



City of Longview

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

Agenda

Appeal Board of Adjustment

Tuesday, May 10, 2022

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

22-000270 In Person or Join Virtual Zoom Meeting

<https://us02web.zoom.us/j/86216435777?pwd=TzJYdzlHWGZGdk83dkphS3RGdm9pQT09>

or dial in for audio only: 253 215 8782 US (Tacoma)

Meeting ID: 862 1643 5777

Passcode: 1923

2. **CALL TO ORDER**

3. **APPROVAL OF MINUTES**

22-000274 Minutes of the April 12, 2022 meeting.

4. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

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

6. **PUBLIC HEARINGS**

22-000267 ABA 2022-3 SPECIAL PROPERTY USE PERMIT TO CREATE A DETACHED ACCESSORY DWELLING UNIT IN THE TRADITIONAL NEIGHBORHOOD ZONE PER LMC 19.22.020, AT 3506 PENNSYLVANIA ST

RECOMMENDED ACTION: Motion to approve staff's findings and recommendations of the staff report and grant a special property use permit.

7. **OTHER BUSINESS**

8. **ADJOURNMENT**



Minutes

Agenda

Appeal Board of Adjustment

Tuesday, April 12, 2022

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

22-000200 In Person or Join Virtual Zoom Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82827537231>

US: +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968 or +1 669 900 6833

Webinar ID: 828 2753 7231

2. **CALL TO ORDER**

The meeting was called to order at 4:31 pm.

Present: Mark Backstrom, Chairman; Roger Peters, Vice Chair; Dan Petersen; Steve Dahl; Arthur Chang

Staff Present: Adam Trimble, Planning Manager; Mac Kosar, Planner; Ann Rivers, CD Director; Sam Barham, Engineer; Nancy Vandehey, Admin Assistant; Christopher Eastwood, Assistant City Attorney (joined by zoom at 4:38 pm)

3. **APPROVAL OF MINUTES**

22-000202 Minutes of the December 14, 2022 Regular Meeting

A motion was made by Arthur Chang, seconded by Dan Petersen, to accept the minutes. This passed unanimously.

4. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

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

The Declaration doctrine was read into record by Adam Trimble. There was no discussion.

6. **PUBLIC HEARINGS**

22-000192 ABA 2022-2 A Special Property Use Permit request to repurpose an existing garage at 1629 10th Ave to be used as a distribution center, shower, and laundry for those in need, in the R-4 residential zone by The Salvation Army.

Recommended Action: Motion to adopt the findings and recommendation of the Staff Report and grant a Special Property Use for the Salvation Army at 1629 10th Ave.

Adam Trimble read the staff report into record while sharing this on the screen. Written communication was received and emailed to board prior to the meeting.

Pierce Provost, Vancouver, WA spoke in opposition.

Dave Spurgeon spoke in opposition.

Philip Smith spoke in favor.

Betsey Porter, Vancouver, WA, spoke in opposition.

Steve Dahl made a motion to deny a Special Property Use for the Salvation Army at 1629 10th Ave. No second; motion died.

Arthur Chang, seconded by Roger Peters, made a motion to adopt the findings and recommendation of the Staff Report and approve a Special Property Use for the Salvation Army at 1629 10th Ave.

Arthur spoke in favor of the application. Steve spoke in opposition. Limiting the hours of the service was discussed.

Ann Lucas spoke in opposition.

Dave Spurgeon spoke in opposition.

Philip Smith spoke in favor with more details of availability.

Arthur Chang, seconded by Roger Peters, amended his motion to include limiting to 3 hours per day and to 5 days a week.

Vote: Yes - Arthur Chang, Roger Peters and Mark Backstrom. No - Steve Dahl. Abstain - Dan Petersen. Motion passes and Special Property Use is granted.

22-000201 ABA 2022-1 Variance request for 35 Alexia Court to reduce the required front yard setback from 25 feet to 20 feet due to the steep slope of the lot.

Recommended Action: Motion to adopt the findings and recommendations of the Staff Report and grant a variance for 35 Alexia Court.

Adam Trimble read the staff report into records as well as shared it on screen. Several comments were emailed to staff. Adam sent these to the board, prior to the meeting. Adam read the emails into record. The board questioned the measurements in the staff report. Adam used a tool on GIS to show the measurements in his report.

William Ruby, representing the Developer, spoke in favor.

Timothy North, Vancouver, WA, Geotech Engineer, spoke in favor.

Linda Wilson, 18 Alexia Ct, spoke in opposition.

Dennis Perry, 34 Alexia Ct, spoke in opposition.

Darrin Joy, 12 Alexia Ct, spoke in opposition.

Rick Cains, 18 Alexia Ct, spoke in opposition.

Board discussed the need for a geotechnical report rather than a statement and an accurate survey showing the road, property lines and right-of-way.

Steve Dahl, seconded by Dan Petersen, made a motion to deny the variance. *Adam Trimble asked for clarification on the denial.*

Steve Dahl, seconded by Dan Petersen, made a motion to deny the variance because of the following findings: this variance constitutes special privileges, variance is not necessary due to topography; and the need is a result of an action taken by the developer.

Vote: Yes - Steve Dahl, Dan Petersen and Mark Backstrom. No - Roger Peters. Abstain - Arthur Chang. Motion passes and variance is denied.

7. OTHER BUSINESS

Adam Trimble introduced McAllister Kosar as the new planner.

8. ADJOURNMENT

The meeting was adjourned at 7:18 pm.



City of Longview

Agenda Summary

ABA 2022-3 SPECIAL PROPERTY USE PERMIT TO CREATE A DETACHED ACCESSORY DWELLING UNIT IN THE TRADITIONAL NEIGHBORHOOD ZONE PER LMC 19.22.020, AT 3506 PENNSYLVANIA ST

RECOMMENDED ACTION: Motion to approve staff's findings and recommendations of the staff report and grant a special property use permit.

SUMMARY STATEMENT:

Special Property Use Permit in accordance with LMC § 19.22.020 to construct a detached accessory dwelling unit above a garage, on a 0.73 acre lot in the Traditional Neighborhood Residential District.

STAFF CONTACT:

McAllister Kosar, Planner

Attachments:

1. Staff Report 2022-3 SPU for detached ADU 3506 Pennsylvania pdf st
2. Attachments A-D



STAFF REPORT
to the
LONGVIEW APPEAL BOARD OF ADJUSTMENT

PRESENTED BY: Adam Trimble, Planning Manager

HEARING DATE: May 10, 2022

APPLICATION NO.: ABA 2022-3

APPLICANT: Quality Home Renovations LLC

PROPERTY OWNER: Kurt L/Glenda J Henthorn

REQUEST: Special Property Use Permit in accordance with LMC § 19.22.020 to construct a detached accessory dwelling unit above a garage, on a 0.73 acre lot in the Traditional Neighborhood Residential District.

LOCATION: 3506 Pennsylvania St. Parcel number involved: 089390200

ASSOCIATED CASES: N/A

ZONING DISTRICT: Traditional Neighborhood Residential District

BACKGROUND AND PROPOSAL

The property owners of 3506 Pennsylvania St. desire to establish a detached accessory dwelling unit (ADU) on their property [Exhibit A Application and photos and floor plan of the ADU]. The lot is 1 acre and approximately 83 feet wide along Pennsylvania St [Exhibit B aerial photo and street view]. The proposal is to replace a damaged garage with a new 1440 sq. ft. detached accessory building comprising a two bay garage with a 721 square foot accessory dwelling unit and storage room above. The new building will be in roughly the same location as the existing garage. No additional driveways are proposed. Accessory dwelling units, sometimes referred to as mother-in-law apartments, are allowed in all residential zones, however, detached units are

permitted as a Special Property Use. In addition, detached ADU's are permitted on lots with a minimum of 85 feet of street frontage, and must have 25 feet of visibility from a public road. The unit may share utilities with the home or construct separate utilities.

As part of the permit process, the owners will be asked to sign an affidavit stating their agreement to use the property only in accordance with the requirements of 19.22.020 of the Longview Municipal Code, which requires the owner of the property to reside in either the ADU or the principle home.

Neighboring land-uses include:

North – Single Family Residences (R-1).

South – Traditional Neighborhood (TNR).

East – Traditional Neighborhood (TNR).

West – Traditional Neighborhood (TNR).

The Comprehensive Plan classification for the site is traditional Neighborhood 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 and the property was posted with a notice of public hearing announcing the proposed land use application on April 27, 2022. [Exhibit C].

Legal notice of the public hearing appeared in the Longview Daily News on Sunday May 1st, 2022 and Sunday May 8th, 2022. No comments have been provided as of the date of this report.

SEPA DETERMINATION

Not required.

CRITICAL AREA ORDINANCE REQUIREMENTS

None.

APPLICABLE CODE SECTIONS

Section 19.22.020(15) 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.

19.22.020 Accessory dwelling units.

(15) Detached ADU Units. In the event that the appeal board of adjustment grants a special property use permit for the construction of a detached ADU (i.e., an ADU that is not added to or created within the single-family dwelling) in accordance with LMC [19.12.055](#), all of the provisions of this chapter shall be applicable thereto. In addition, the following provisions shall be applicable to such detached ADUs:

- (a) The lot or tract of land upon which such ADU is to be constructed is 10,000 square feet or more in size;
- (b) The front property line of the lot or tract of land upon which ADU is to be constructed is 85 feet or more in distance;
- (c) The lot or tract of land upon which such ADU is to be constructed has no direct access to an alley or any street other than the street upon which the single-family dwelling to which the ADU is accessory fronts;
- (d) All detached ADUs shall comply with all setback and separation requirements for detached accessory buildings except that the minimum rear yard setback shall be 10 feet;
- (e) Detached ADUs shall be designed in such a manner as to blend with or complement the architectural design of the single-family dwelling to which such ADU is accessory; approval of such design shall be made by the appeal board of adjustment;
- (f) Detached ADUs shall share the same hard-surfaced driveway as the single-family dwelling to which such ADU is accessory, and shall have direct access to the street upon which the single-family dwelling fronts, unless alley access is provided. No new or additional curb cuts shall be permitted for the ADU;
- (g) Detached ADUs shall have a minimum of 25 feet of unobstructed street frontage with no intervening structures present, to ensure adequate visibility and access for emergency vehicles; and
- (h) Detached accessory dwelling units are not permitted in townhouse, zero lot line detached housing, or attached zero lot line housing developments. (Ord. 3182 § 6, 2011; Ord. 3122 § 15, 2010).

19.12.055 Special property use – Detached accessory dwelling units (ADU).

Subject to the provisions of LMC [19.12.050](#), and in accordance with Chapter [19.22](#) LMC, the appeal board of adjustment may grant a special property use permit for the construction of a detached accessory dwelling unit (ADU). (Ord. 3122 § 9, 2010; Ord. 2591 § 3, 1995).

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 DISCUSSION

The City's Building Official and Public Works Department have reviewed the proposed special property use permit for a detached ADU at 3506 Pennsylvania St. The property is zoned Traditional Neighborhood Residential District. The existing home foot print not including front and back porches, is at least 1,913 sq. ft. according to the county assessor, which would allow up to a 765 square foot accessory dwelling unit. An approximately 721 sq. ft. detached ADU is proposed to be located above a new garage on property beside the home. To achieve sewer service for the new building a grinder-pump system is likely required and will be permitted with the building.

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.*

Given the size, shape and location of the subject property, the proposed detached accessory dwelling unit meets the standards of the zoning ordinance and will not be detrimental to the character or use of adjoining properties. Both the home and new accessory building will have horizontal siding and a pitched roof.

