



NOTICE OF APPLICATION

Wolverton ADU (2025-007-ADU) Type II Review

Notice of Application Project Description: A Type II Accessory Dwelling Unit (ADU) permit for a 360 square foot detached ADU located on a 40,075 square foot lot with an existing home in the LDR-7.5 zone district.

Applicant: Jarret Helmes, 1007 NW 4th Avenue Battle Ground, WA 98604, 360.970.0042, jarret.helmes@gmail.com.

Applicant's Representative: Same as applicant.

Property Owner: Lincoln & Joan Wolverton, 2103 NE North Fork Avenue La Center, WA 98629, 360.263.2713, lincolnwolverton@hotmail.com.

Location of proposal: 2103 NE North Fork Avenue La Center, WA 98629

Legal Description: #19 SEC 34 T5NR1EWM .92A

Application review process: The application is subject to a Type II process with an administrative final decision. The applicant filed the application materials on January 31, 2025, and the City deemed the application Technically Complete (TC) on February 14, 2025.

Public Review: The file may be examined between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday (except holidays) at La Center City Hall, 210 E 4th St La Center, WA as well as online at <https://ci.lacenter.wa.us/city-departments/community-development/community-development-planning/recent-land-use/>; The City contact person and telephone number for any questions on this review is Angie Merrill, Associate Planner, 360.263.3654.

Comment Period: You may comment on this application within fourteen (14) days of this notice which ends March 6, 2025.

Appeal: Once the final decision for a Type II Process is issued, an appeal by the applicant or applicant's representative or by any person, agency or firm with an interest in the matter. An appeal together with the requisite fee and information must be received by the city clerk within 14 calendar days of the date of the decision being appealed.

The public may submit written comments to:

City of LaCenter

Attn: Angie Merrill

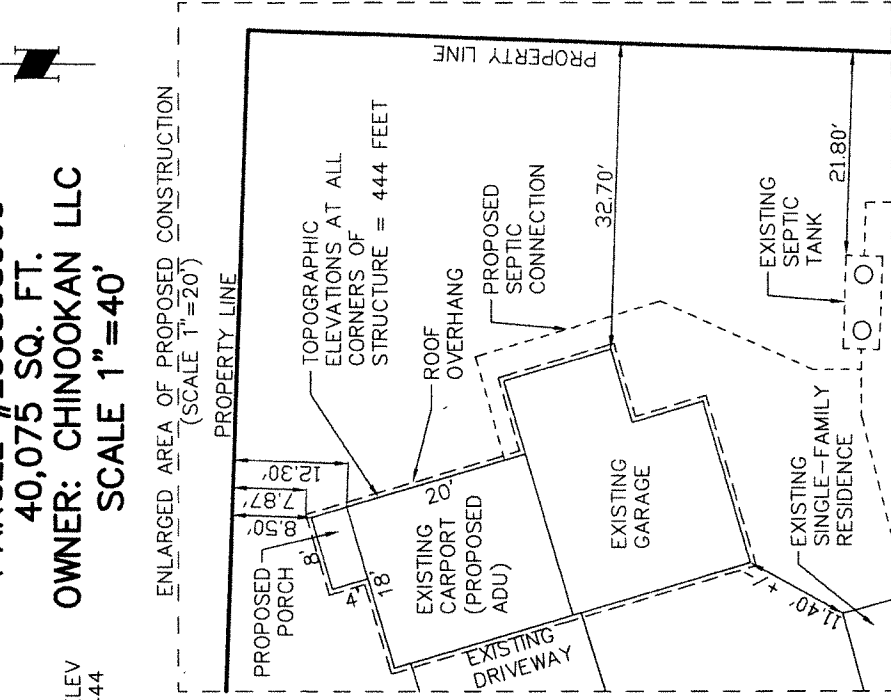
210 E 4th Street

La Center, WA 98629

Contact: Angie Merrill, Associate Planner, 360.263.3654. amerrill@ci.lacenter.wa.us

