



City of Longview

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

Agenda

Appeal Board of Adjustment

Tuesday, November 12,
2019

4:30 PM

Longview Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

19-000439 Approval of the Minutes of the September 10, 2019 meeting

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 APPEARNESS OF FAIRNESS**

5. **PUBLIC HEARINGS**

19-000450 ABA 2019-6 Variance request: 1632 3rd Ave to reduce the required front yard setback in the Riverfront District, RF-1 from 25 feet to 10 feet and side yard setbacks of 5 feet.

RECOMMENDED ACTION:

Motion to adopt the staff analysis and findings and grant a variance to reduce the front yard setback to 10' and side yard setbacks to 5' for the property at 1632 3rd Ave. Parcel numbers involved: 08108, 081080101 in the Riverfront District, RF-1.

6. **OTHER BUSINESS**

7. **ADJOURNMENT**



City of Longview

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Minutes

Agenda

Appeal Board of Adjustment

Tuesday, September 10,
2019

4:30 PM

Longview Council Chambers

1. **CALL TO ORDER**

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

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 and Nancy Vandehey, Administrative Assistant.

2. **APPROVAL OF MINUTES**

19-000343 Minutes of the August 13, 2019 Appeal Board of Adjustment meeting.

A motion was made by Dan Petersen, seconded by Tracy Goldsmith, that the minutes be accepted with the changes noted.

3. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

3.1 Oral Communications

No oral communications were received.

3.2 Written Communications

No written communications were received.

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

19-000328 ABA 2019-5 Request for a Fence Waiver to place a fence across unimproved public right of way for future Alaska street.

RECOMMENDED ACTION:

Motion to adopt the findings and recommendations of the staff report and grant a fence waiver with conditions to the applicant.

Adam Trimble presented the board with an updated staff report and drawing dated 8/30/19.

Adam Trimble presented the staff report, which included his findings and recommendations.

The applicant was not in attendance.

There was a discussion between the Board and Staff regarding the location of existing fencing and the location of the proposed fencing. There was a discussion on insurance coverage, materials to be stock piled, and notification of the neighbors surrounding the area.

Steve Dahl made a motion to continue to next month and encourage the applicant to attend. The motion died due to lack of second.

Steve Dahl, seconded by Tracy Goldmith, made a motion to approve with the additional condition of add right of way use agreement.

Public Hearing opened at 5:11 pm and closed at 5:12 pm.

6. OTHER BUSINESS**7. ADJOURNMENT**

With no further business to discuss, the meeting of the Appeal Board of Adjustments was adjourned at 5:12 pm.



STAFF REPORT
to the
LONGVIEW APPEAL BOARD OF ADJUSTMENT

PRESENTED BY: Adam Trimble, Planner

HEARING DATE: November 5, 2019

APPLICATION NO.: ABA 2019-6

APPLICANT: Charles Bond

PROPERTY OWNER: Bond Holdings, LLC

REQUEST: Variance request to reduce the required front yard setback in the Riverfront District, RF-1 from 25 feet to 10 feet and side yard setbacks of 5 feet. The applicant states the presence of the Cowlitz River levy and Army Corps of Engineers no-build easement creates a special circumstances relating to the property.

LOCATION: 1632 3rd Ave. Parcel numbers involved: 08108, 081080101

ASSOCIATED CASES: None.

ZONING DISTRICT: RF-1, Riverfront District

BACKGROUND AND PROPOSAL

Charles Bond owns 1.2 acres of land along 3rd Avenue which fronts on the Cowlitz River. Only ¼ of an acre is potentially buildable however due to the presence of the Cowlitz River levy and associated dike right of way. Some of the land involved in the Variance request was recently acquired from a neighboring property where PT Northwest currently operates and combined with the subject property create more buildable area. Mr. Bond, proposes to build a multi-story residential building with 13 units per floor. The application states that the presence of the Cowlitz river levy is a special circumstance for which relief via a variance from the front yard setback requirement is requested. A reduced front yard setback from 25' to 10' and 5' side yard setbacks will result in a property that is more feasible to develop [Exhibit A: Variance Application]. The shape and size of the property outside of the toe of the levy will require a building that is triangular in shape [Exhibit B: approximate building footprint, aerial photo, street

view]. The applicant provides an approximate building footprint that relies on successfully negotiating with federal agencies to encroach into the dike Right of Way on the river side of the property. Barring this allowance a smaller building footprint will be necessary.

The lot is about 144 feet wide along 1st/ 3rd Avenue. Exhibit C is a survey of the property and shows the dike Right of Way line comes within 20 feet of the Northwestern corner of the lot. At the Southwestern corner the lot is 67 feet deep outside of the dike Right of Way line. The zoning code requires that the property have a 25' front yard setback and "side property line setbacks the combined total of which shall equal not less than 15 percent of the width of the lot as measured along the lot line upon which such building structure or facility fronts, but under no circumstances shall a side property line setback be less than five feet in width." The variance request is to reduce the front yard setback to 10' and side yard setback to 5'.

The owner of the property is Bond Holdings, LLC

Neighboring land uses include:

North – Cowlitz River levy [lots owned by the city of Longview]

South – existing commercial building and parking, multifamily housing building.

East – Cowlitz River

West – Assisted living facility and office building.

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 Monday, October 28, 2019 [Exhibit D].

The property was posted on Monday, October 28, 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 Friday, November 1, and Saturday November 9, 2019.

SEPA DETERMINATION

A State Environmental Policy Act checklist was not required.

CRITICAL AREA ORDINANCE REQUIREMENTS

There are no critical areas on the *buildable* portion of 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.

RIVERFRONT DISTRICT, RF-1

19.35.040 Yard requirements.

(1) Every building, structure or facility located on a lot in the riverfront district, RF-1, easterly of the east right-of-way boundary of River Road shall have a front property line setback of not less than 25 feet in depth for those buildings, structures or facilities fronting on a street. For those buildings, structures or facilities fronting on the Cowlitz River, a rear property line setback of not less than 25 feet in depth is required.

(2) Every building, structure or facility located on lots in the riverfront district, RF-1, westerly of the west boundary of River Road, shall be required to maintain a front property line setback of not less than 25 feet in depth, and a rear property line setback of not less than 15 feet in depth.

(3) Every building, structure or facility located on any lot east of River Road and 1st Avenue in the riverfront district, RF-1, shall be required to have side property line setbacks the combined total of which shall equal not less than 15 percent of the width of the lot as measured along the lot line upon which such building structure or facility fronts, but under no circumstances shall a side property line setback be less than five feet in width. For lots west of River Road and 1st Avenue, the minimum side yard setback is five feet.

(4) Where the location line of ordinary high water of the Cowlitz River, as defined by the U.S. Corps of Engineers, or the location of the easement owned by consolidated diking and improvement district No. 1 of Cowlitz County makes compliance with the rear setback requirements as established in this section difficult or impossible, an owner of such property shall have the right to make application to the board of appeals for a variance from the rear setback requirement as provided in LMC [19.12.140](#). (Ord. 3202 § 13, 2012; Ord. 1787 § 1, 1976).

19.12.140 Variance permits – Authority to issue.

The board may authorize the granting of variances from the zoning ordinance of the city, by the building official, where compliance therewith is impractical or impossible. No application for a variance shall be granted unless the board finds:

(1) The variance will not constitute a grant of special privileges inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located; and

(2) That such variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and

(3) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated; and

(4) The need for the variance is not the result of any action taken by the applicant. (Ord. 3122 § 10, 2010; Ord. 1620 § 1, 1973).

STAFF ANALYSIS

In reviewing LMC §19.12.140, which contains the criteria that shall guide the Board during their review of this petition, staff finds the following:

(1) The variance will not constitute a grant of special privileges inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located; and

The variance, if granted will reduce a required 25' front yard to 10' in order to provide a buildable area large enough for a viable development while still providing a front yard setback area. Due to the shape and location of the Cowlitz river levy, this property is denied the development potential of other properties.

(2) That such variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and

Due to the presence of the Cowlitz River levy and dike Right of Way, less than 20% of the 1.2 acre property is developable. The required front yard setback of 25' would constitute 3,600 square feet of the buildable area outside of the Right of Way. The requested setback reduction provides the property with the use rights and privileges permitted to other properties in the vicinity to make viable developments.

(3) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated; and

The request is to reduce the required front and side yard setbacks but will still provide both. Building codes will ensure adequate fire separation is made and the remainder of the lot (80%) will remain undeveloped, providing yard area. Given the location of the property and inability to develop any of the lots to the North of the property, the requested reduction will not be materially detrimental to the public welfare or injurious to properties in the vicinity.

(4) The need for the variance is not the result of any action taken by the applicant.

The applicant did not create the levy or impose the dike Right of Way easement on the property. The applicant has worked to acquire and assemble additional properties in anticipation of developing the property however the property acquired is located outside of the dike Right of Way.

STAFF DISCUSSION

The City's Building Official, Fire Marshal, and Public Works Department have had the opportunity to review the Variance request application for 1632 3rd Ave and have no comments or conditions.

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

STAFF FINDINGS

1. The application satisfies the conditions of LMC § 19.12.140, 1-4 for granting a variance as demonstrated in the Staff Analysis section.

RECOMMENDATION

Staff recommends that the Appeal Board of Adjustment adopt the staff analysis and findings and grant a variance to reduce the front yard setback to 10' and side yard setbacks to 5' for the property at 1632 3rd Ave. Parcel numbers involved: 08108, 081080101 in the Riverfront District, RF-1.

EXHIBITS

- A. Variance application
- B. Applicant's proposed building footprint, aerial photo, street view.
- C. Survey provided by the applicant.
- D. Notice to Adjacent Property owners.

Staff Report Date: November 5, 2019



16324 3rd ave

Variance Application

Community Development Department ♦ 1525 Broadway, P.O. Box 128 ♦ Longview, WA 98632 ♦ 360.442.5086/Fax 360.442.5953

Application for a Variance to the Longview Zoning Ordinance (Title 19)

LMC 19.12

Application Number: ABA 2012-6

Related Case Number(s): _____

THIS SECTION FOR OFFICE USE ONLY:

City of Longview

JAN 11 11:00

Community Development

Community Development

I hereby apply for a **Variance** to the following section of the Longview Municipal Code (LMC):

_____ The reason I am requesting a variance is because: Property is an irregular shape and is unusable with a 25 ft setback. Also restricted on rear by Corp. of Engineers.

at Street: 1st Avenue, City of Longview, Washington.

Lot No. _____ Block No. _____ Subdivision/Addition: _____

Zoning District: River Dist. See attached Legal Description

Applicant: Charles Bond
(Print All Information)

Phone: 360-751-2707

Contact Name: Charles Bond

Email: _____
Fax: cbond@kalama.com

Mailing Address: 2025 Tibbetts Drive
(Street or PO Box)

City: Longview State: WA Zip: 98632

Is the applicant the property owner? ☒ YES ☐ NO If not, complete the following section.

Relationship to Owner: _____

Property Owner: _____
(Print All Information) Phone: _____

Mailing Address: _____
(Street or PO Box)

City: _____ State: _____ Zip: _____

Justification attach additional sheets as necessary:

- a. Describe the physical conditions and circumstances of the property (lot shape, slope, building location, easements, etc.) and how they affect the project for which the variance is being requested: _____

Property is almost a triangle with rear having an easement by Corp of Engineers / Diking district

- b. Describe how the conditions and circumstances are peculiar to the property, do not apply to other properties in the zoning district, and how a special privilege will not be conferred by granting of the variance: _____

Need to change the 25' setback to 10' in order to use the property. The property is squeezed between the rear easement and 25' setback. Also, 5' side setbacks CB

- c. Describe how literal interpretation of the zoning ordinance affects your rights (ability to use the property): _____

The literal interpretation causes me not to be able to use the property.

- d. Did any of the conditions and circumstances of the property described above result from your actions?

Yes ☐

No ☒

Explain: _____

- e. Explain how the requested variance is the minimum necessary to make reasonable use of the property: _____

With the 10' setback, I will be able to use the property.

- f. Explain how the requested variance will be in harmony with the purpose and intent of the zoning ordinance, will not be injurious to the neighborhood, or detrimental to the public welfare: _____

The Canterbury property just down the street has a 10' setback off the street.

NOTICE TO APPLICANT:

According to the Longview Municipal Code, the Appeal Board of Adjustment may authorize the granting of a variance to the zoning ordinance where compliance with the requirements of the zoning ordinance are impractical or impossible. No application for a variance shall be granted unless the Board finds:

1. The variance will not constitute a grant of special privileges inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located; and
2. That such variance is necessary, because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and
3. That the granting of the variance(s) requested will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.

FILING FEES:

Public Hearing Fee: \$1,159.00

SEPA Review Fee, if applicable: \$

Total Fees: \$

Comments:

LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled: Date: 4:30 PM

Comments:

FOR STAFF USE:

_____ Legal Description of Property.

_____ Site Plan and/or building elevations, floor plans.

_____ Copy of Deed Restrictions and Restrictive Covenants (CCR's).

_____ Responses to the justification section addressing the nature of and reason for the variance, and information demonstrating that the requested variance conforms to the requirements contained in LMC 19.12.140.

_____ 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.

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.

The information provided is "said to be true under penalty of perjury by the Laws of the State of Washington."

Signature of Applicant: _____

Date: _____

Signature of Property Owner: _____

Date: _____

Signature of Property Owner: _____

(If different than property owner)

Date: _____

3321882
Page: 1 of 3
12/29/2006 12:21P
COWLITZ COUNTY TITLE DEED 34.00 Cowlitz County

When recorded return to:
BOND HOLDINGS
2025 TIBBETTS
LONGVIEW, WA 98632

Escrow No.:00150022-MMH

Received \$ 1600.00
pursuant to Cowlitz County
066105
DEC 29 2006
K. Hanks

Statutory Warranty Deed

THE GRANTOR ROBERT A. BEAL and ANN M. LESUER-BEAL, husband and wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to BOND HOLDINGS LLC, a Washington Limited Liability Company the following described real estate, situated in the County of COWLITZ, State of Washington:

See Exhibit A attached hereto and made a part hereof.

AP 2 TR 9, 10A
Tax Parcel Number(s): 0-8108

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Dated this 20th day of December, 2006.

ROBERT A. BEAL

ANN M. LESUER-BEAL

STATE OF WASHINGTON
COUNTY OF COWLITZ

} ss

I certify that I know or have satisfactory evidence that ROBERT A. BEAL and ANN M. LESUER-BEAL are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: DECEMBER 26, 2006



Melissa M. Hixson
Notary Public in and for the State of Washington
Residing at KELSQ
My appointment expires: 12-29-2008

3/34

Exhibit A

PARCEL A:

TRACT 9, ASSESSOR'S PLAT NO. 2, AS RECORDED IN VOLUME 8 OF PLATS, PAGE 24, RECORDS OF SAID COUNTY;

EXCEPTING THAT PORTION CONVEYED TO THE CITY OF LONGVIEW UNDER AUDITOR'S FILE NO. 708399;

ALSO EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 9 AND 10, ASSESSOR'S PLAT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 24, RECORDS OF COWLITZ COUNTY, WASHINGTON, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 10, ASSESSOR'S PLAT NO. 2, AND RUNNING THENCE NORTH 12° 44' 00" EAST 149.54 FEET ALONG THE EAST BOUNDARY OF RIVER ROAD (RIVER DRIVE) TO THE INTERSECTION WITH THE EASTERLY LINE OF FIRST AVENUE;
THENCE AROUND A CURVE LEFT THE RADIUS OF WHICH BEARS NORTH 47° 56' 52" WEST A DISTANCE OF 2162.87 FEET THROUGH A CENTRAL ANGLE OF 1° 38' 49", AN ARC DISTANCE OF 62.17 FEET ALONG THE EASTERLY BOUNDARY OF FIRST AVENUE FOR THE TRUE POINT OF BEGINNING;
THENCE AROUND A CURVE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 52° 09' 45" A DISTANCE OF 2162.87 FEET THROUGH A CENTRAL ANGLE OF 2° 34' 04" AN ARC DISTANCE OF 144.63 FEET;
THENCE SOUTH 73° 00' 00" EAST FOR A DISTANCE OF 95.46 FEET;
THENCE SOUTH 15° 55' 56" WEST FOR A DISTANCE OF 133.52 FEET;
THENCE NORTH 73° 19' 33" WEST THROUGH THE CENTER LINE OF A FIRE WALL BETWEEN THE SPACE AT 1560 3RD AVENUE AND THE SPACE AT 1558 3RD AVENUE OF THE STRUCTURAL IMPROVEMENT ON SAID PROPERTY, A DISTANCE OF 150 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF LOT 10, ASSESSOR'S PLAT NO. 2, RECORDED IN VOLUME 8 OF PLATS, PAGE 24, RECORDS OF COWLITZ COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, ASSESSOR'S PLAT NO. 2 AND RUNNING THENCE NORTH 12° 44' EAST 149.54 FEET ALONG THE EAST BOUNDARY OF RIVER ROAD TO THE INTERSECTION WITH 1ST AVENUE;
THENCE AROUND A CURVE LEFT THE RADIUS OF WHICH BEARS NORTH 47° 56' 52" WEST A DISTANCE OF 2162.87 FEET THROUGH A CENTRAL ANGLE OF 1° 38' 49", AN ARC DISTANCE OF 62.17 FEET ALONG THE EAST BOUNDARY OF 1ST AVENUE;
THENCE SOUTH 73° 19' EAST 310.93 FEET THROUGH THE CENTER LINE OF A FIRE WALL BETWEEN THE SPACE AT 1560 3RD AVENUE AND THE SPACE AT 1558 3RD AVENUE OF THE STRUCTURAL IMPROVEMENT ON SAID PROPERTY TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 73° 19' WEST 310.93 FEET;
THENCE AROUND A CURVE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 52° 09' 45", A DISTANCE OF 2162.87 FEET THROUGH A CENTRAL ANGLE OF 2° 34' 04", AN ARC DISTANCE OF 96.93 FEET TO THE NORTH BOUNDARY OF SAID LOT 10;
THENCE SOUTH 89° 25' EAST 283.40 FEET TO THE RIGHT BANK OF THE COWLITZ RIVER;
THENCE SOUTH 16° 07' 16" WEST 168.18 FEET ALONG SAID RIGHT BANK OF THE COWLITZ RIVER TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

A PORTION OF TRACTS 9 AND 10, ASSESSOR'S PLAT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 24, RECORDS OF COWLITZ COUNTY, WASHINGTON, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 10, ASSESSOR'S PLAT NO. 2 AND RUNNING THENCE NORTH 12° 44' 00" EAST 149.54 FEET ALONG THE EAST BOUNDARY OF RIVER ROAD (RIVER DRIVE) TO THE INTERSECTION WITH THE EASTERLY LINE OF FIRST AVENUE;



THENCE AROUND A CURVE LEFT, THE RADIUS OF WHICH BEARS NORTH 47° 56' 52" WEST, A DISTANCE OF 2162.87 FEET THROUGH A CENTRAL ANGLE OF 1° 38' 49", AN ARC DISTANCE OF 62.17 FEET ALONG THE EASTERLY BOUNDARY OF FIRST AVENUE FOR THE TRUE POINT OF BEGINNING;

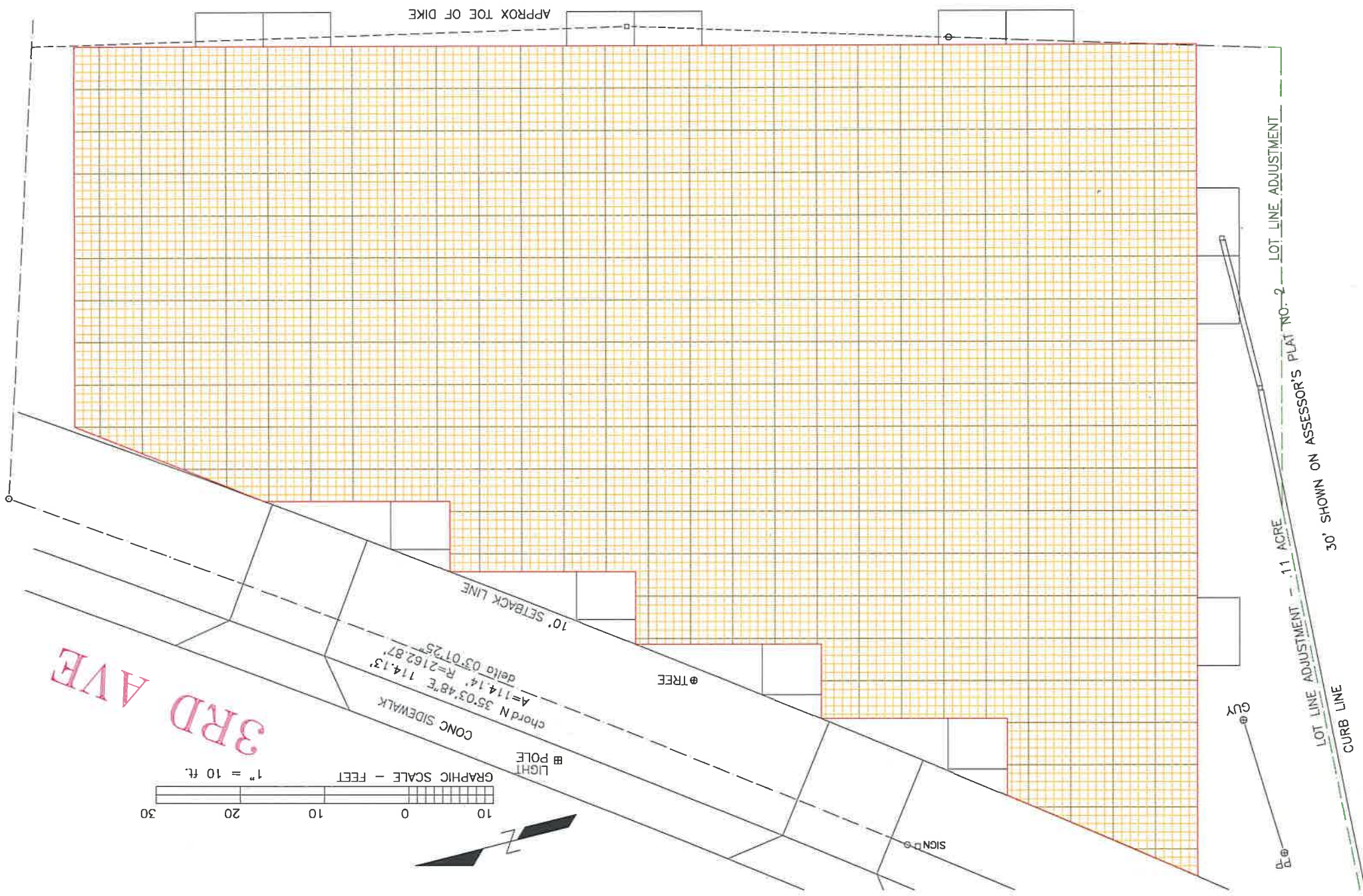
THENCE AROUND A CURVE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 52° 09' 45", A DISTANCE OF 2162.87 FEET THROUGH A CENTRAL ANGLE OF 2° 34' 04", AN ARC DISTANCE OF 144.63 FEET;

THENCE SOUTH 73° 00' 00" EAST FOR A DISTANCE OF 95.46 FEET;

THENCE SOUTH 15° 55' 56" WEST FOR A DISTANCE OF 133.52 FEET;

THENCE NORTH 73° 19' 33" WEST THROUGH THE CENTER LINE OF A FIRE WALL BETWEEN THE SPACE AT 1560 3RD AVENUE AND THE SPACE AT 1558 3RD AVENUE OF THE STRUCTURAL IMPROVEMENT ON SAID PROPERTY, A DISTANCE OF 150 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

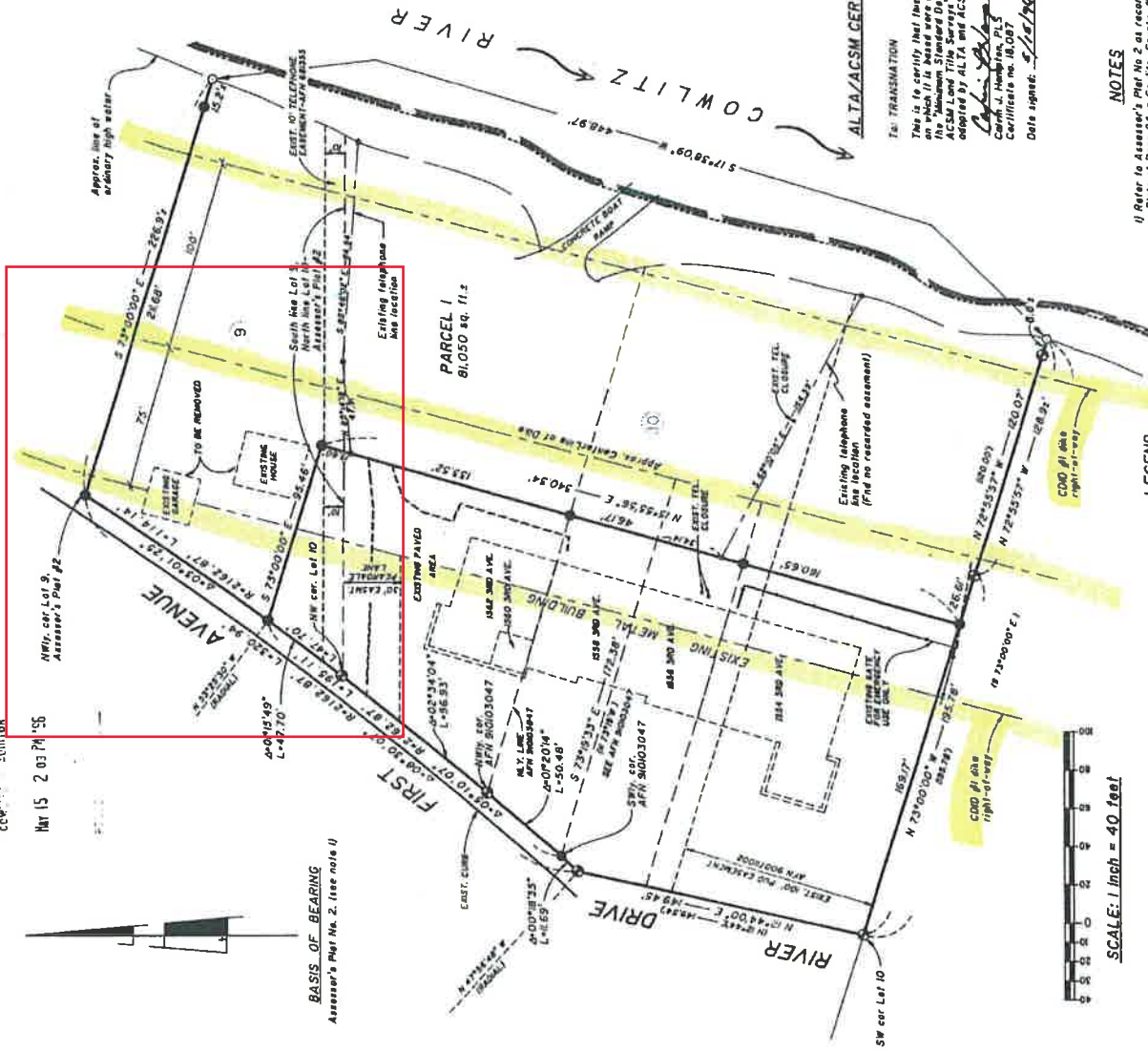
SITUATE IN COWLITZ COUNTY, STATE OF WASHINGTON



9605:5057

V 15 7:102

UNPL. 15 2:03 PM '56



A DEPENDENT RE-SURVEY OF Lots 9 and 10 of Assessor's Plat No. 2 as recorded in Volume 8 of Cowlitz County, Washington, for the purpose of adjusting the boundaries thereof by a Boundary Line Adjustment

INDEXED within the S.1/2 NE.1/4 NW.1/4 of Section 34, T8N R2W, W.M., as situated within Cowlitz County, Washington.

DESCRIPTION -- PARCEL 1

A portion of Lots 9 and 10 of Assessor's Plat No. 2 as recorded in Volume 8 of Plats at Page 24, records of Cowlitz County, Washington, more particularly described as follows, to wit:

BEGINNING at a 5/8" rebar w/cap no. LS 24,356 marking the Northeast corner of said Lot 9; thence, S 73° 00' 00" E along the Northernly line of said Lot 9 for a distance of 28.68 feet to a 5/8" rebar w/cap no. LS 24,356 set for a witness corner; thence, continuing S 73° 00' 00" E for a distance of 15.2 feet, more or less, to the line of an existing high water of the Cowlitz River; thence, Southwesterly along and line of said high water to a point high water at N 72° 15' 57" W along the Easternly projection of the Southernly line of said Lot 10 for a distance of 8.8 feet, more or less, to a 5/8" rebar w/cap no. LS 10,997 set for a witness corner; thence, continuing N 72° 55' 57" W along the Southernly line of said Lot 10 for a distance of 10.07 feet to a 5/8" rebar w/cap no. LS 10,997; thence, continuing along the Southernly line of said Lot 10 for a distance of 10.07 feet to a 5/8" rebar w/cap no. LS 24,356; thence, N 73° 00' 00" E for a distance of 340.34 feet to a 5/8" rebar w/cap no. LS 24,356; thence, N 73° 00' 00" E for a distance of 95.46 feet to a 5/8" rebar w/cap no. LS 24,356 marking a point on the Easternly line of First Avenue and the beginning of a curve to the left; thence, along said Easternly line and curve left with a radius bearing of N 33° 12' 30" E for a distance of 25.35 feet to a 5/8" rebar w/cap no. LS 24,356; thence, N 73° 00' 00" E for a distance of 10.07 feet to the POINT OF BEGINNING, containing 81,050 square feet, more or less.

SUBJECT TO: That particular assessment to Consolidated Damp District No. 1 of Cowlitz County for the purpose of Dike and Drainage Improvements, as filed for record under Auditor's No. 50025070 and as shown herein.

SUBJECT TO: That particular assessment to P.U.D. No. 1 of Cowlitz County for the purpose of the transmission of electricity, as filed for record under Auditor's No. 50078002 and as shown herein.

SUBJECT TO: That particular assessment for a telephone line, as filed for record under Auditor's No. 500353 and described as being a 10 foot line of land lying Northernly of the Southernly line of Lot No. 9 of said Assessor's Plat No. 2, and as shown herein.

ALSO SUBJECT TO: Any other road right-of-way, easements, restrictions, reservations, or any other matters of record, if any.

ALTA/ACSM CERTIFICATION

For TRANSMISSION

This is to certify that the map or plat and the survey on which it is based were made in accordance with the requirements of the ALTA/ACSM Land Title Survey, as established and adopted by ALTA and ACSM in 1992.

Carlo J. Hampster
Certificated No. 18,087
Date signed: 5/15/96

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction, in accordance with the requirements of the Survey Recording Act of 1973, at the request of the client.

Carlo J. Hampster, PLS
Certificated No. 18,087

Date signed: 5/15/96



SCALE: 1 inch = 40 feet

LEGEND

1. A corner FOUND or SET during a previous survey consisting of a 5/8" rebar w/cap no. LS 24,356.
2. A new corner SET during this survey on 02/02/95 consisting of a 5/8" rebar w/cap no. LS 24,356.
3. A 5/8" rebar w/cap no. LS 24,356 set for a witness corner.
4. A bearing and/or distance of record (see note 2).
5. An existing fence.

AUDITOR'S CERTIFICATE

Filed for record this 15th day of MAY, 1996 of 2:03 P.M. in BOOK 15 of SURVEYS, at PAGE 22, at the request of HAMPSTUR CORPORATION.

Donna P. DeRosa
COUNTY AUDITOR

NOTES

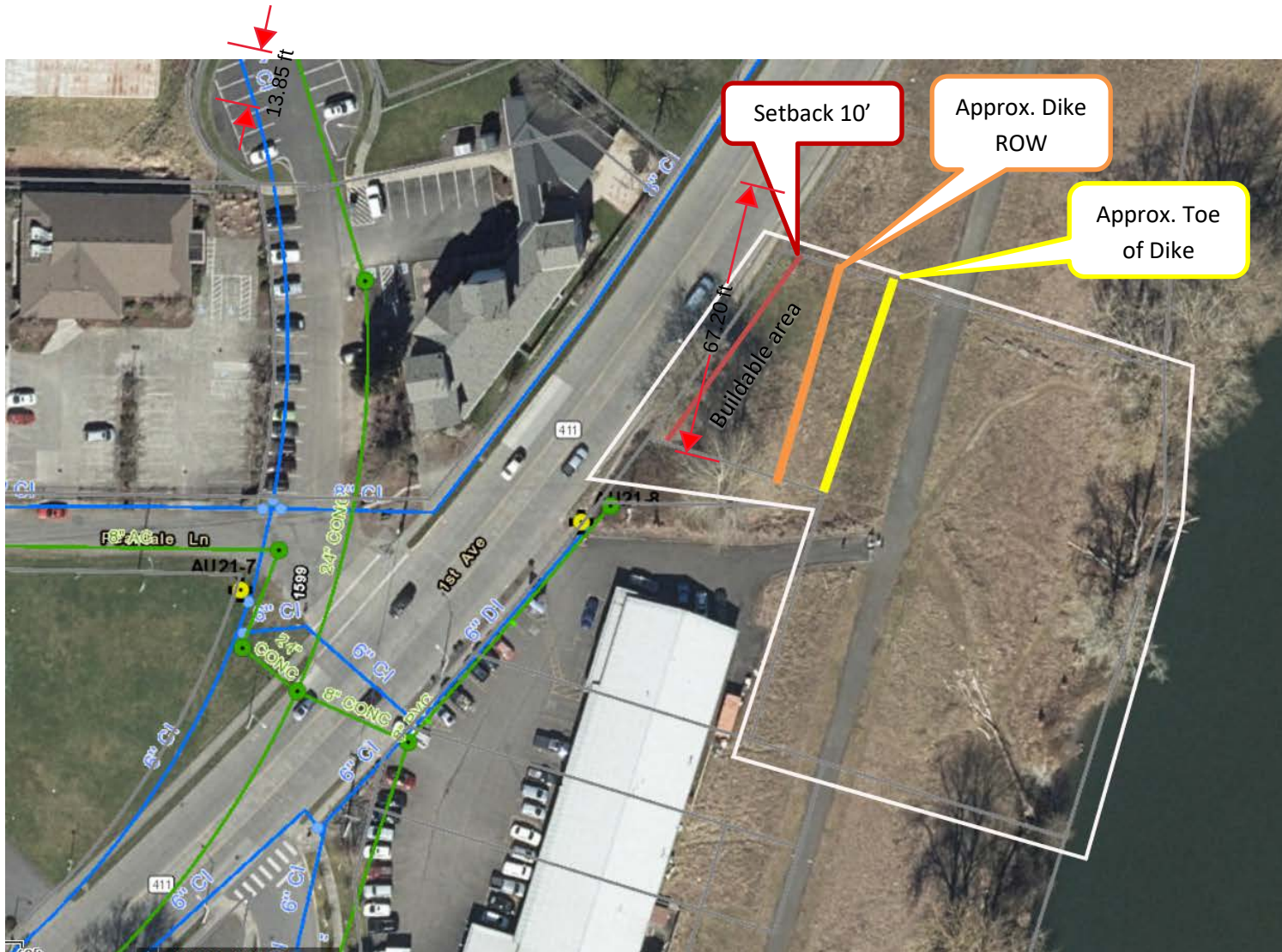
- 1) Refer to Assessor's Plat No. 2 as recorded in Volume 8 of Plats at Page 24 in Cowlitz County, Washington.
- 2) Refer to the 1990 "RECORD OF SURVEY" of a portion of Lot 10 of Assessor's Plat No. 2, as recorded in Volume 8 of Plats at Page 24 of Survey of Page 24 in Cowlitz County, Washington.
- 3) This survey was conducted using a "Trimble 1600" theodolite and a "Trimble 1600" total station. The theodolite was calibrated on the NGS base-line at Kona, Washington. A closed traverse on the NGS base-line of Kona, Washington, establishing a relative accuracy of over 10,000.

HAMPSTUR CORPORATION



Created by: C.J.H.
Drawn by: C.J.H.
Compilation date: 5/14/96
Field Book no.: PS-231294
Drawing no.: 3545LDWG
HAMPSTUR JOB no.: 35-654
Sheet no.: 1 of 1

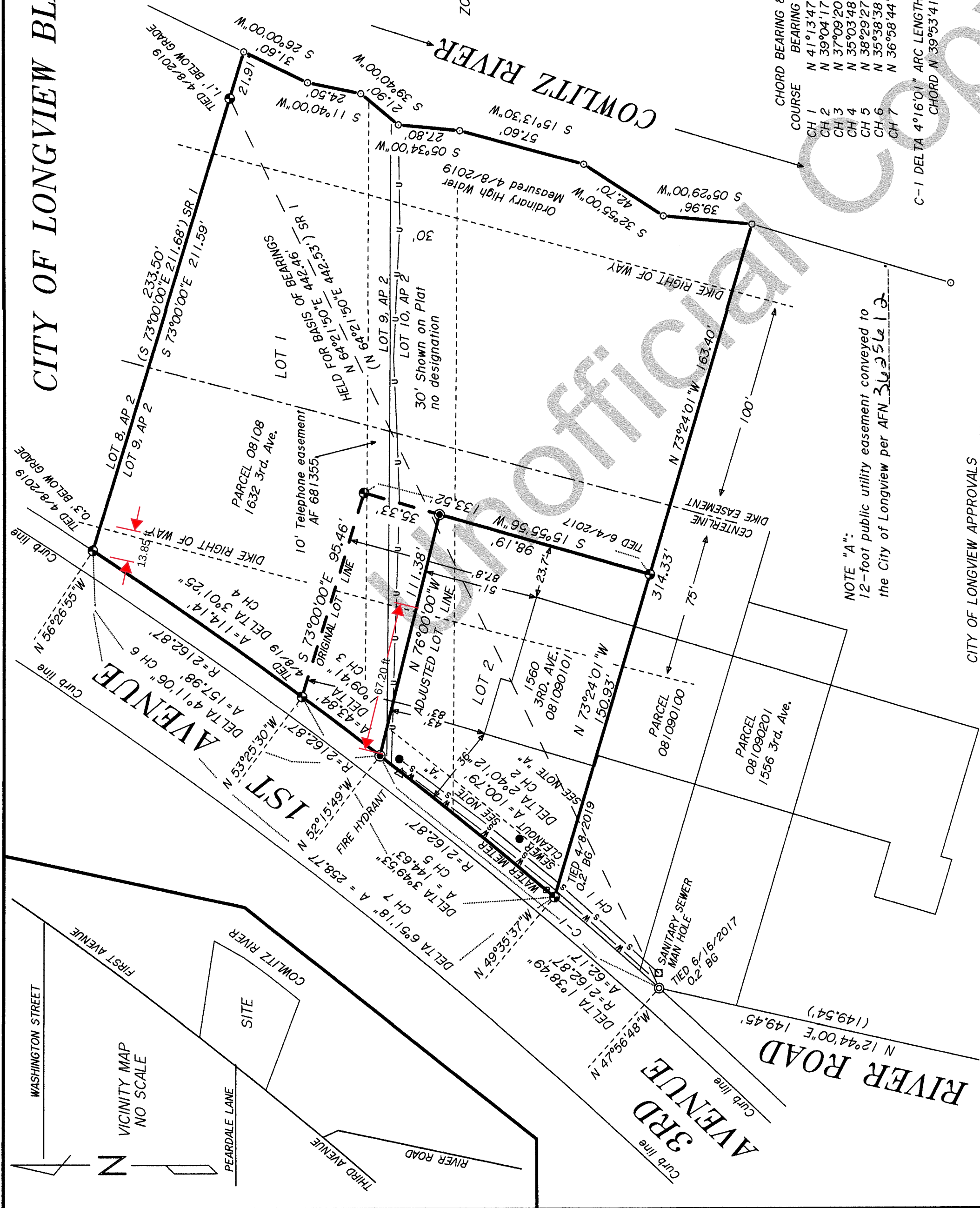
P.O. Box 348
Kona, Washington 96025
Phone: (808) 432-0060



ABA 2019-6 street view



CITY OF LONGVIEW BLA 2019 - 2



OWNERS OF RECORD

CITY OF LONGVIEW APPROVALS

EXAMINED AND APPROVED THE 3RD DAY OF JULY, 2019

Dana H. Binkley
DIRECTOR OF COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THE 2ND DAY OF JULY, 2019

Debra B. Cameron
DIRECTOR OF PUBLIC WORKS

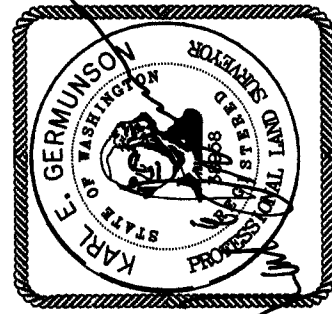
NOTICE: THE CITY OF LONGVIEW BY APPROVING THIS BOUNDARY LINE ADJUSTMENT SURVEY ASSUMES NO LIABILITY FOR PLAT OR DEED RESTRICTIONS WHICH MAY EXIST AS TO THE PROPERTY DESCRIBED HEREIN. THE PURCHASER OF EACH LOT AS ADJUSTED IS SOLELY RESPONSIBLE FOR THEIR OWN INVESTIGATION OF, AND COMPLIANCE WITH SUCH RESTRICTIONS AS TO EACH LOT.

SURVEY METHOD

A closed loop field traverse was run using a Topcon ES 103 total station meets or exceeds the accuracy and precision standards as outlined in W.A.C. 332-120-090, balanced by C & G least square.

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 Chuck Bond in March of 2019.



AUDITOR'S CERTIFICATE

Filed for record this 17th day of September, 2019
at 9:50 A. M. in Book 38 of Surveys at Page 193 r 194
at the request of Karl E. Germunson

JOB NUMBER B206 • P107

Carolyn Furdingsland
COUNTY AUDITOR

Carolyn Furlingsland
COUNTY AUDITOR

Sharon L. Wilson
DEPUTY AUDITOR

*Record of
Survey for:*

A portion of Lots 9 and 10 of Assessor's Plat No. 2, Vol. 8 of plats, Pg. 24.

Index within the S1/2 NE1/4 NW1/4 of
SECTION 34, T 8 N, R 2 W, W.M.,
COWLITZ COUNTY, WASHINGTON

K. GERMUNSON SURVEYING INC.
333 Cowliitz Ave. Castle Rock, Wa, 98611, 360-274-7633

SHEET 1 of 2

3625613
09/17/2019 09:50:42 AM
V: 38 P: 193
Pages: 2
Survey
BOND CHARLES
Coallitz County Washington

3625613 v 38 p194

LOT 1

ORIGINAL LOT DESCRIPTION PARCEL 08108:

PARCEL A:

TRACT 9, ASSESSOR'S PLAT NO.2, AS RECORDED IN VOLUME 8 OF PLATS PAGE 24, RECORDS OF COWLITZ COUNTY, WASHINGTON.

EXCEPTING THAT PORTION CONVEYED TO THE CITY OF LONGVIEW UNDER AUDITOR'S FILE NUMBER 708399.

ALSO EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 9 AND 10, ASSESSOR'S PLAT NO.2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 24 RECORDS OF COWLITZ COUNTY, WASHINGTON, MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF TRACT 10, ASSESSOR'S PLAT NO.2, AND RUNNING THENCE NORTH 12°44'00" EAST 149.45' (149.54') ALONG THE EAST BOUNDARY OF RIVER ROAD (RIVER DRIVE) TO THE INTERSECTION WITH THE EASTERLY LINE OF FIRST AVENUE; THENCE AROUND A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS NORTH 47°56'52" WEST A DISTANCE OF 2162.87 FEET THROUGH A CENTRAL ANGLE OF 1°38'49", AN ARC DISTANCE OF 62.17 FEET ALONG THE EASTERLY BOUNDARY OF FIRST AVENUE FOR THE TRUE POINT OF BEGINNING; THENCE AROUND A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 52°09'45" WEST A DISTANCE OF 2162.87 FEET THROUGH A CENTRAL ANGLE OF 2°34'04" AN ARC DISTANCE OF 144.63 FEET; THENCE SOUTH 73°00'00" EAST FOR A DISTANCE OF 95.46 FEET; THENCE SOUTH 15°55'56" WEST FOR A DISTANCE OF 133.52 FEET; THENCE NORTH 73°19'33" WEST THROUGH THE CENTER LINE OF A FIRE WALL BETWEEN THE SPACE AT 1560 3RD AVENUE AND THE SPACE AT 1558 3RD AVENUE OF THE STRUCTURAL IMPROVEMENT ON SAID PROPERTY, A DISTANCE OF 150 FEET MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL B:

THAT PORTION OF LOT 10, ASSESSOR'S PLAT NO. 2, RECORDED IN VOLUME 8 OF PLATS, PAGE 24 RECORDS OF COWLITZ COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, ASSESSOR'S PLAT NO. 2 AND RUNNING THENCE NORTH 12°44'00" EAST 149.45 FEET (149.54 FEET) ALONG THE EAST BOUNDARY OF RIVER ROAD TO THE INTERSECTION WITH 1ST AVENUE; THENCE AROUND A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS NORTH 47°56'52" WEST A DISTANCE OF 2162.87 FEET THROUGH A CENTRAL ANGLE OF 1°38'49", AN ARC DISTANCE OF 62.17 FEET ALONG THE EAST BOUNDARY OF FIRST STREET; THENCE SOUTH 73°19' EAST 310.93 FEET THROUGH THE CENTER LINE OF THE FIRE WALL BETWEEN THE SPACE AT 1560 3RD AVENUE AND THE SPACE AT 1558 3RD AVENUE OF THE STRUCTURAL IMPROVEMENT ON SAID PROPERTY TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 73°19' WEST 310.93 FEET; THENCE AROUND A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 52°09'45" WEST A DISTANCE OF 2162.87 FEET THROUGH A CENTRAL ANGLE OF 2°34'04" AN ARC DISTANCE OF 96.93 FEET TO THE NORTH BOUNDARY OF SAID LOT 10; THENCE SOUTH 89°25' EAST A DISTANCE OF 283.40 FEET TO THE RIGHT BANK OF THE COWLITZ RIVER; THENCE SOUTH 16°07'16" WEST A DISTANCE OF 168.18 FEET ALONG SAID RIGHT BANK OF THE COWLITZ RIVER TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

A PORTION OF LOT 9 AND 10, ASSESSOR'S PLAT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 24, RECORDS OF COWLITZ COUNTY, WASHINGTON, MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF TRACT 10, ASSESSOR'S PLAT NO. 2 AND RUNNING THENCE NORTH 12°44'00" EAST 149.45 FEET (149.54 FEET) ALONG THE EAST BOUNDARY OF SAID RIVER ROAD (RIVER DRIVE) TO THE INTERSECTION WITH THE EASTERLY LINE OF FIRST AVENUE; THENCE AROUND A CURVE TO THE LEFT THE RADIUS OF WHICH BEAR NORTH 47°56'52" WEST A DISTANCE OF 2162.87 FEET THROUGH A CENTRAL ANGLE OF 1°38'49" AN ARC DISTANCE OF 62.17 FEET ALONG THE EASTERLY BOUNDARY OF FIRST AVENUE FOR THE TRUE POINT OF BEGINNING; THENCE AROUND A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 52°09'45" WEST A DISTANCE OF 2162.87 FEET THROUGH A CENTRAL ANGLE OF 2°34'04" AN ARC DISTANCE OF 144.63 FEET; THENCE SOUTH 73°00'00" EAST FOR A DISTANCE OF 95.46 FEET; THENCE SOUTH 15°55'56" WEST FOR A DISTANCE OF 133.52 FEET; THENCE NORTH 73°19'33" WEST THROUGH THE CENTER LINE OF A FIRE WALL BETWEEN THE SPACE AT 1560 3RD AVENUE AND THE SPACE AT 1558 3RD AVENUE OF THE STRUCTURAL IMPROVEMENT ON SAID PROPERTY A DISTANCE OF 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LOT 2

ORIGINAL DESCRIPTION PARCEL NUMBERS 081090101 AND 081080101:

A PORTION OF TRACT 9 AND 10, ASSESSOR'S PLAT NO. 2, ACCORDING TO THE PLAT THEROF RECORDED IN VOLUME 8 OF PLATS; PAGE 24, RECORDS OF COWLITZ COUNTY, WASHINGTON, MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF TRACT 10, ASSESSOR'S PLAT NO. 2 AND RUNNING THENCE NORTH 12°44'00" EAST 149.45 FEET (149.54 FEET) ALONG THE EAST BOUNDARY OF RIVER DRIVE (RIVER ROAD) TO THE INTERSECTION WITH THE EASTERLY LINE OF FIRST AVENUE; THENCE AROUND A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS NORTH 47°56'52" WEST A DISTANCE OF 2162.87 FEET THROUGH A CENTRAL ANGLE OF 1°38'49" AN ARC DISTANCE OF 62.17 FEET ALONG THE EASTERLY BOUNDARY OF FIRST AVENUE FOR THE TRUE POINT OF BEGINNING; THENCE AROUND A CURVE TO THE LEFT THE RADIUS POINT WHICH BEARS NORTH 52°09'45" WEST A DISTANCE OF 2162.87 FEET THROUGH A CENTRAL ANGLE OF 2°34'04" AN ARC DISTANCE OF 144.63 FEET; THENCE SOUTH 73°00'00" EAST FOR A DISTANCE OF 95.46 FEET; THENCE SOUTH 15°55'56" WEST FOR A DISTANCE OF 133.52 FEET; THENCE NORTH 73°19'33" WEST THROUGH THE CENTER LINE OF A FIRE WALL BETWEEN THE SPACE AT 1560 3RD AVENUE AND THE SPACE AT 1558 3RD AVENUE OF THE STRUCTURAL IMPROVEMENT ON SAID PROPERTY A DISTANCE OF 150 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

LOT 1

REVISED DESCRIPTION PARCEL 08108:

A PORTION OF TRACT 9 AND 10 OF ASSESSOR'S PLAT NO. 2, RECORDED IN VOLUME 8 OF PLATS AT PAGE 24, RECORDS OF COWLITZ COUNTY WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF TRACT 10 OF SAID ASSESSOR'S PLAT NO. 2; THENCE NORTH 12°44'00" EAST ALONG THE EAST BOUNDARY OF RIVER ROAD (RIVER DRIVE) A DISTANCE OF 149.45 FEET TO THE INTERSECTION WITH THE EASTERLY BOUNDARY OF FIRST AVENUE; THENCE ALONG THE EASTERLY BOUNDARY OF FIRST AVENUE AROUND A CURVE TO THE LEFT HAVING A RADIUS POINT OF WHICH BEARS NORTH 47°56'48" WEST A DISTANCE OF 2162.87 FEET THROUGH A CENTRAL ANGLE OF 4°19'01" AN ARC DISTANCE OF 162.97 FEET SUBTENDED BY A CHORD OF NORTH 39°53'41" EAST A DISTANCE OF 162.93 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY OF FIRST AVENUE AROUND A CURVE TO THE LEFT HAVING A RADIUS POINT OF WHICH BEARS NORTH 52°15'49" WEST A DISTANCE OF 2162.87 FEET THROUGH A CENTRAL ANGLE OF 04°11'06" AN ARC DISTANCE OF 157.98 FEET SUBTENDED BY A CHORD OF NORTH 35°38'38" EAST A DISTANCE OF 157.94 FEET TO THE NORTH BOUNDARY OF SAID TRACT 9; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 9 SOUTH 73°00'00" EAST A DISTANCE OF 233.50 FEET TO THE RIGHT BANK OF THE COWLITZ RIVER; THENCE DOWNSTREAM ALONG THE RIGHT BANK OF THE COWLITZ RIVER SOUTH 26°00'00" WEST A DISTANCE OF 31.60 FEET; THENCE CONTINUING ALONG SAID RIGHT BANK SOUTH 11°40'00" WEST A DISTANCE OF 24.50 FEET; THENCE CONTINUING ALONG SAID RIGHT BANK SOUTH 39°40'00" WEST A DISTANCE OF 21.90 FEET; THENCE CONTINUING ALONG SAID RIGHT BANK SOUTH 05°34'00" WEST A DISTANCE OF 27.80 FEET; THENCE CONTINUING ALONG SAID RIGHT BANK SOUTH 15°13'30" WEST A DISTANCE OF 57.60 FEET; THENCE CONTINUING ALONG SAID RIGHT BANK SOUTH 32°55'00" WEST A DISTANCE OF 42.70 FEET; THENCE CONTINUING ALONG SAID RIGHT BANK SOUTH 05°29'00" WEST A DISTANCE OF 39.96 FEET TO THE SOUTHEAST CORNER OF AUDITOR'S FILE NUMBER 3321882; THENCE ALONG THE SOUTH BOUNDARY OF SAID AUDITOR'S FILE NUMBER 3321882 NORTH 73°24'01" WEST A DISTANCE OF 163.40 FEET TO THE SOUTHEAST CORNER OF AUDITOR'S FILE NUMBER 3172545; THENCE ALONG THE EAST BOUNDARY OF SAID AUDITOR'S FILE NUMBER 3172545 NORTH 15°55'56" EAST A DISTANCE OF 98.19 FEET; THENCE LEAVING SAID EAST BOUNDARY NORTH 76°00'00" WEST A DISTANCE OF 111.38 FEET TO THE PLACE OF BEGINNING.

LOT 2

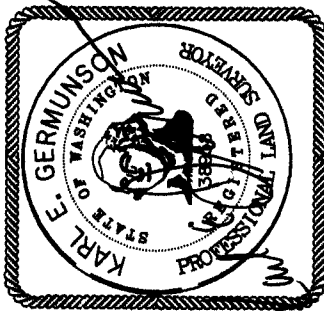
REVISED DESCRIPTION PARCEL NUMBERS 01080101 & 01090101:

A PORTION OF TRACT 9 AND TRACT 10 OF ASSESSOR'S PLAT NO. 2, RECORDED IN VOLUME 8 OF PLATS AT PAGE 24, RECORDS OF COWLITZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF TRACT 10 OF SAID ASSESSOR'S PLAT NO. 2; THENCE NORTH 12°44'00" EAST ALONG THE EAST BOUNDARY OF RIVER ROAD (RIVER DRIVE) A DISTANCE OF 149.45 FEET TO THE INTERSECTION WITH THE EASTERLY BOUNDARY OF FIRST AVENUE; THENCE ALONG THE EASTERLY BOUNDARY OF FIRST AVENUE AROUND A CURVE TO THE LEFT HAVING A RADIUS POINT OF WHICH BEARS NORTH 47°56'48" WEST A DISTANCE OF 2162.87 FEET THROUGH A CENTRAL ANGLE OF 1°38'49" AN ARC DISTANCE OF 62.17 FEET SUBTENDED BY A CHORD OF NORTH 41°13'47" EAST A DISTANCE OF 62.17 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF FIRST AVENUE AROUND A CURVE TO THE LEFT HAVING A RADIUS POINT OF WHICH BEARS NORTH 49°35'37" WEST A DISTANCE OF 2162.87 FEET THROUGH A CENTRAL ANGLE OF 2°40'12" SUBTENDED BY A CHORD OF NORTH 39°04'17" EAST A DISTANCE OF 100.79 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY OF FIRST AVENUE SOUTH 76°00'00" EAST A DISTANCE OF 111.38 FEET TO THE EAST BOUNDARY OF AUDITOR'S FILE NUMBER 3172545; THENCE ALONG THE EAST BOUNDARY OF AUDITOR'S FILE NUMBER 3172545 SOUTH 15°55'56" WEST A DISTANCE OF 98.19 FEET TO THE SOUTHEAST CORNER OF SAID AUDITOR'S FILE NUMBER 3172545; THENCE ALONG THE SOUTH BOUNDARY OF SAID AUDITOR'S FILE NUMBER 3172545 NORTH 73°24'01" WEST A DISTANCE OF 150.93 FEET TO THE PLACE OF BEGINNING.

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of Chuck Bond in March of 2019.

Karl E. GERMUNSON 2/11/19

Karl E. GERMUNSON, LS 38958



K. GERMUNSON SURVEYING INC.

33 Cowlitz Ave. Castle Rock, Wa. 98611, 360-274-7633

SHEET 2 of 2



NOTICE OF PUBLIC HEARING
Longview Appeal Board of Adjustment
November 12, 2019 starting at 4:30 P.M.

Case No: ABA 2019-6

Applicant: Charles Bond, Bond Holdings, LLC

Location: 1632 3rd Ave. Parcel numbers involved: 08108, 081080101

Request: Variance request to reduce the required front yard setback in the Riverfront District, RF-1 from 25 feet to 10 feet and side yard setbacks of 5 feet. The applicant states the presence of the Cowlitz River levy and Army Corps of Engineers no-build easement creates a special circumstances relating to the property.

Why You Are Receiving This Notice: You own real property located adjacent to or abutting the property requesting a variance. 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 variance 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, November 12, 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 2019-6**

Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for **4:30 p.m. on Tuesday, November 12, 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: Aerial photo of site.

Date Mailed: October 28, 2019

Property location:



What the Longview municipal code allows:

19.12.140 Variance permits – Authority to issue.

The [Appeal Board of Adjustment] may authorize the granting of variances from the zoning ordinance of the city, by the building official, where compliance therewith is impractical or impossible. No application for a variance shall be granted unless the board finds:

- (1) The variance will not constitute a grant of special privileges inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located; and
- (2) That such variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and
- (3) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated; and
- (4) The need for the variance is not the result of any action taken by the applicant. (Ord. 3122 § 10, 2010; Ord. 1620 § 1, 1973).