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

The detached ADU will use the existing driveway and approach and will not access any other streets besides Pennsylvania St.

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

Both the principle home and the detached ADU will be accessible by the driveway and visible from the street as well.

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

The detached ADU will have one parking space as required by the zoning code. The property has parking for many more cars than the minimum 3 required for a house and ADU.

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.

Adding an additional dwelling unit to a lot in a single family neighborhood is permitted under the provision of 19.22.020, subject to (12) “The owner or contract purchaser of record of the single-family dwelling to which an ADU is accessory shall reside either in the single-family dwelling or the ADU as a permanent place of residence; only one of the residences may be rented or leased. The ownership of ADUs may not be separated from ownership of the single-family dwelling to which they are accessory. The owner or purchaser of record shall execute an affidavit biannually (once every two years) stating that he, she or they are and will remain in compliance with this provision. Said affidavit shall be filed and maintained in the office of the community development department.”

The City’s comprehensive plan section 3-26 recommends accessory dwelling units as a strategy for affordable housing and section 3-28 notes: “Accessory units are particularly suited to and affordable for elderly persons, college students, and lower income persons. Some communities allow accessory units specifically to address the needs of aging parents to be near their children”, and “accessory units are often viewed as a more acceptable method of increasing density and land efficiency in single-family neighborhoods than would be the siting of a few large apartment complexes.”

As of this writing, staff has not received any written comments regarding this proposal as a result of the notice of public hearing that was mailed to all adjoining or adjacent property owners, or the public notice posting or legal ads published in the newspaper.

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 Traditional Neighborhood Residential District permits the proposed use 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 §19.22.020 and the standards for residential zones under 19.20

RECOMMENDATION

Staff recommends that the Appeal Board of Adjustment adopt the findings of the staff report and grant a Special Property Use Permit for the establishment of a detached accessory dwelling unit in the Traditional Neighborhood Residential District, at 3506 Pennsylvania St.

EXHIBITS

- A. Special Property Use Permit application, applicant floor plan and photos.
- B. Aerial Photo
- C. Notice of Public Hearing
- D. Posting

Staff Report Date: Monday, May 02, 2022



Special Property Use Permit Application to the Appeal Board of Adjustment

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

Special Property Use Permit Application To the Appeal Board of Adjustment

LMC 19.12

Case Number: ABA 2022-3

Related Case Number: N/A

THIS SECTION FOR OFFICE USE ONLY:

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: Kurt L/Glenda J Henthorn _____ Phone: _____
(Print All Information)

Mailing Address: 3506 Pennsylvania St _____ Fax: _____
(Street or PO Box)

City: Longview _____ State: WA _____ Zip: 98632 _____

Applicant: Frank Ruiz, Quality Home Restoration _____ Phone: 3604021785 _____
(Print All Information)

Mailing Address: 110 Enchanted Valley Rd _____ Email: _____
(Street or PO Box)

City: Vader _____ State: WA _____ Zip: 98593 _____

Relationship to Property Owner: Contractor _____

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: Applying for a permit to rebuild my garage and construct an apartment on the second floor for an ADU. Garage will have similar roof pitch and siding to the original home. _____

Address of Property: 3056 Pennsylvania St _____ Parcel No.08939-200 _____

Comprehensive Plan Designation: Traditional Neighborhood Residential District _ Zoning District: Traditional Neighborhood Residential District

Current Use of Property: Traditional Neighborhood Residential District _____

Gross land area of the site to be developed: 1400 _____ Square Feet _____ Acres

Net land area (gross land area minus land dedicated for public purposes): 721 ADU _____

Describe any existing structures on the site: Currently a 2000 sqf home, two other accessory buildings _____

Number and surface type of all existing driveways at the site: 1, asphalt _____

Number, type and dimensions of existing signage at the site: _____

0 _____

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: TNR _____ Current Land Uses: Residential _____

South: TNR _____ Current Land Uses: Residential _____

East: TNR _____ Current Land Uses: Residential _____

West: TNR _____ Current Land Uses: Residential _____

Describe any Critical Areas identified on or located within 300 feet of the site: _____

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

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

Proposed hours of operation: 0 _____

Describe how parking will be accommodated for the proposed use: one spot, probably parking for 10 cars on property _____

Describe how the proposed use will impact traffic circulation: N/A _____

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

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: Signature on file

Date: 5/3/2022

Signature of Property Owner:

Date: 5/3/2022

Signature of Applicant: _____

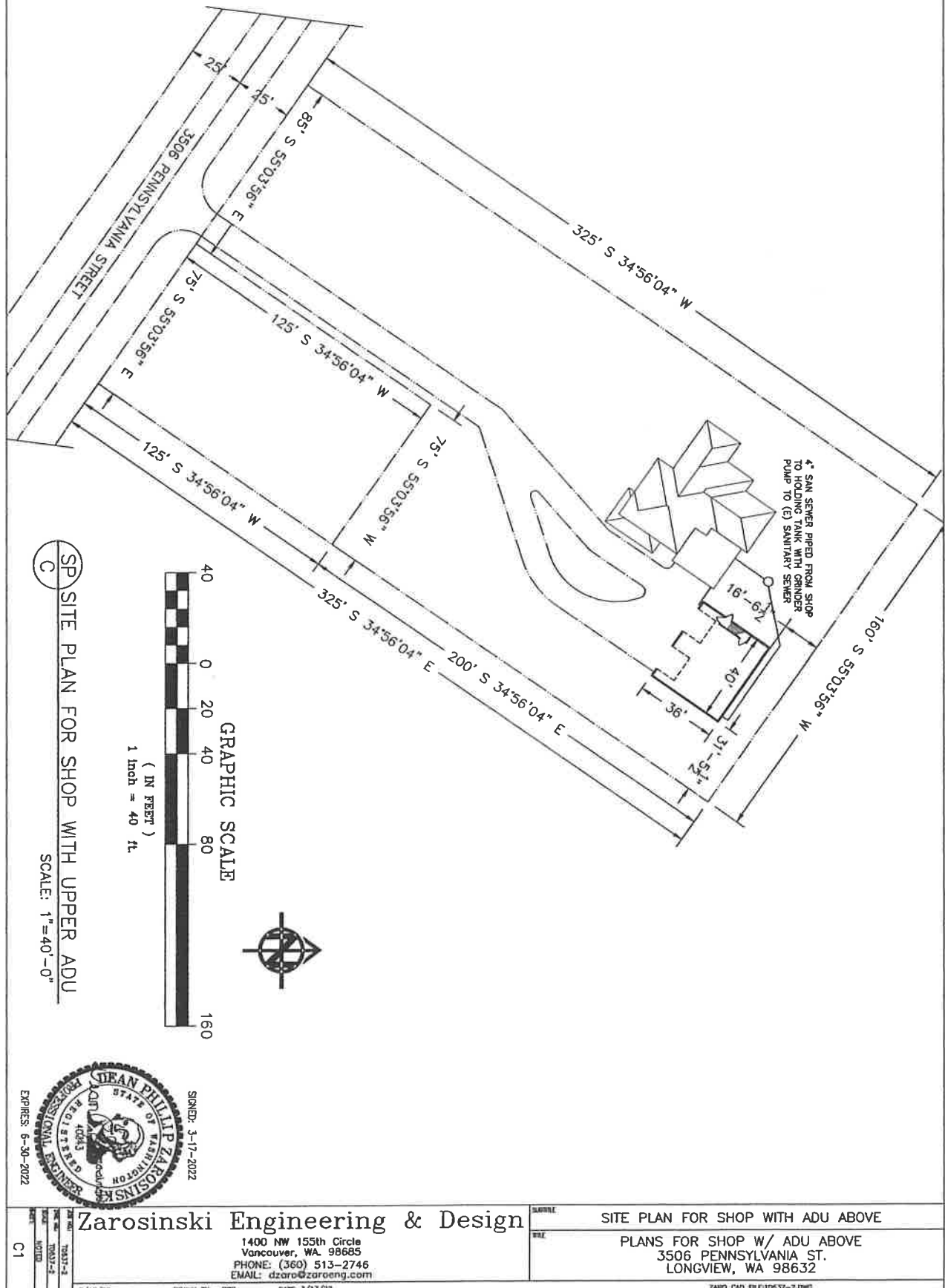
Date: _____

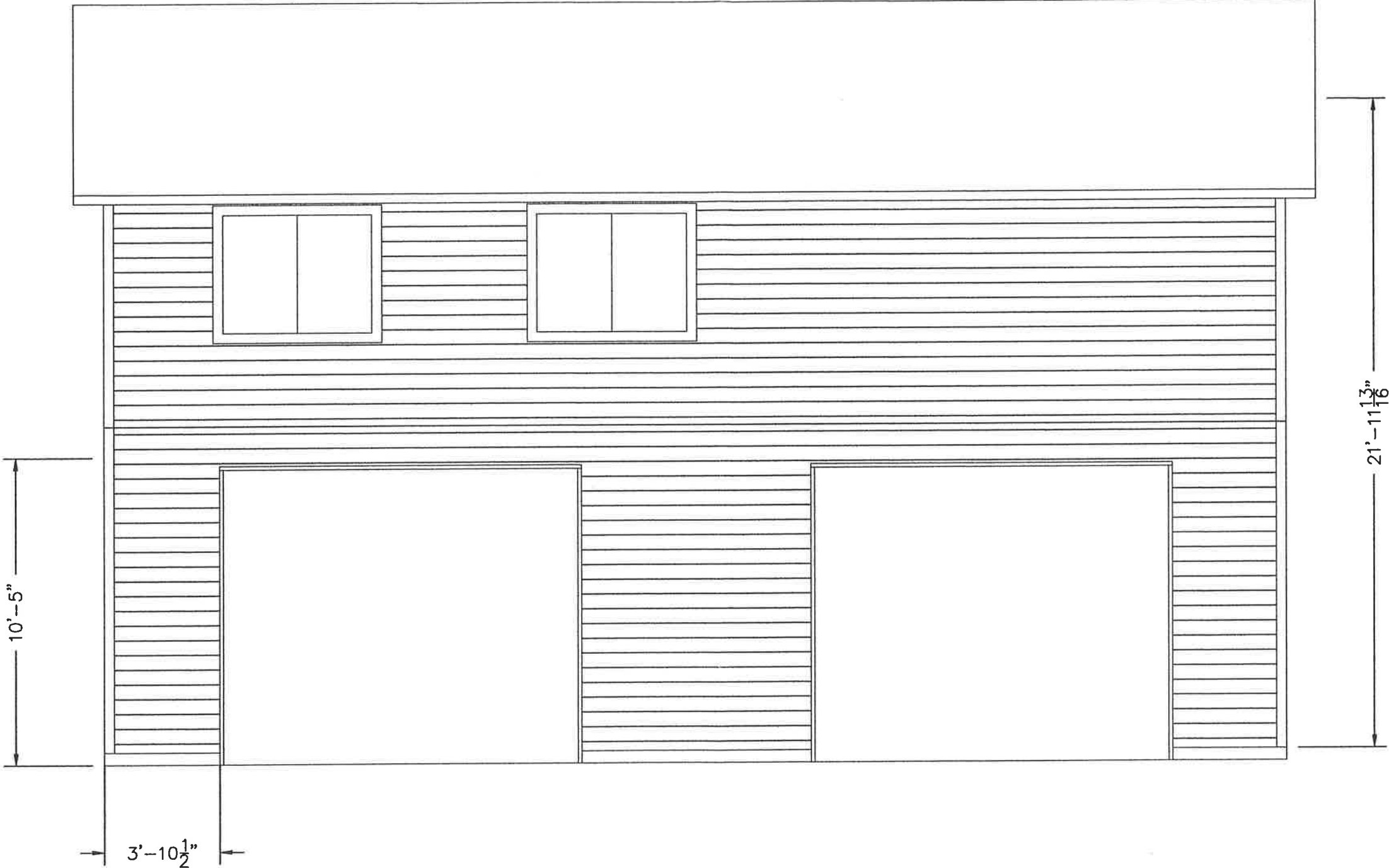
(If different than property owner)

