



City of Longview

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

Agenda

Appeal Board of Adjustment

Tuesday, December 12,
2023

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

23-001804 Please click the link to join the webinar: <https://us02web.zoom.us/j/81922908550>

Webinar ID: 819 2290 8550

Or Telephone: +1 253 205 0468 US; +1 253 215 8782 US (Tacoma);
+1 346 248 7799 US (Houston); +1 408 638 0968 US (San Jose)

2. **CALL TO ORDER**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

23-001805 Minutes from October 10, 2023
November 14, 2023 meeting cancelled

5. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

6. **DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARNESS OF FAIRNESS**

7. **PUBLIC HEARINGS**

23-001806 ABA 2023-6 SPECIAL PROPERTY USE PERMIT FOR DETACHED ADU AT 2703 MAPLE ST
STAFF RECOMMENDATION: MOTION TO GRANT A SPECIAL PROPERTY USE PERMIT FOR THE ESTABLISHMENT OF A DETACHED ACCESSORY DWELLING UNIT IN THE R-1 DISTRICT, AT 2703 MAPLE ST

8. **OTHER BUSINESS**

9. **ADJOURNMENT**



City of Longview

1525 Broadway
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Minutes

Agenda

Appeal Board of Adjustment

Tuesday, October 10,
2023

4:30 PM

Longview Council Chambers

1. HYBRID MEETING DETAILS

23-001560 Please click the link to join the webinar: <https://us02web.zoom.us/j/81922908550>
Webinar ID: 819 2290 8550

Or Telephone:

+1 253 205 0468 US; +1 253 215 8782 US (Tacoma);
+1 346 248 7799 US (Houston); +1 408 638 0968 US (San Jose)

2. CALL TO ORDER

The meeting was called to order at 4:30 pm.

3. ROLL CALL

In attendance: Mark Backstrom, Chair; Dan Petersen; Steven Dahl; Arthur Chang

Recused: Roger Peters, Vice Chair;

Staff: McAllister Kosar, Planner; Dana Gigler, City Attorney; Chris Collins, Assistant Public Works Director; Nancy Vandehey, Admin Assistant

4. APPROVAL OF MINUTES

23-001577 MINUTES FROM SEPTEMBER 12, 2023

Steve Dahl, seconded my Arthur Chang, made a motion to approve the minutes as presented. This passed unanimously.

5. AUDIENCE PARTICIPATION OF CORRESPONDENCE

23-001576 4.1 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.

4.2 Written Communications.

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

Written communications were emailed to the board and printed in hard copy. One item will be presented during the hearing by the sender.

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

None.

7. **PUBLIC HEARINGS**

23-001561 ABA 2023-4 726 3RD AVE VARIANCE FOR METAL PROCESSOR/VEHICLE WRECKING WITHIN 500' OF A RESIDENTIAL DISTRICT

STAFF RECOMMENDATION: MOTION TO ADOPT THE STAFF ANALYSIS AND FINDINGS AND GRANT A VARIANCE TO HOWARD SMITH AT 726 3RD AVE, PARCEL 10100 FOR METAL PROCESSOR/VEHICLE WRECKING WITHIN 500' OF RESIDENTIAL DISTRICT.

Mac Kosar shared a brief overview of the item being presented from his staff report. Mac stated that there was a scrivener's error (Page 9 of the packet) of 1000', when it should read 500' and provided an image to show the measurements. Board discussion included correspondence with neighbors, surrounding property use, and environmental issues. The public hearing opened at 4:41.

Mike DeSpain, Carl's Towing, spoke in favor.

Robert Smith, Howard's son, spoke in favor.

Howard Smith, spoke in favor and answered questions from the board.

Roger Peters spoke against.

Eric Oswalt spoke against.

Robert Felts spoke against.

The public hearing closed at 5:36. The nearby wrecking yard and housing development were discussed. Noise and equipment use were considered. Steve Dahl asked if conditions could be tied to an approval. Mac and Mark both agreed it had been done in the past. The board talked over the criteria of 4 items that must be used to come to a decision. WAC 308-63-070 was reviewed.

Steve Dahl, seconded by Arthur Chang, made a motion to deny the application because this would be detrimental to the properties or the improvements in the vicinity in the zone that the subject property is situated. The vote passed with a 3-1 vote - in favor Mark Backstrom, Steve Dahl, and Dan Petersen; opposed Arthur Chang.

After this item, a short break was taken.

23-001562 ABA 2023-5 5746 MT. SOLO RD PUD GARDEN VARIANCE

STAFF RECOMMENDATION: MOTION TO ADOPT THE STAFF ANALYSIS AND FINDINGS AND GRANT A VARIANCE TO PERMIT A COMMUNITY GARDEN/GARDENING OF VACANT LAND AT 5746 MT. SOLO RD CITING THE POSITIVE IMPACTS.

Mac Kosar highlighted the staff report for the board. The public hearing opened at 6:05.

Alice Dietz spoke in favor.

The public hearing closed at 6:07. There was a discussion about a variance needed for a garden shed.

Dan Petersen, seconded by Arthur Chang, made a motion to adopt the staff analysis and findings and grant a variance to permit a community garden/gardening of vacant land at 5746 Mt Solo Rd. This passed unanimously.

8. **OTHER BUSINESS**

9. **ADJOURNMENT**

The meeting was adjourned at 6:09 pm.



STAFF REPORT
to the
LONGVIEW APPEAL BOARD OF ADJUSTMENT

PRESENTED BY: McAllister Kosar, Planner

HEARING DATE: December 12, 2023

APPLICATION NO.: ABA 2023-6

APPLICANT: John James

PROPERTY OWNER: John James

REQUEST: Special Property Use Permit in accordance with LMC § 19.22.025 to establish a detached accessory dwelling unit.

LOCATION: 2703 Maple st. Parcel number involved: 06356

ASSOCIATED CASES: N/A

ZONING DISTRICT: R-1 Residential District

BACKGROUND AND PROPOSAL

The property owner of 2703 Maple St. desires to establish a detached accessory dwelling unit (ADU) on their property [Exhibit A Application and Exhibit B site plan]. The lot is ~6,000 Sqf and approximately 50 feet wide along Maple st. The proposal is to make use of the alley and create an ADU behind the existing home while using the primary residence and Maple st for parking. 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. 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 19.22.025 of the

Longview Municipal Code, which requires the owner of the property to reside in either the ADU or the principal home.

Neighboring land-uses include:

North – single family residences.

South – single family residences.

East – single family residences.

West – single family residences.

The Comprehensive Plan classification for the site is Low 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 November 27th, 2023. [Exhibit C].

The property was posted with a notice of public hearing announcing the proposed special property use application. Legal notice of the public hearing appeared in the Longview Daily News. 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 19.22.025(8)(a) 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.

19.22.025 Accessory dwelling units.

(7) Standards for Detached ADUs. 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) Landscaping may be provided for the privacy and screening of adjacent properties. Tall vegetative landscaping may be required between any windows or decks facing adjacent residential properties.

(b) Two-story, detached accessory dwelling units may be designed to protect the privacy of adjacent residential uses.

(c) Detached accessory dwelling units are not permitted in townhouse, zero lot line detached housing, or attached zero lot line housing developments. (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;

(8) Special Property Use Hearings.

(a) All proposed detached ADUs shall require a special property use permit be granted by the appeal board of adjustment with consideration of impacts to privacy of neighboring properties. Where practical, locate and design the ADU to minimize disruption of privacy and outdoor activities on adjacent properties. Strategies to accomplish this include, but are not limited to: window staggering, entries face away, no overlooking decks, landscaping.

(b) In its consideration of an application, the board shall evaluate:

(i) Compliance with subsections (8)(a) and (b) of this section.

(ii) Window locations.

(iii) Impacts from shading of neighboring properties, specifically solar access and impacts to existing solar collection systems, photo-voltaic or solar heating.

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 Community Development and Public Works Departments have reviewed the proposed special property use permit for a detached ADU at 2703 Maple St. The property is zoned low density residential and would allow an ADU. The proposed ADU size fits within the 300 minimum sf, 1500 maximum sf threshold. Parking will be available at the garage, driveway, and Maple Street. Utilities are adequate for the proposed. Fire will require addressing at the street indicating an ADU is behind the home.

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.

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

The detached ADU will use driveway, alley, and Maple st.

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

The detached ADU will be accessible by alley and Maple st by paved side yard walkway already existing.

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

The detached ADU will be able to make use of the driveway, garage, and street parking is also available.

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 19.22.025, subject to requirements of the chapter.

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 have 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 R-1 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 §19.22.025 and the standards for residential zones under 19.20

RECOMMENDATION

Staff recommends that the Appeal Board of Adjustment grant a Special Property Use Permit for the establishment of a detached accessory dwelling unit in the R-1 District, at 2703 Maple St.

EXHIBITS

- A. Special Property Use Permit application payment receipt
- B. Applicant site plan/Drawings
- C. Notice to Neighbors
- D. Utility Availability Request
- E. Legal Notice of Public Hearing

Staff Report Date: Thursday, December 07, 2023



Community Development Department
1525 Broadway St. | P.O. Box 128
Longview, WA 98632
Phone 360-442-5086

Permit #: LUA2023-0049

Application Date: 11/16/2023

Final Decision:

Expires: 05/14/2024

Land Use Permit

Job Address:	2703 MAPLE ST, LONGVIEW	Parcel Number:	06356
Application Type:	Special Property Use	Project:	2703 Maple St Detached ADU
Location:		Number of Lots:	1

