERWISE INDICATED)

- ...FND. A 3/8" DIA. REBAR WITH PLASTIC SURVEY CAP MARKED "GARMAN 20842" (TED 08/23/20)
- ...FND. A 1/2" DIA. REBAR WITH PLASTIC SURVEY CAP MARKED "FISCHER 21445" SET PER VOL. 7 OF SURVEYS, PG. 107 (TED 08/23/20)
- ...FND. A 1/2" DIA. REBAR WITH PLASTIC SURVEY CAP MARKED "VAN ALLER PLS 27865" SET PER VOL. 21 OF SURVEYS, PG. 110 (TED 08/23/20)
- ▲ ...1/2" DIA. REBAR WITH PLASTIC SURVEY CAP MARKED "VAN ALLER PLS 39988" SET PER VOL. 38 OF SURVEYS, PG. 414
- ...SET 1/2" DIA. REBAR WITH PLASTIC SURVEY CAP MARKED "VAN ALLER PLS 35686" (SET)
- ...SANITARY SEWER MANHOLE
- D4 ...WATER GATE VALVE
- ⊞ ...WATER METER
- ...STORM DRAIN CATCH BASIN
- ...SANITARY SEWER CLEAN-OUT
- ⊞ ...POWER METER
- ⊞ ...TELEPHONE RISER
- ...FIRE HYDRANT
- ...UTILITY POLE
- ...BOUNDARY LINE
- ...PROPOSED PARCEL LINE
- ...PLATTED LOT LINE
- ...EDGE OF RIGHT OF WAY
- ...EASEMENT LINE
- ...EDGE OF PAVEMENT
- ...EDGE OF GRAVEL
- ...BUILDING LINE
- ...FENCE LINE
- ...UNDERGROUND SANITARY SEWER LINE
- ...UNDERGROUND WATER LINE
- ...UNDERGROUND STORM LINE
- ...UNDERGROUND POWER LINE
- ...OVERHEAD POWER LINE

LEGAL DESCRIPTIONS:

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

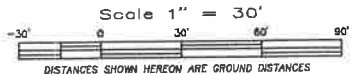
FILED UNDER A.P.N. _____
RECORDS OF JEFFERSON COUNTY, WA.

APPROVALS:

ADMINISTRATOR, JEFFERSON COUNTY DEVELOPMENT SERVICES DEPARTMENT DATE _____

JEFFERSON COUNTY ASSESSOR DATE _____

BASIS OF BEARINGS:
WASHINGTON COORDINATE SYSTEM OF 1983 ADJUSTMENT 1991, NORTH ZONE, NORTH AMERICAN DATUM (NAD 83/91), ESTABLISHED BY FIELD TIES TO CITY OF PORT TOWNSEND GEODETIC CONTROL POINTS #1013570 AND #1013580 (SEE VOL. 18 OF SURVEYS, PAGES 81-70 FOR FURTHER INFORMATION REGARDING GEODETIC CONTROL POINTS.)



AUDITOR'S CERTIFICATE

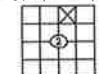
FILED FOR RECORD THIS _____ DAY OF _____ 2023, AT _____ M.
IN BOOK _____ OF SURVEYS, PAGE _____ RECORDS OF JEFFERSON COUNTY,
WASHINGTON AT THE REQUEST OF VAN ALLER SURVEYING.

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 KEITH MARZAN IN MAY, 2023



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



DEPUTY COUNTY AUDITOR _____

BRIAN VAN ALLER LS 35986 DATE _____

SHEET 1 OF 1
JOB NO. 00940

Van Aller Surveying
P.O. Box 757 • Corleong, WA. • 98324
PHONE: (360) 683-3438 FAX: (360) 683-3141