Exhibit A Photo



Exhibit A Drawings





SIGNED: 3-17-2022



EXPIRES: 6-30-2022

FE FRONT ELEVATION
004

SCALE: 1/4"=1'-0"

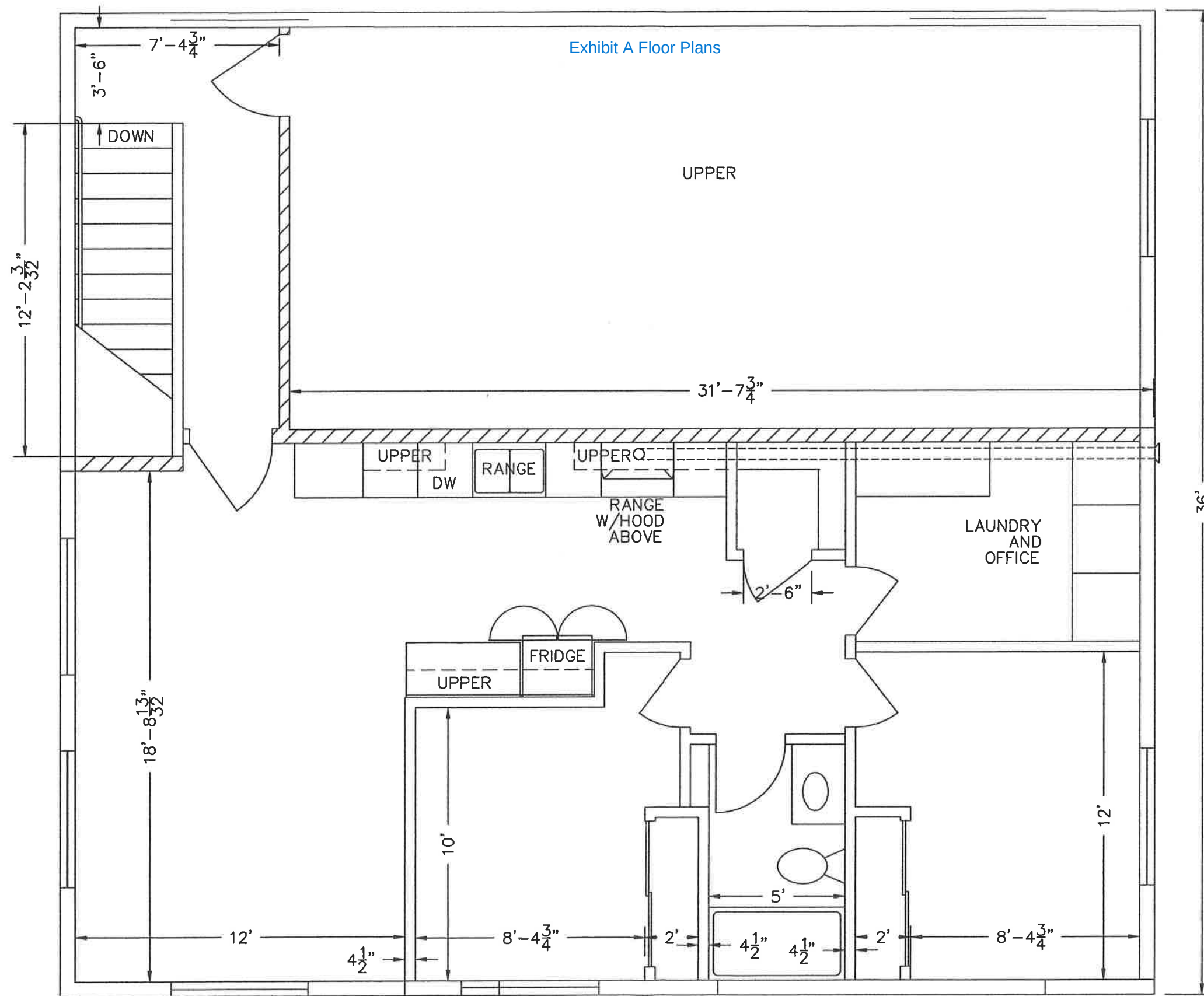
Zarosinski Engineering & Design

1400 NW 155th Circle
Vancouver, WA. 98685
PHONE: (360) 513-2746
EMAIL: dzaro@zaroeng.com

SUBTITLE CROSS SECTION A OF GARAGE WITH ADU ABOVE
TITLE PRELIMINARY PLANS FOR SHOP W/ ADU ABOVE
3506 PENNSYLVANIA ST.
LONGVIEW, WA 98632

JOB NO: T0637-2
DWG. NO: T0637-2
SCALE: NOTED
SHEET: 004

3/17/22
DRAWN BY: DPZ
DATE: 3/17/22
ZARO CAD FILE:T0637-2.DWG



UP
002

UPPER FLOOR PLAN

SCALE: 1/4"=1'-0"

Zarosinski Engineering & Design

1400 NW 155th Circle
Vancouver, WA 98685
PHONE: (360) 513-2746
EMAIL: dzaro@zaroeng.com

UPPER FLOOR PLAN
PLANS FOR SHOP W/ ADU ABOVE
3506 PENNSYLVANIA ST.
LONGVIEW, WA 98632

JOB NO.: T0637-2
DWG. NO.: T0637-2
SCALE: NOTED
SHEET: 002

3/17/22 DRAWN BY: DPZ DATE: 3/17/22 ZARO CAD FILE:T0637-2.DWG

Exhibit B Aerial





NOTICE OF PUBLIC HEARING

Longview Appeal Board of Adjustment

4:30 P.M. Tuesday, May 10th, 2022 for a 'hybrid' in-person or virtual meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/86216435777?pwd=TzJYdzlHWGZGdk83dkphS3RGdm9pQT09> or
dial in for audio only: 253 215 8782 US (Tacoma)

Meeting ID: 862 1643 5777

Passcode: 1923

Case No: ABA 2022-3

Applicant: Quality Home Renovations LLC/ Kurt L/Glenda J Henthorn

Location: 3506 Pennsylvania St. Parcel number involved: 089390200