Contacts

	NAME	ADDRESS	PHONE / EMAIL
APPLICANT:	JOHN JAMES M/DARLA D	2703 MAPLE ST LONGVIEW, WA 98632	(503) 857-3118 jim.john@live.com
CONTRACTOR:	JOHN JAMES M/DARLA D	2703 MAPLE ST LONGVIEW, WA 98632	(503) 857-3118 jim.john@live.com
PROP OWNER:	JOHN JAMES M/DARLA D	2703 MAPLE ST LONGVIEW, WA 98632	(503) 857-3118 jim.john@live.com

Work Description

400sqf detached ADU

Special Conditions

None

Fee Summary

DATE	DESCRIPTION	FEE AMOUNT	PAID	BALANCE DUE
11/16/2023	Special Property Hearing	\$696.00	(\$696.00)	\$0.00
TOTAL DUE:		\$696.00	(\$696.00)	\$0.00

NOTICE: Separate permits and approvals may be required for this project. Every permit shall expire by limitation and become null and void if the work authorized by such a permit is not completed within 180 days from date of issuance of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. I hereby certify that I have read and examined this permit and know the same to be true, and if any of the information provided is incorrect, the permit may be revoked. All provisions of laws and ordinances governing the type of project shall be complied with whether specified herein or not. The granting of a permit or an approval does not presume to give authority to violate or cancel the provision of any federal, state, or local laws regulating construction, the performance of construction, and/or operation of the project or use.

I certify that I am currently registered and properly licensed as a general contractor or specialty contractor as defined under RCW 18.27.010, RCW 18.27.110, RCW 19.28.041, and /or WAC 296-46B-920 and am legally qualified to perform the work sought by this permit.

Or, that I am exempt from the requirements of the contractor laws, RCW 18.27.090 and/or RCW 19.28.261 and will do my own work or use all registered, licensed subcontractors.

Applicant/Agent Signature

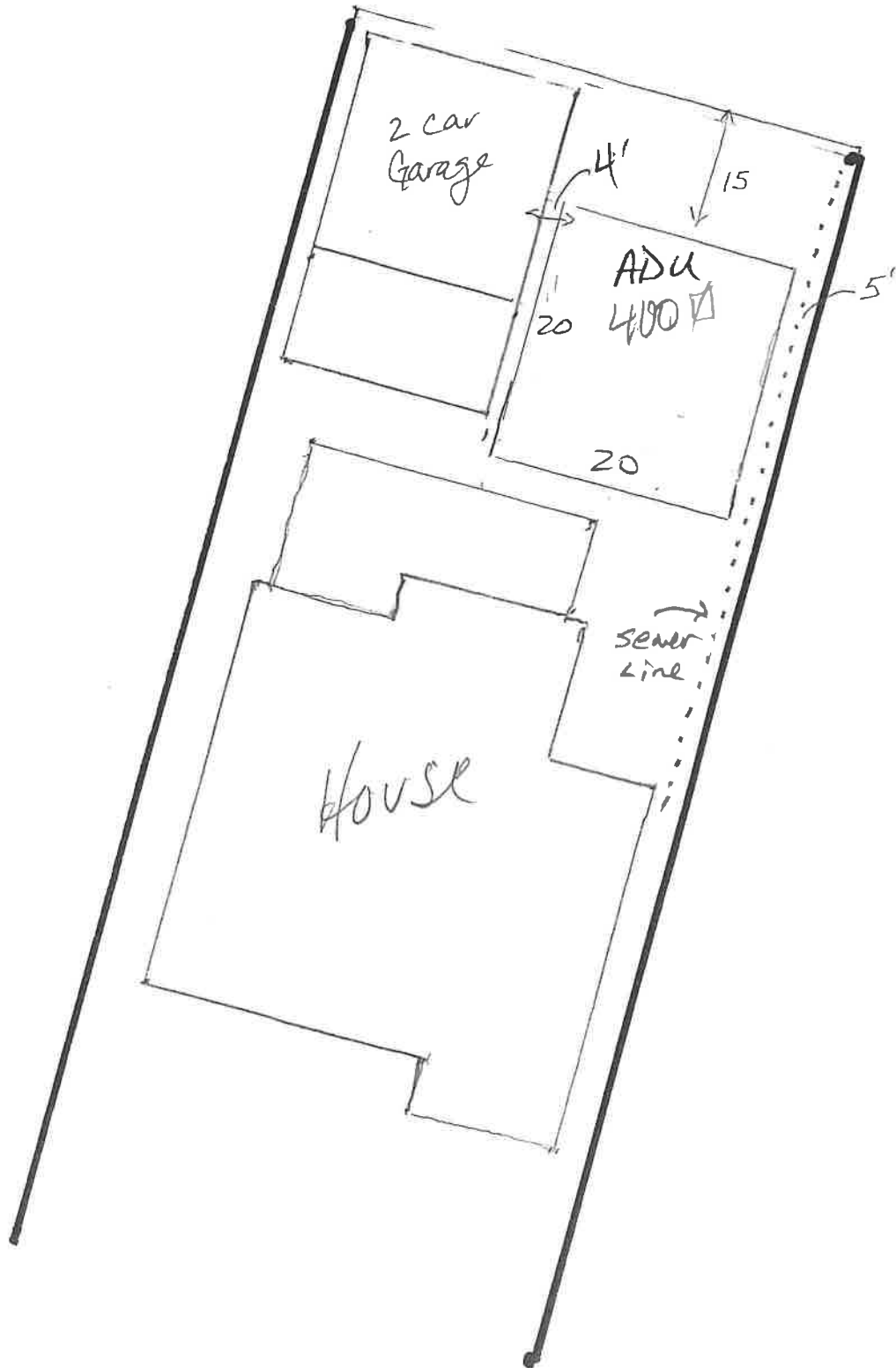
Date

Authorized By

Date

This document shall be maintained in a conspicuous place on the job site.

\$696 →



A. TOTAL DISTURBANCE AREA: _____
 B. EXISTING AMOUNT OF
 IMPERVIOUS AREA: _____
 C. CREATED AND/OR REPLACED
 IMPERVIOUS AREA: _____
 D. TOTAL IMPERVIOUS AREA: _____
 EARTHWORK QUANTITIES:
 FILL QUANTITIES: _____
 IMPORT/EXPORT: _____
 MAX CUT DEPTH: _____
 MAX FILL DEPTH: _____



CONCEPTUAL FRONT ELEVATION

DETAILED SCOPE OF WORK

NEW 400 SQ FT ACCESSORY DWELLING UNIT TO INCLUDE:

- KITCHEN WITH SINK, DISHWASHER, RANGE, MICROWAVE, FRIDGE AND COMBO WASHER / DRYER
- BATHROOM WITH SINK, TOILET AND SHOWER
- BEDROOM WITH CLOSET

ADDITIONAL WORK:

BUILDING CODE DATA

TYPE OF CONSTRUCTION:	TYPE V-B
OCCUPANCY CLASSIFICATION:	R-3
NUMBER OF STORIES:	1-STORY
SPRINKLERED:	_____
GOVERNING CODES:	_____

AREA CALCULATIONS

(E) SITE	SQ FT
(E) RESIDENCE	SQ FT
(P) ACCESSORY DWELLING UNIT	400 SQ FT
TOTAL AREA	SQ FT

PROJECT TEAM

OWNER:	CONTRACTOR:	PLANS PREPARED BY:

PROJECT DATA

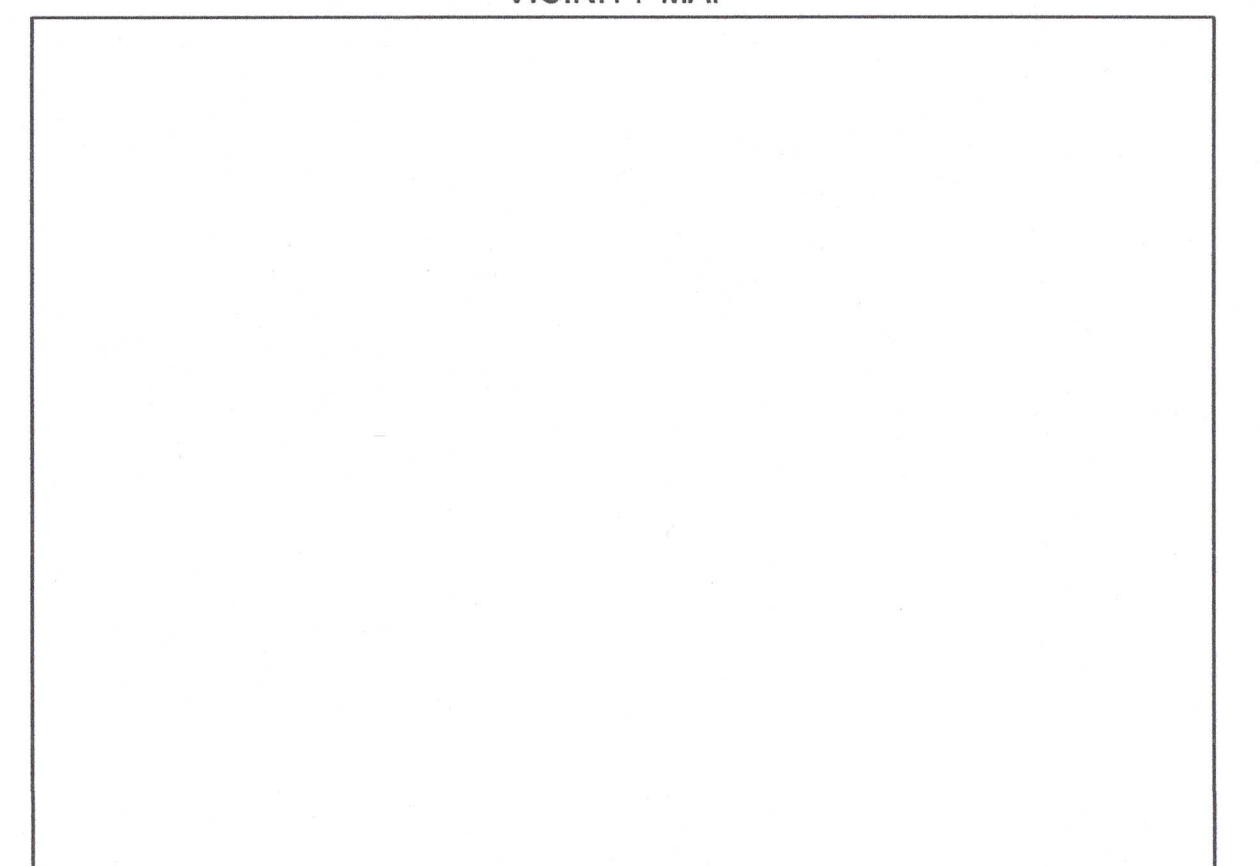
PROJECT NAME: _____
PROJECT ADDRESS: _____
HISTORIC: _____
ZONE: _____
YEAR BUILT: _____
APN: _____
LEGAL DESCRIPTION: _____

SHEET INDEX

A1	TITLE SHEET / PROJECT INFO / SITE PLAN
A2	FLOOR PLAN / ROOF PLAN / ELECTRICAL PLANS
A2R	REVERSED FLOOR PLAN / ROOF PLAN / ELECTRICAL PLANS
A3	BUILDING ELEVATIONS / BUILDING SECTIONS / DETAILS
A3R	REVERSED BUILDING ELEVATIONS / BUILDING SECTIONS / DETAILS
	<u>FLAT ROOF OPTION</u>
A4	BUILDING ELEVATIONS / BUILDING SECTIONS / DETAILS
A4R	REVERSED BUILDING ELEVATIONS / BUILDING SECTIONS



VICINITY MAP



PLAN REVIEW
COMMUNITY AND ECONOMIC DEVELOPMENT
Approved _____
Date 11/27/23
by [Signature]

NORTH ARROW

SITE PLAN

SCALE:

DAIE

PROJECT NO.:

DINAWIN DI

PERMIT NO.

PROJECT NAME

NON INNOVA

ACCESSORY DWELLING UNIT
MODEL: 20' X 20'

A1

BY USING THESE CONSTRUCTION DOCUMENTS, THE USER AGREES TO RELEASE THE DESIGNER WHO PREPARED THESE CONSTRUCTION DOCUMENTS FROM ANY AND ALL CLAIMS, LIABILITIES, SUITES AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS.

GENERAL ROOF NOTES

ALL ROOF COVERING SHALL BE CONSTRUCTED OF FIRE-RETARDANT MATERIAL PER 2019 CBC CHAPTER 15 SECTION 1505. MINIMUM CLASS "A" ROOF COVERING ASSEMBLY.
CLASS "A" ROOF ASSEMBLIES AND ROOF COVERINGS SHALL BE LISTED AND IDENTIFIED AS CLASS "A" BY AN APPROVED TESTING AGENCY.
LOW SLOPE: ON LOW PITCHES (FROM 3:12 TO THE STANDARD RECOMMENDED ROOF PITCH) IT IS REQUIRED TO APPLY A SELF-ADHERING MODIFIED BITUMEN MEMBRANE OR WATERPROOFING UNDERLAYMENT ON THE ENTIRE DECK. ADEQUATE VENTILATION WILL BE REQUIRED.
ALL EAVES SHALL BE A MINIMUM OF 6" - 8" A.F.F.

VENTILATION NOTES:

- ALL VENTILATION OPENINGS SHALL NOT EXCEED 144 SQUARE INCHES.
- PROVIDE AT LEAST 1 INCH OF AIR SPACE BETWEEN THE INSULATION AND THE ROOF SHEATHING.
- NET FREE VENTILATION AREA TO BE AT LEAST 1/150 OF THE AREA OF THE SPACE VENTILATED.
- EXTERIOR OPENINGS INTO ATTIC SPACES OF A BUILDING FOR HUMAN OCCUPANCY TO BE COVERED WITH CORROSION RESISTANT SCREENING MATERIAL HAVING OPENINGS BETWEEN 1/8 IN. AND 1/4 IN. (SEC. 1203.2)
- ROOF VENTS, DORMER VENTS, GABLE VENTS, FOUNDATION VENTILATION OPENINGS, VENTILATION OPENINGS IN VERTICAL WALLS, OR OTHER SIMILAR VENTILATION OPENINGS SHALL BE LOUVERED AND COVERED WITH 3/4 INCH, NON-COMBUSTIBLE, CORROSION-RESISTANT METAL MESH, OR OTHER APPROVED MATERIAL THAT OFFER EQUIVALENT PROTECTION.
- TURBINE ATTIC VENTS SHALL BE EQUIPPED TO ALLOW ONE-WAY DIRECTION ROTATION ONLY; THEY SHALL NOT FREE SPIN IN BOTH DIRECTIONS.
- FOR ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE SHALL BE SOLIDLY BLOCKED WITH NON-COMBUSTIBLE OR FIRE-RETARDANT MATERIALS.
- WHEN DRIP EDGE FLASHING IS USED AT THE EDGES OF ROOFING MATERIALS, IT SHALL BE NON-COMBUSTIBLE.