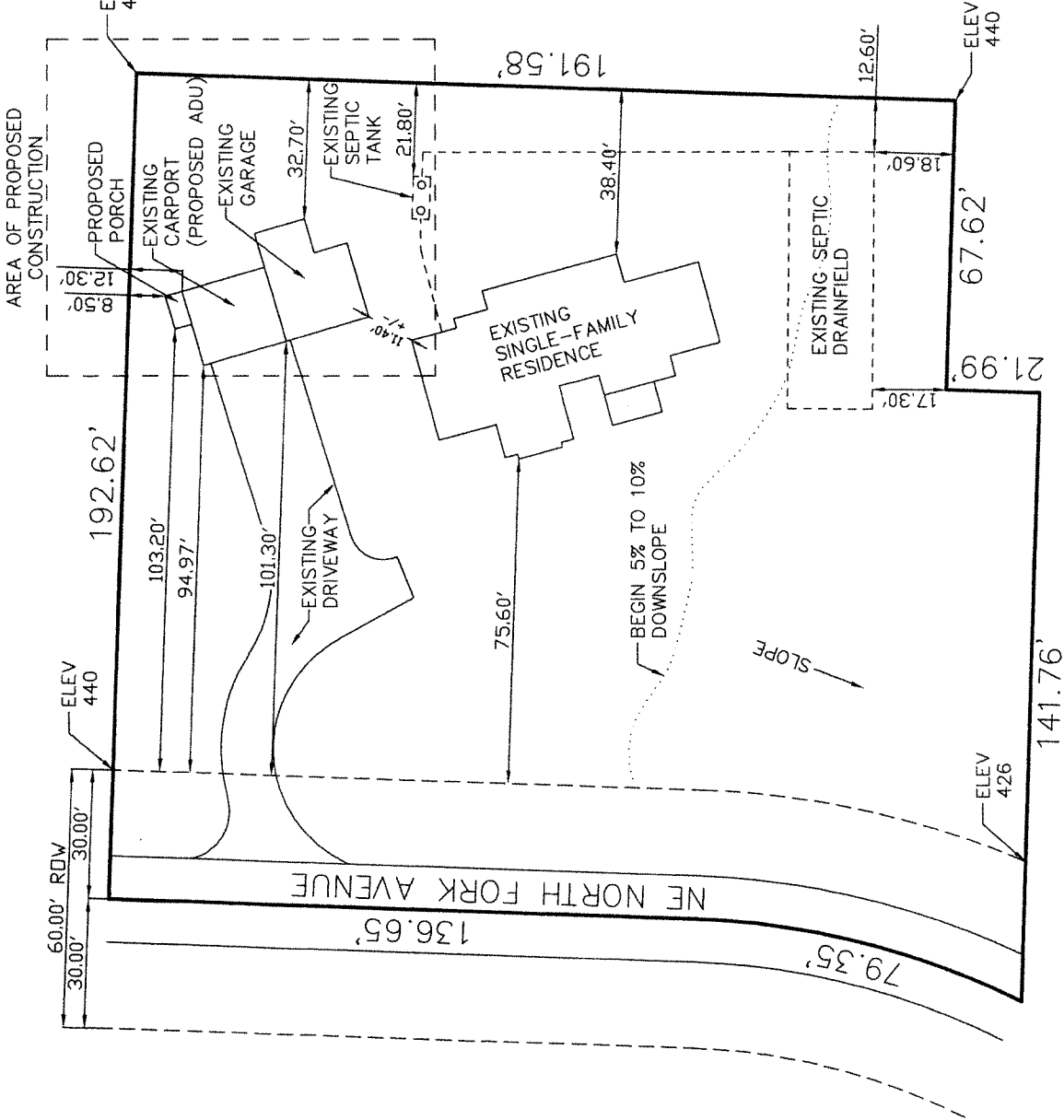
Issued: February 20, 2025

2103 NE NORTH FORK AVE.
 PARCEL #258898000
 40,075 SQ. FT.
 OWNER: CHINOOKAN LLC
 SCALE 1"=40'



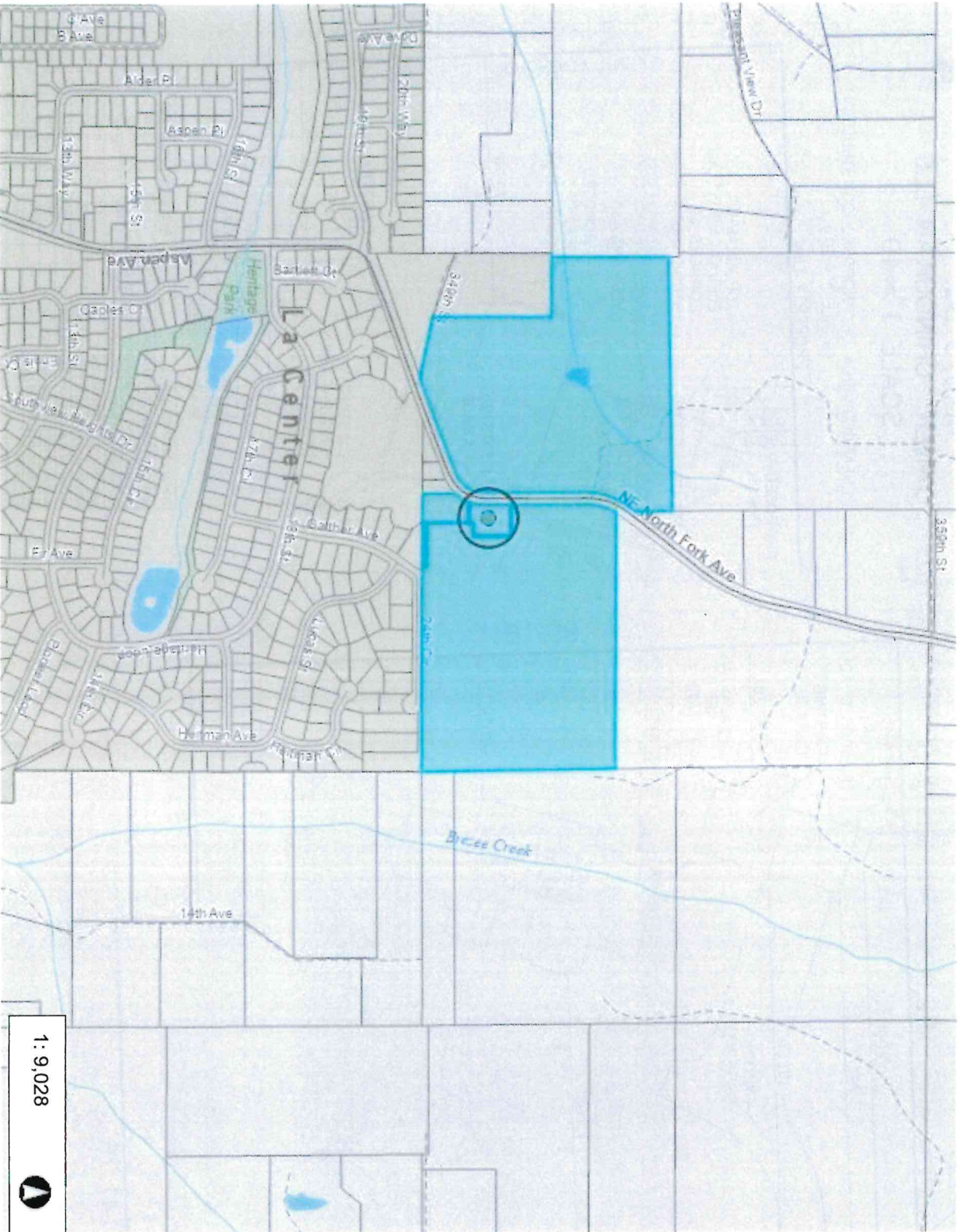
LOT AREA	40,075 SF
TOTAL PROPOSED BUILDING COVERAGE	2,900 SF

ZONING DISTRICT: LDR-2.5	REQUIRED	PROPOSED
MINIMUM FRONT COVERED PORCH SETBACK*	10'	103.20'
MINIMUM FRONT-LOADING GARAGE SETBACK*	20'	101.30'
MINIMUM REAR YARD SETBACK*	20'	32.70'
MINIMUM SIDE YARD SETBACK*	7.5'	8.5'
MINIMUM STREET SIDE YARD SETBACK*	10'	N/A
MINIMUM BUILDING COVERAGE FOR LOT**	35%	7.2%
MAXIMUM IMPERVIOUS SURFACE FOR LOT**	50%	13.00%
MAXIMUM BUILDING HEIGHT	35'	14.25'
OTHER***	N/A	N/A
*If there are multiple setbacks, use the maximum being proposed.		
**Development Agreement allows for coverage to exceed standard 35% coverage on up to 50% of lots within this development. Maximum building coverage shall not exceed 30% as an average for all lots within the development. Coverage shall be calculated on the lot area including the driveway and existing impervious surface area to be increased to 50% on up to 20 lots within this development.		
***Special conditions i.e., setbacks abutting critical area, street, etc.		
DEVELOPERS AGREEMENT: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		





150 Foot Radius



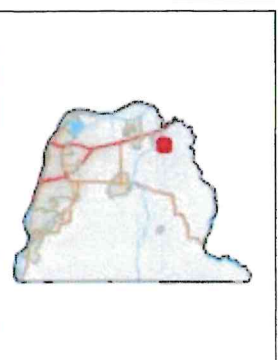
1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA, GIS - <http://gis.clark.wa.gov>

1 : 9,028



This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.



Legend
 Taxlots

Notes: