



City of Longview

1525 Broadway
Longview, WA 98632
www.ci.longview.wa.us

Agenda

Appeal Board of Adjustment

Tuesday, August 13,
2019

4:30 PM

Longview Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

19-000292 Minutes of the June 11, 2019 regular meeting of the ABA

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

3.1 Oral Communications

Persons in the audience may discuss business not scheduled on this agenda or any item of interest within the jurisdiction of the Appeal Board of Adjustment. This Board will listen to all communication, but in compliance with the Washington Open Public Meetings Act, will not take any action on items that are not listed on the agenda.

3.2 Written Communications.

Correspondence for the Appeal Board of Adjustment received after preparation of this agenda.

4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**

5. **PUBLIC HEARINGS**

19-000270 ABA 2019-4 SPECIAL PROPERTY USE REQUEST FOR A REDUCED FRONT YARD
SETBACK IN THE R-4 ZONE PER LMC 19.20.030 (FOOTNOTE 3)

**Recommended Action: Motion to adopt the findings of the staff report and grant a
special property use permit for a reduced front yard setback of 10 feet at 268 16th Ave.**

6. **OTHER BUSINESS**

7. **ADJOURNMENT**



City of Longview

1525 Broadway
Longview, WA 98632
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Minutes

Agenda

Appeal Board of Adjustment

Tuesday, June 11, 2019

4:30 PM

Longview Council Chambers

1. **CALL TO ORDER**

Vice Chairman Peters called the regular meeting of the Longview Appeal Board of Adjustments to order at 4:30 p.m. in the City Hall Council Chambers, 1525 Broadway, Longview, WA.

*Present: Vice Chairman Roger Peters, Tracy Goldsmith, Dan Petersen, Steven Dahl
Excused: Chairman Mark Backstrom*

Staff Present: Adam Trimble, Planner; Sean Kelly, Assistant City Attorney; James McNamara, City Attorney; John Brickey, Community Development Director/Building Official; Ken Hash, City Engineer, Jeff Cameron, Public Works Director and Nancy Vandehey, Administrative Assistant

2. **APPROVAL OF MINUTES**

**19-000211 MINUTES OF THE MARCH 12, 2019 MEETING OF THE ABA
MINUTES OF THE APRIL 9, 2019 MEETING OF THE ABA**

Recommended Action: Motion to accept the minutes as presented.

A motion was made by Steven Dahl, seconded by Tracy Goldsmith, that the minutes be accepted and approved.

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

3.1 Oral Communications

Persons in the audience may discuss business not scheduled on this agenda or any item of interest within the jurisdiction of the Appeal Board of Adjustment. This Board will listen to all communication, but in compliance with the Washington Open Public Meetings Act, will not take any action on items that are not listed on the agenda.

No oral communications were received.

3.2 Written Communications.

Correspondence for the Appeal Board of Adjustment received after preparation of this agenda.

A letter dated June 11, 2019, was received from Barrett & Carolyn Kochis, 2133 Nichols Blvd., Longview.

4. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS**

The Declaration of Ex-Parte Communications and Appearance of Fairness Doctrine was read into the record by Adam Trimble and there was no comments from the audience.

5. PUBLIC HEARINGS

19-000195 ABA 2019-3 HARLIE'S HOOPS SHORELINES HEIGHT VARIANCE

REQUEST:

Shorelines Variance to allow a building height exceeding the 15' maximum height allowed for non-water oriented recreational buildings in the Urban Conservancy shorelines designation. The proposal will construct a 21-26 ½ foot tall covered basketball court adjacent to the Elks Memorial building at 2121 Kessler Blvd in Lake Sacajawea Park.

RECOMMENDED ACTION:

Adopt the analysis and findings of the staff report and grant a Shorelines variance for the construction of a roof structure and basketball court approximately 60' x 90' and 26 1/2' tall at the roof peak at Lake Sacajawea Park adjacent to the Elks Memorial building, 2121 Kessler Boulevard.

Adam Trimble gave a presentation explaining the Shoreline variance.

Jim McNamara explained the City Ordinance 3402 regarding park use.

A discussion was had about camping not being allowed within the park as the park closes at night.

Adam Trimble presented the staff report, which included the following findings and recommendations:

-The proposal meets the criteria under WAC 173-27-170 (Review Criteria for Variance Permits) based upon the information presented in the staff analysis.

-The R-1 Residential District permits the proposed use.

-The use has been found to have no significant impact on critical areas and has completed environmental review under SEPA.

Staff recommends that the Appeal Board of Adjustment adopt the analysis and findings of the staff report and grant a Shorelines variance for the construction of a roof structure and basketball court approximately 60' x 90' and 26' tall at the roof peak at Lake Sacajawea Park adjacent to the Elks Memorial building, 2121 Kessler Boulevard.

Board discussion with staff included the park master plan, title search for ownership of view, other possible locations, hardship to applicant, security measures, future ownership and maintenance, and unhappy neighbors with a view of a basketball court when their previous view was unblocked.

Public Comments:

Jennifer DesArmo, applicant, spoke in favor of project and why this project is important to her and the community.

Laura Cotton was not against the project but had serious concerns about the homeless issues in and near the park and security issues and hope that it will be locked.

Gary Cotton spoke against the project being covered. When the weather is bad, it will be a magnet for the homeless.

Jeff DesArmo spoke in favor of project and locking the facility.

Steve Peterson is in favor of the project but has concerns with the homeless taking over and home values going down.

Pastor Dave Martin spoke in favor of the project and a cover is important because of the area rain.

Carolyn Kochis spoke against the project as it is just a giant warehouse and has concerns with property values. She suggested other locations for inside basketball courts. She questioned the location of where the project could be built.

Adam Trimble addressed her questions about where this project could be built.

Jennifer Wills spoke for the project and cautioned that the discussion should be about the height variance not the homeless.

John Brickey reminded the board that they are acting in a quasi-judicial role for a variance on height and if they go outside of the scope of height, they may be stepping outside of the bounds of authority for who might use or how the court may be used. If approved it would go onto Ecology and permitting. It would not go back to Council. If appealed, it would go to Superior Court.

Barret Kochis spoke against the project for security and aesthetics of the lake.

Steve Schline spoke in favor of the project and it checks all the boxes for JH Kelly to offer support in such forms as possible construction management, supplies and direct labor.

Vice Chairman asked Sean Kelly for an opinion on if it would be appropriate for the board to consider the effects of the homelessness as matter of potential substantial detriment effect. Mr. Kelly agreed with Mr. Brickey that the difference in height is what they should be looking at for direct effect and it would be the Superior Court decision to look beyond that scope. He based that directly off the text written and not based off any court law reference.

Carolyn Kochis asked if a picture was placed in the paper for the general population.

Jennifer DesArmo has been attending council meetings and presenting pictures for over a year.

Bryce DeArmo spoke in favor reading the poster statement from R.A. Long.

Board discussion included it being a worthy cause, restrictions on time, security issues, and a desire for council to draft an ordinance defining the use for this facility.

A motion was made by Dan Peterson, seconded by Steven Dahl, to adopt the findings of the staff report and grant a Shorelines variance for the construction of a roof structure and basketball court approximately 60' x 90' and 26' tall at the roof peak at Lake Sacajawea Park adjacent to the Elks Memorial building at 2121 Kessler Boulevard. The motion carried by the following vote:

Ayes: Vice Chairman Roger Peters, Dan Petersen, and Steven Dahl

Nays: Tracy Goldsmith

6. OTHER BUSINESS

Jeff Cameron introduced Ken Hash, City Engineer, hired in May to the board.

7. ADJOURNMENT

With no further business to discuss, the meeting of the Appeal Board of Adjustments was adjourned at 6:08 pm.



STAFF REPORT
to the
LONGVIEW APPEAL BOARD OF ADJUSTMENT

PRESENTED BY: Adam Trimble, Planner

HEARING DATE: August 13, 2019

APPLICATION NO.: ABA 2019-4

APPLICANT: Simplicity-Homes

PROPERTY OWNER: Hai Duy Vo, 13130 SE Mall St, Portland, OR 97236

REQUEST: Special Property Use Permit in accordance with LMC §19.20.030 footnote 3 for a reduced front yard setback in the R-4, Residential District.

LOCATION: 268 16th Ave. Parcel Numbers: 03823.

ASSOCIATED CASES: None.

ZONING DISTRICT: R-4, Residential District

BACKGROUND AND PROPOSAL

The property in question is almost a triangle in shape, with a narrow rear yard and wide front yard. The zoning code requires a 20 foot front yard but allows a reduced front yard of 10 feet where properties have 1) alley access, 2) all parking accessed from the alley, and in the R-3 and R-4 zones, have an eight-foot wide planting strip along the fronting street. If there is a narrower or no eight-foot-wide planting strip, the reduced front yard setback is allowed only upon receiving a special property use permit. Given the lot shape and presence of an alley, but lack of an eight-foot planting strip, Mr. Vo has applied for a special property use permit for the reduced front yard setback [Exhibit A: SPU application].

The lot is a corner lot fronting on 16th Ave and Arkansas Street. The Arkansas street side has a 30 foot wide section of unimproved right of way that functions like a planting strip. The zoning code however defines the front yard as the narrowest frontage, which is along 16th Ave where a 3 foot planting strip exists. [Exhibit B: aerial photo, street view].

The owner of the property is Hai Duy Vo.

Neighboring land uses include:

North – single family residences,

South – Arkansas Street and 60 + feet of unimproved ROW.

East – single family residences, duplex residences

West – a single family residence

The Comprehensive Plan classification for the property is High Density Residential.

In accordance with LMC §19.12.090(1), written notice of the public hearing for the Special Property Use Permit petition was mailed to the applicant and to the owners of all properties adjacent to or abutting this proposal on Thursday, April 26, 2018 [Exhibit C].

The property was posted on Monday, August 5, 2019 with a notice of public hearing announcing the proposed land use application. Legal notice of the public hearing appeared in the Longview Daily News on Friday, August 2, 2019 and Sunday, August 11, 2019

SEPA DETERMINATION

A State Environmental Policy Act checklist was not required.

CRITICAL AREA ORDINANCE REQUIREMENTS

There are no critical areas on the property.

APPLICABLE CODE SECTIONS

Section 19.18.010(5) of the Longview Municipal Code (LMC) requires the land use proposed to receive approval via a public hearing process, and the issuance of a Special Property Use Permit by the Appeal Board of Adjustment. The specific code citations are listed below.

For Residential Zoning Districts described in 19.20 of the Longview Municipal Code, table 19.20.020 includes uses that are permitted (“P”), not allowed, or allowed through a special property use permit (“SPU”):

Standard	Zoning District				
	R-1	R-2	R-3	R-4	TNR
Front yard setback (feet)	25	25	20	20	20
Front yard setback (alley-loading) ³	15	15	10	10	10

Notes/Additional Standards:

3. To utilize the reduced setback in any of the residential districts, alley access must be provided and all off-street parking, garages and driveways for a given lot and residence shall be located and accessed from the alley. In the R-1, R-2, and TNR districts, the reduced front yard setback applies to lots in a subdivision or short subdivision where the reduced setback was approved as part of the overall approval process for the subdivision or short subdivision. In the R-3 and R-4 districts, there shall be a minimum of an eight-foot-wide planting strip along the fronting street. If there is a narrower or no eight-foot-wide planting strip, the reduced front yard setback is allowed only upon receiving a special property use permit per Chapter [19.12](#) LMC. The term “planting strip” is defined in LMC [12.02.010](#).

LMC § 19.12.050 Power of Board – Special Property Use

1. Recognizing that there are certain uses of property that may or may not be detrimental to the public health, safety, morals and general welfare, depending upon the facts in each particular case, a limited power to issue special permits for such uses is vested, by special mention in this title, in the board.
2. The board shall have an exercise original jurisdiction in receiving, granting or denying all applications for such special property uses as are provided for in this title and shall have the power to place in such permits, conditions or limitations in its judgment required to secure adequate protection to the zone or locality in which such use is to be permitted. No special permit shall be issued by the board until after public hearing, as hereinafter provided, and until after the building official has found that all other provisions of this code, with which compliance is required, have been fulfilled.
3. No such Special Property Use Permit shall be granted by the board unless it finds:
 - (a) That the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare;
 - (b) In making such determination the board shall be guided by the following considerations and standards:
 - (i) That the use will not be detrimental to the character and use of adjoining buildings and those in the vicinity,
 - (ii) That the use will not create a hazard in the immediate area either for pedestrian or vehicular traffic,
 - (iii) That adequate ingress and egress will be available for fire and other vehicular emergency equipment,
 - (iv) That adequate off-street parking will be provided to prevent congestion of public streets [LMC 19.12.050].

LMC §19.12.120 Special Property Use Permits – Time Limitation

Whenever the board by its decision authorizes the issuance of a permit for a special property use, if such building permit and/or occupancy permit is not obtained by the applicant within six months from the date of the board's decision, the board's decision shall cease to be effective.

STAFF ANALYSIS

In reviewing LMC §19.12.050, which contains the criteria that shall guide the Board during their review of this petition, staff finds the following:

- (i) *That the use will not be detrimental to the character and use of adjoining buildings and those in the vicinity.*

The applicant proposes a single family home which is permitted in the high density zone on any lot that is existing. The surrounding area is developed similarly with single family homes with front yard setbacks ranging from 15-25 feet. The addition a new residence with a 10 setback is unlikely to have any significant detrimental impact given the variety of setbacks found on the block and the condition that all parking occur in the rear of the lot.

- (ii) *That the use will not create a hazard in the immediate area either for pedestrian or vehicular traffic.*

The zoning code requires that all parking and all access to such parking shall be from the alley, thus reducing the potential hazard to pedestrians and vehicular traffic on the sidewalks and streets.

- (iii) *That adequate ingress and egress will be available for fire and other vehicular emergency equipment.*

The lot is a corner lot and easily accessed.

- (iv) *That adequate off-street parking will be provided to prevent congestion of public streets.*

The zoning code requires two parking spaces be provided on-site for single family homes to ensure adequate parking is provided and prevent congestion of on street parking.

LMC §19.12.050 also requires the Board to adopt the following finding if granting the Special Property Use Permit:

- (a) *That the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare.*

The application will make improvements to a vacant lot that is relatively more difficult to develop than rectangular lots. A residential use with a reduced front yard will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare

As of this writing, staff has received one question but no comments from neighboring property owners.

STAFF DISCUSSION

The City's Building Official, Fire Marshal, and Public Works Department have had the opportunity to review the Special Property Use application for 268 16th Ave and have no comments or conditions.

STAFF FINDINGS

1. The use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare.
2. The R-4 Residential District permits the proposed use and reduced setback subject to a granting of a Special Property Use Permit by the Longview Appeal Board of Adjustment.
3. The use as proposed meets the criteria found in LMC §19.12.050.

RECOMMENDATION

Staff recommends that the Appeal Board of Adjustment grant a Special Property Use Permit for a reduced front yard setback of 10 feet for 268 16th Ave.

EXHIBITS

- A. Special Property Use Permit application
- B. Aerial photo and street view
- C. Notice of Public Hearing

Staff Report Date: August 7, 2019



Special Property Use Permit Application to the Appeal Board of Adjustment

Community Development Department • 1525 Broadway, P.O. Box 128 • Longview, WA 98632 • 360.442.6066/Fax 360.442.6953

Special Property Use Permit Application To the Appeal Board of Adjustment

LMC 19.12

Case Number: ABA 2019-4

Related Case Number: _____

THIS SECTION FOR OFFICE USE ONLY:

City of Longview

JUL 02 2019

Community Development

APPLICATION AND AUTHORIZING SIGNATURES

Each current property owner of record must sign the application or provide a letter authorizing an agent or representative to act on his or her behalf.

I hereby apply for the Special Property Use Permit as described in this application and certify that the information provided is accurate. I further certify that I am authorized to make the application and that there are no covenants, conditions, or restrictions that may limit or prohibit the Special Property Use Permit requested.

Property Owner: Hai Duy Vo Phone: 971-227-5764
(Print All Information)

Mailing Address: 13130 SE Mall St. Fax: _____
(Street or PO Box)

City: Portland State: OR Zip: 97236

Property Owner: [Signature] Phone: _____

Mailing Address: _____ Fax: _____
(Street or PO Box)

City: _____ State: _____ Zip: _____

Applicant: Hai Duy Vo Phone: 971-227-5764
(Print All Information)

Mailing Address: 13130 SE Mall St. Email: haivan2519@yahoo.com
(Street or PO Box)

City: Portland State: OR Zip: 97236

Relationship to Property Owner: SELF

BASIC INFORMATION ABOUT THE SITE AND PROPOSAL (attach additional pages if necessary)

Briefly describe the proposed project (land use) and/or type of business you wish to conduct: _____

New construction w/ garage in the rear

Address of Property: 268 16th St. Longview, WA 98623 Parcel No. 03823

Comprehensive Plan Designation: _____ Zoning District: _____

Current Use of Property: empty lot

Gross land area of the site to be developed: 6,523 Square Feet 0.15 Acres

Net land area (gross land area minus land dedicated for public purposes): _____

Describe any existing structures on the site: n/a

Number and surface type of all existing driveways at the site: grass

Number, type and dimensions of existing signage at the site: n/a

Describe signage proposed for the land use requested: n/a

Existing zoning and land uses of adjacent properties (including across the street, if applicable):

North: _____ Current Land Uses: Residential

South: _____ Current Land Uses: Residential

East: _____ Current Land Uses: Residential

West: _____ Current Land Uses: Residential

Describe any Critical Areas identified on or located within 300 feet of the site: n/a

Describe any private wells, septic tanks, drain fields, etc. located on the site: n/a

BASIC INFORMATION ABOUT THE SITE AND PROPOSAL (CONT'D)

Proposed hours of operation: _____

Describe how parking will be accommodated for the proposed use: parking garage in
the rear.

Describe how the proposed use will impact traffic circulation: _____

To assess whether the City will need additional information and/or whether you need to obtain additional permits or applications from other departments or agencies, please answer the following questions:

Will the proposed land use:

- | | | |
|--|--------------|-------------|
| a) Require removal or demolition of any existing structure(s)? | Yes _____ | No <u>X</u> |
| b) Affect historic structures or historically significant features? | Yes _____ | No <u>X</u> |
| c) Require a Variance from a development standard? | Yes <u>X</u> | No _____ |
| d) Involve fill or removal of contaminated soils or hazardous materials? | Yes _____ | No <u>X</u> |
| e) Involve grading/fill over an existing public storm drain, sanitary sewer or water line? | Yes _____ | No <u>X</u> |
| f) Involve land that has a slope of 15% or greater? | Yes _____ | No <u>X</u> |
| g) Require an Environmental Checklist be submitted and reviewed under the SEPA Rules (WAC 197-11)? | Yes _____ | No <u>X</u> |
| h) Be located within 300 feet of a shoreline? | Yes _____ | No <u>X</u> |

If you answered yes to any of the above, please contact the Planning Division before submitting your application.

SPECIAL PROPERTY USE PERMIT REVIEW CRITERIA AND DEVELOPMENT STANDARDS

In accordance with LMC 19.12.050, the Appeal Board of Adjustment shall exercise jurisdiction in receiving, granting or denying applications for Special Property Uses. No Special Property Use Permit shall be issued by the Board until after a public hearing, and until after the Building Official has found that all other provisions of the Longview Municipal Code have been fulfilled.

Criteria reviewed by the Appeal Board of Adjustment include:

- 1) The proposed use is consistent with the intended character of the zoning district and the operating characteristics of the neighborhood.
- 2) The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, or that the proposal identifies acceptable mitigation measures.
- 3) The transportation system is capable of supporting the proposed land use in addition to the existing land uses in the area. Evaluation factors include street capacity and level of service, availability of off-street parking to accommodate the proposed land use, access requirements, neighborhood impacts, and pedestrian safety.
- 4) Public services for water, sanitary and storm sewer, and to ensure that fire and police protection are capable of servicing the proposed land use and the immediate area.

Criteria that the Board utilizes to review all applications is established in LMC §19.12.050.

FILING FEES:

Public Hearing Fee:..... Per LMC 19.06.060

SEPA Review Fee(if applicable):..... Per LMC 17.02.070

Total Fees:.....

Comments:

LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled: Date: 4:30 PM

Comments:

FOR STAFF USE ONLY:

- _____ Telecommunications Facility Propagation Map provided, if applicable.
- _____ Legal Description of Property.
- _____ Copy of Deed Restrictions and Restrictive Covenants (CCR's).
- _____ One copy of the property deed; and, if the applicant is not the owner, a notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.
- _____ Title Report, if applicable.
- _____ Critical Area Permit, if required.
- _____ SEPA Environmental Checklist, if required.
- _____ Certificate of Appropriateness issued by the Historic Preservation Commission, if applicable.

Comments: _____

NOTES TO APPLICANT/OWNER:

1. If the Appeal Board of Adjustment or City Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. The applicant or authorized representative must attend the Appeal Board of Adjustment public hearing and be prepared to respond to any questions the Appeal Board may have.
5. **Time limitation for Special Property Uses:** if such building permit and/or occupancy permit is not obtained by the applicant within six months from the date of the board's decision, the board's decision shall cease to be effective.

Comments: _____

SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete for a public hearing. No public hearings will be scheduled on this application until all outstanding issues have been resolved and the application is considered complete.

I/we agree that the City of Longview staff may enter upon the subject property at any reasonable time to consider the merits of the application, to make assessments, take photographs and to post public hearing notices.

I/we declare under penalty of the perjury laws that the information provided on this form/application is true, correct and complete.

Signature of Property Owner: _____

Date: _____

Signature of Property Owner: _____

Date: _____

Signature of Applicant: _____

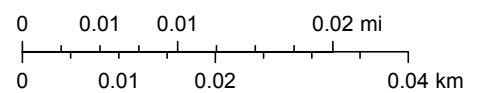
Date: _____

(If different than property owner)



8/7/2019, 11:21:55 PM

1:1,128



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China

Google Maps 269 16th Ave



Image capture: Aug 2012 © 2019 Google

Longview, Washington

Google

Street View - Aug 2012



NOTICE OF PUBLIC HEARING
Longview Appeal Board of Adjustment
August 13, 2019 starting at 4:30 P.M.

Case No: ABA 2019-4

Applicant: Hai Duy Vo

Location: 268 16th Ave. Parcel number involved: 03823

Request: Special Property Use Permit to allow a reduced front yard setback of 10' in the R-4 residential zone for a property without an 8' wide planting strip along the fronting street.

Why You Are Receiving This Notice: You own real property located adjacent to or abutting the property affected by the Special Property Use request. The Longview Municipal Code requires all property owners owning real property located adjacent to or abutting a land use proposal subject to a public hearing to be notified of the proposal and of the hearing date, place, and time. Contact: Adam Trimble, Planner 360-442-5092

Copies of the Special Property Use application are available for review at the City of Longview Community Development Department located at 1525 Broadway Street, between the hours of 7:00 a.m. to 6:00 p.m., Monday through Thursday, except holidays.

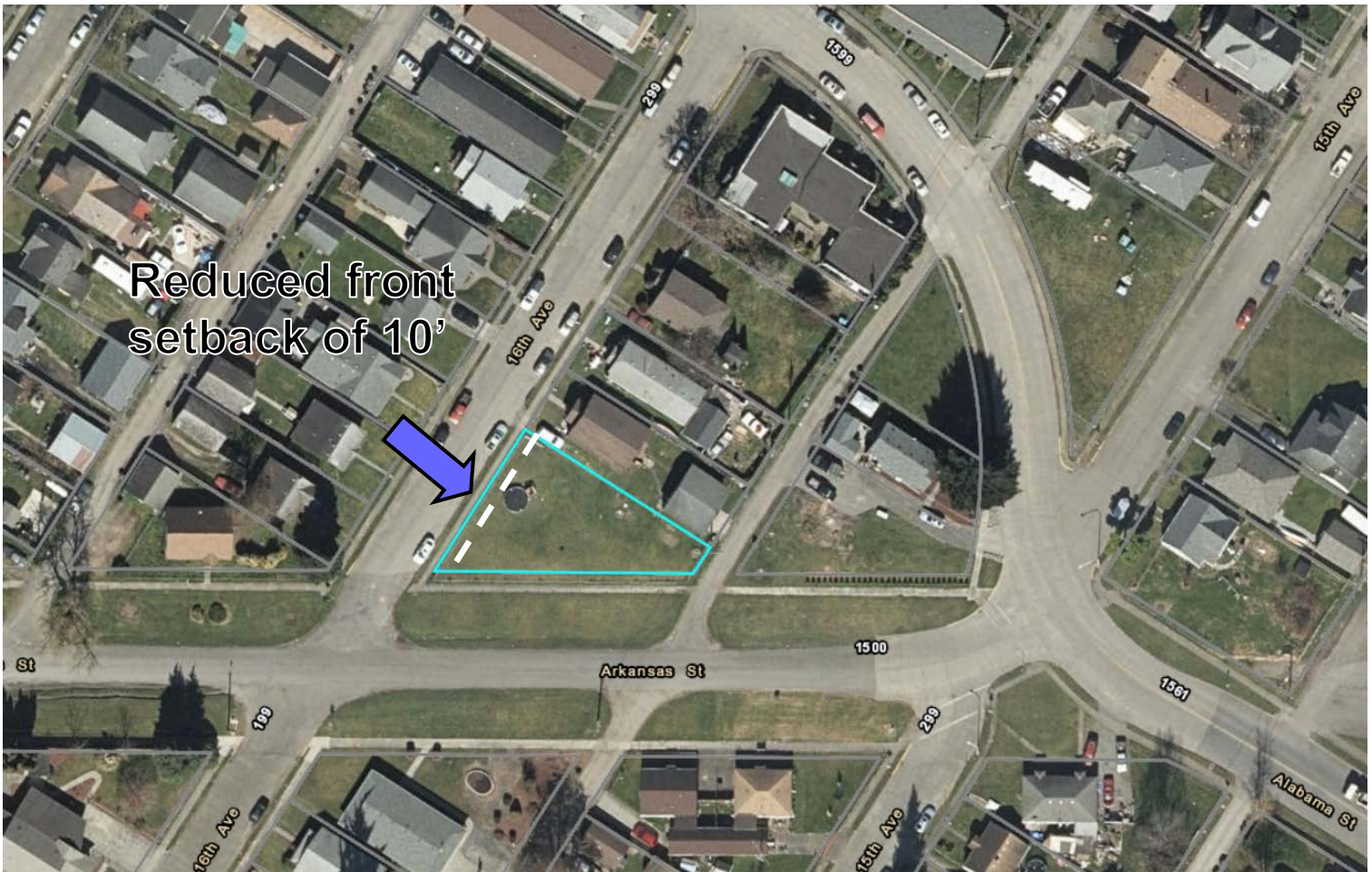
Comments: If you would like to provide comments in writing on this proposal, please submit them **no later than 4:00 p.m. Tuesday, August 13, 2019** to the City of Longview Community Development Department, PO Box 128, Longview, WA 98632, **ATTN: Adam Trimble, Planner**. For electronic submissions, provide your comments along with full name, address and contact information to adamt@mylongview.com **RE: ABA 2019-4**

Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for **4:30 p.m. on Tuesday, August 13, 2019**. You may provide comments either for or against this petition at the meeting. The public hearing will be held in the Longview City Council Chambers, located on the 2nd floor of City Hall at 1525 Broadway Street, Longview, Washington.

Attachment: Proposed site plan

Date Mailed: July 19, 2019

Proposed Site Plan



What the Longview municipal code allows:

19.20.030 Density and dimensional standards.

Footnote 3 from Table 1. "To utilize the reduced setback in any of the residential districts, alley access must be provided and all off-street parking, garages and driveways for a given lot and residence shall be located and accessed from the alley. In the R-1, R-2, and TNR districts, the reduced front yard setback applies to lots in a subdivision or short subdivision where the reduced setback was approved as part of the overall approval process for the subdivision or short subdivision. In the R-3 and R-4 districts, there shall be a minimum of an eight-foot-wide planting strip along the fronting street. If there is a narrower or no eight-foot-wide planting strip, the reduced front yard setback is allowed only upon receiving a special property use permit per Chapter 19.12 LMC. The term "planting strip" is defined in LMC 12.02.01