SMOKE / CO ALARM NOTES

- IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. SEC. 907.2.10.2
- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. SEC. 907.2.10.3
- PROVIDE SMOKE ALARMS / CARBON MONOXIDE ALARMS INTERCONNECTED AND HARD-WIRED WITH BATTERY BACK-UP, IN THE DWELLING UNDERGOING ADDITION, ALTERATION OR REPAIR:
 - WITHIN EACH SLEEPING ROOM
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS
 - ON EACH STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS(BATTERY OPERATED SMOKE ALARMS MAY BE USED IN EXISTING AREAS OF BUILDING WHERE THE INSTALLATION OF HARD-WIRED SMOKE ALARMS WOULD REQUIRE THE REMOVAL OF INTERIOR FINISHES)
- PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE ALARMS (BATTERY-POWERED ALARM ACCEPTABLE) IN EXISTING CONSTRUCTION.

SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3-FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CRC.

SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36-INCH HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW OF THOSE REGISTERS.

SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL.

SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SHALL BE LISTED IN ACCORDANCE WITH UL 217.

COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.

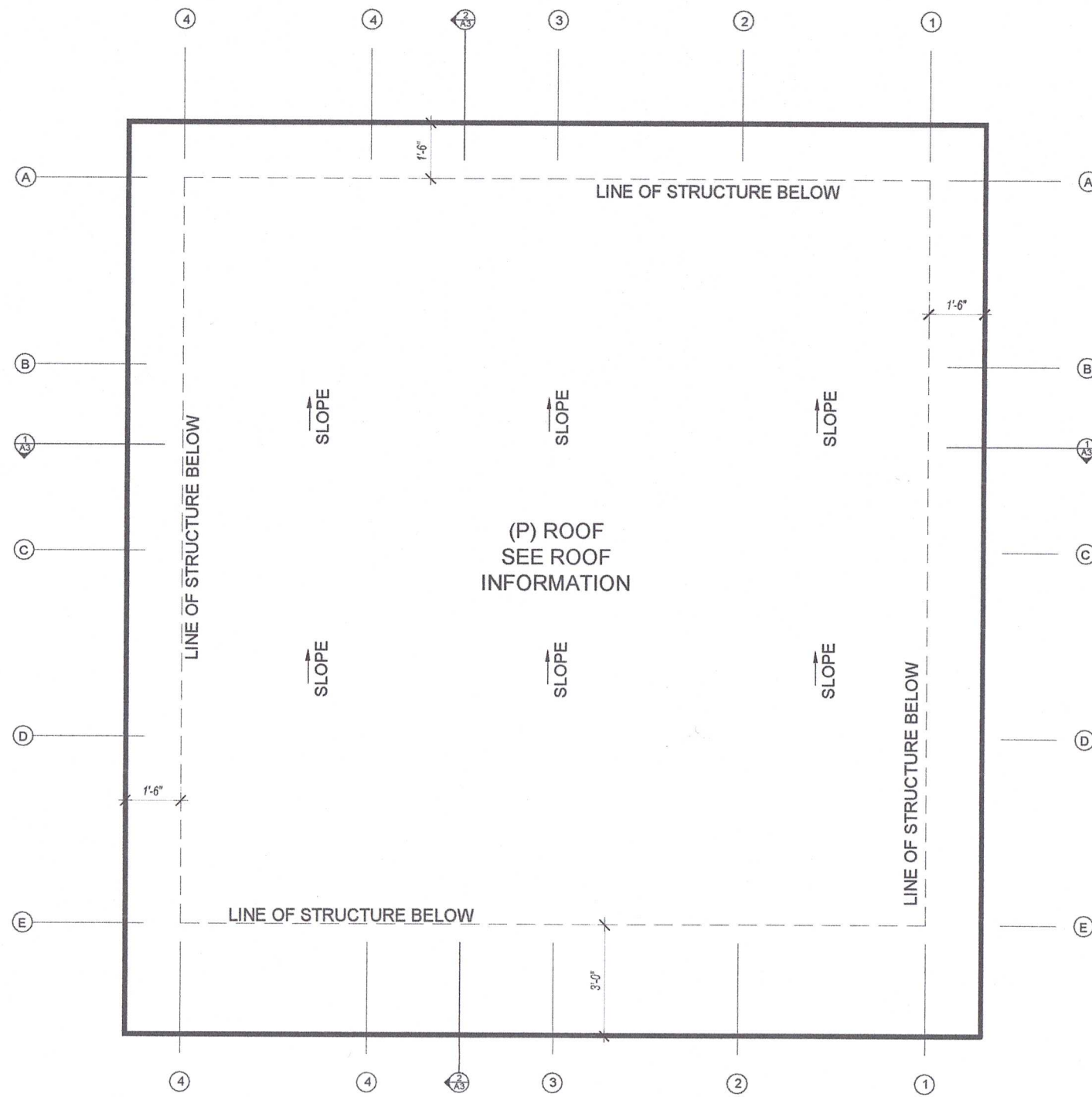
SMOKE ALARM SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.