Request: **Special Property Use permit to create a detached accessory dwelling unit in the Traditional Neighborhood Residential zone per LMC 19.22.020.**

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, Planning Manager 360-442-5092

Copies of the associated documents are available for review online at mylongview.com under 'Agendas & Minutes'.

Comments: If you would like to provide comments in writing on this proposal, please submit them **no later than 4:00 p.m. Tuesday, May 10th, 2022** to the City of Longview Community Development Department, PO Box 128, Longview, WA 98632, **ATTN: Adam Trimble, Planning Manager.** For electronic comments, provide your comments along with full name, address and contact information to adamt@mylongview.com
RE: ABA 2022-3

Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for 4:30 P.M. Tuesday, May 10, 2022 either in-person at Longview City Hall Council Chambers, 1525 Broadway Street, OR on the virtual meeting platform Zoom (online or phone-in).

Public comment can be submitted in advance to adamt@mylongview.com Please contact the City Clerk's Office at 360-442-5041 with any accessibility requests.

Sent April 27th, 2022

Photo:



The Longview Municipal code defines and Accessory Dwelling Unit as:

“Accessory dwelling unit (ADU)” means a second dwelling unit added to or created within, or constructed on the same lot as, an existing single-family dwelling, for use as a complete independent or semi-independent unit with provisions for cooking, eating, sanitation and sleeping. (Ord. 3122 § 8, 2010).