ELEC LEGEND

- INTERIOR SOURCE LIGHT FIXTURE TO BE SPECIFIED.
- EXTERIOR SOURCE LIGHT FIXTURE TO BE SPECIFIED
- CEILING-MOUNTED 5 AIR CHANGE PER HR. FAN (V.T.R.) MIN 50 CFM. SWITCH SEPARATELY.
- SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
- 4" RECESSED LIGHT (LED)
- WALL-MOUNTED SWITCH - 2 WAY
- WALL-MOUNTED SWITCH - 3 WAY
- 110V DUPLEX WALL OUTLET
- 110V WALL OUTLET WITH GROUND FAULT

FLAT ROOF VENTILATION CALCULATIONS

ATTIC SQ FT	APPLIED RULES OR EXCEPTIONS	SQUARE INCHES	LINEAR EAVE VENTS PROVIDED	SQUARE INCHES PROVIDED
563 SQ FT	1/300	270.24 SQ IN	2 @ 150 SQ IN (EA) 1 AT FRONT AND BACK	300 SQ IN

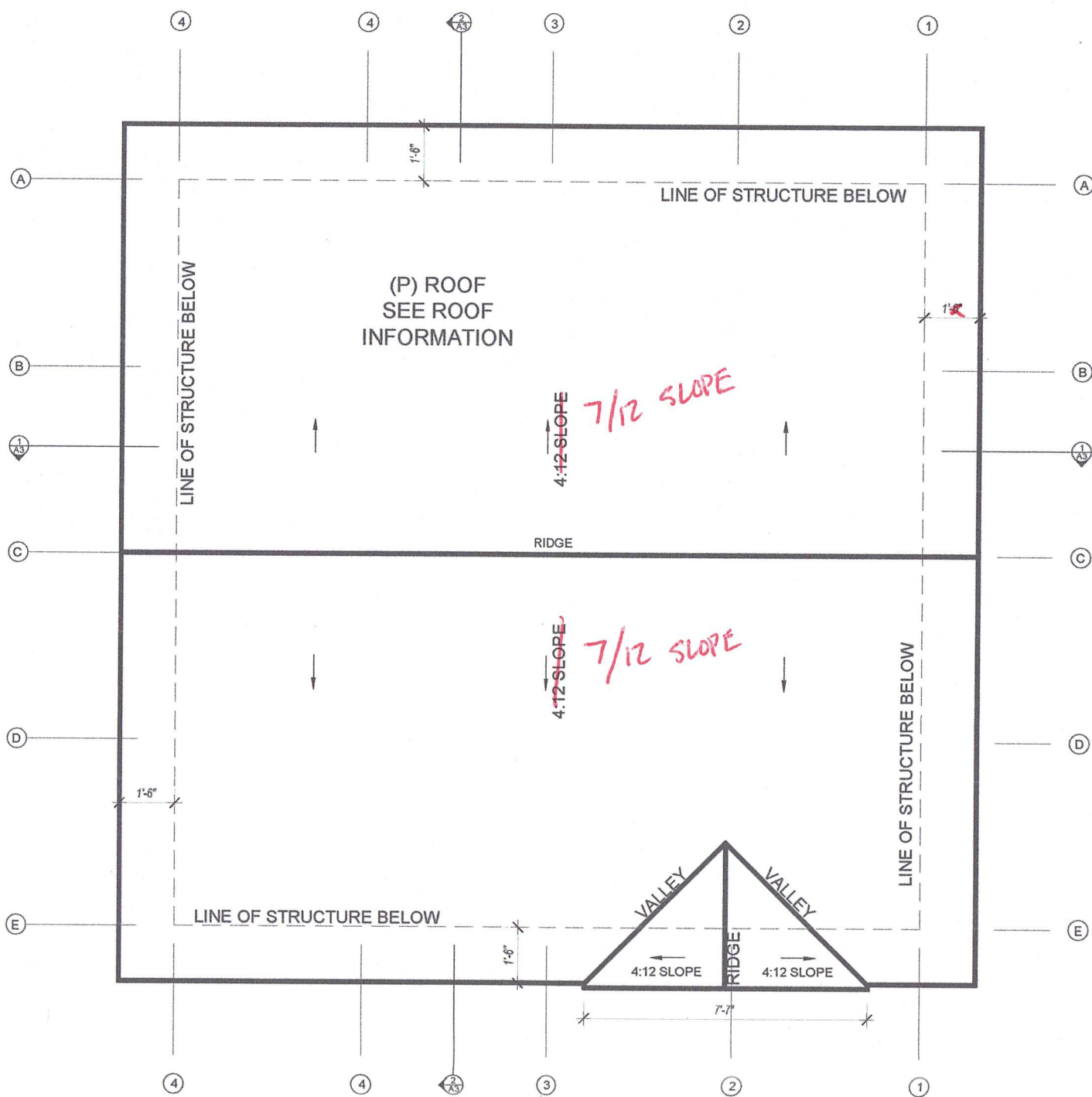


FLAT ROOF OPTION ROOF PLAN

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

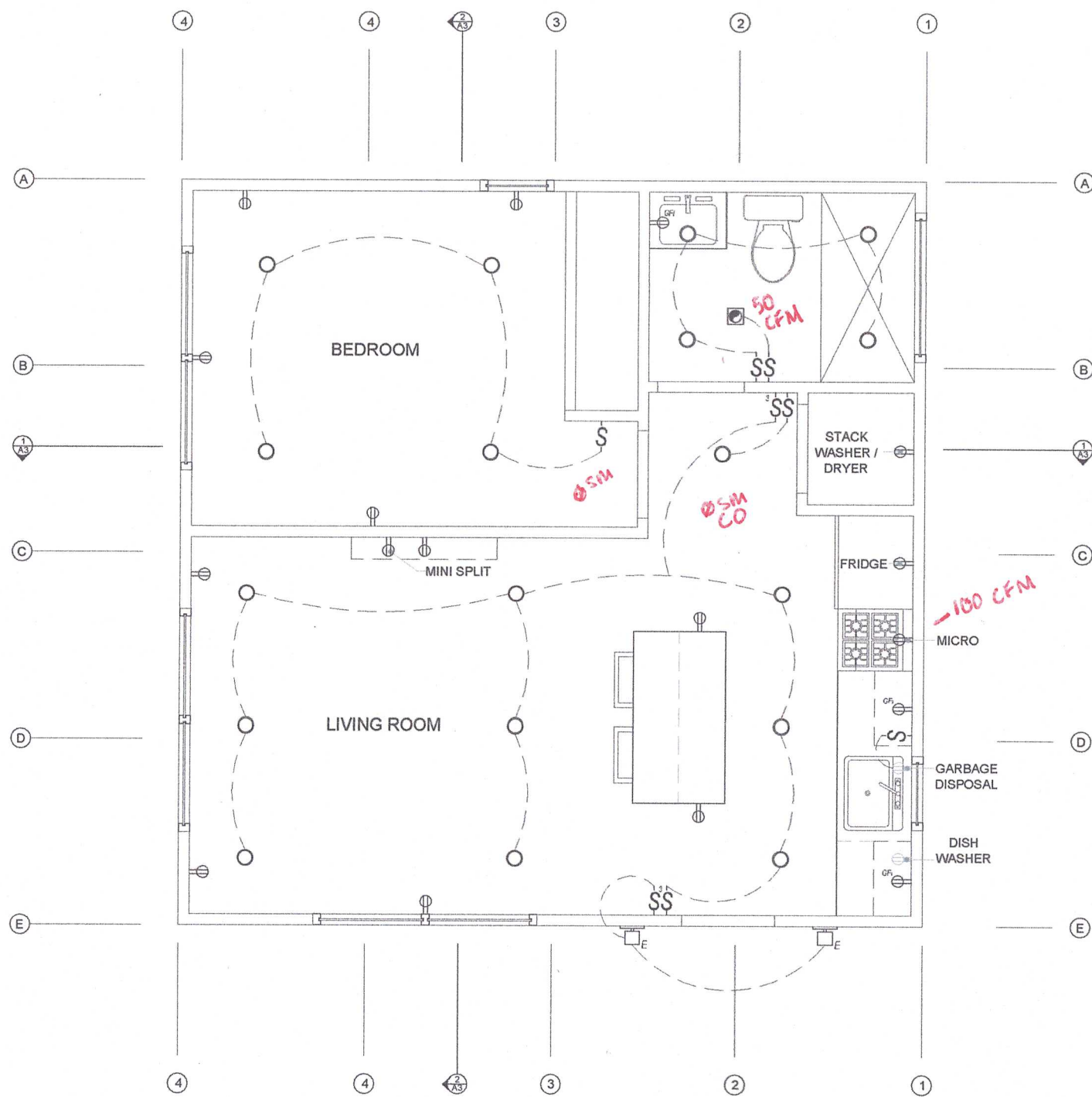
PITCHED ROOF VENTILATIONS

ATTIC SQ FT	APPLIED RULES OR EXCEPTIONS	SQUARE INCHES	GABLE VENTS PROVIDED	SQUARE INCHES PROVIDED
529 SQ FT	1/300	253.92 SQ IN	2 @ 140 SQ IN (EA)	280 SQ IN



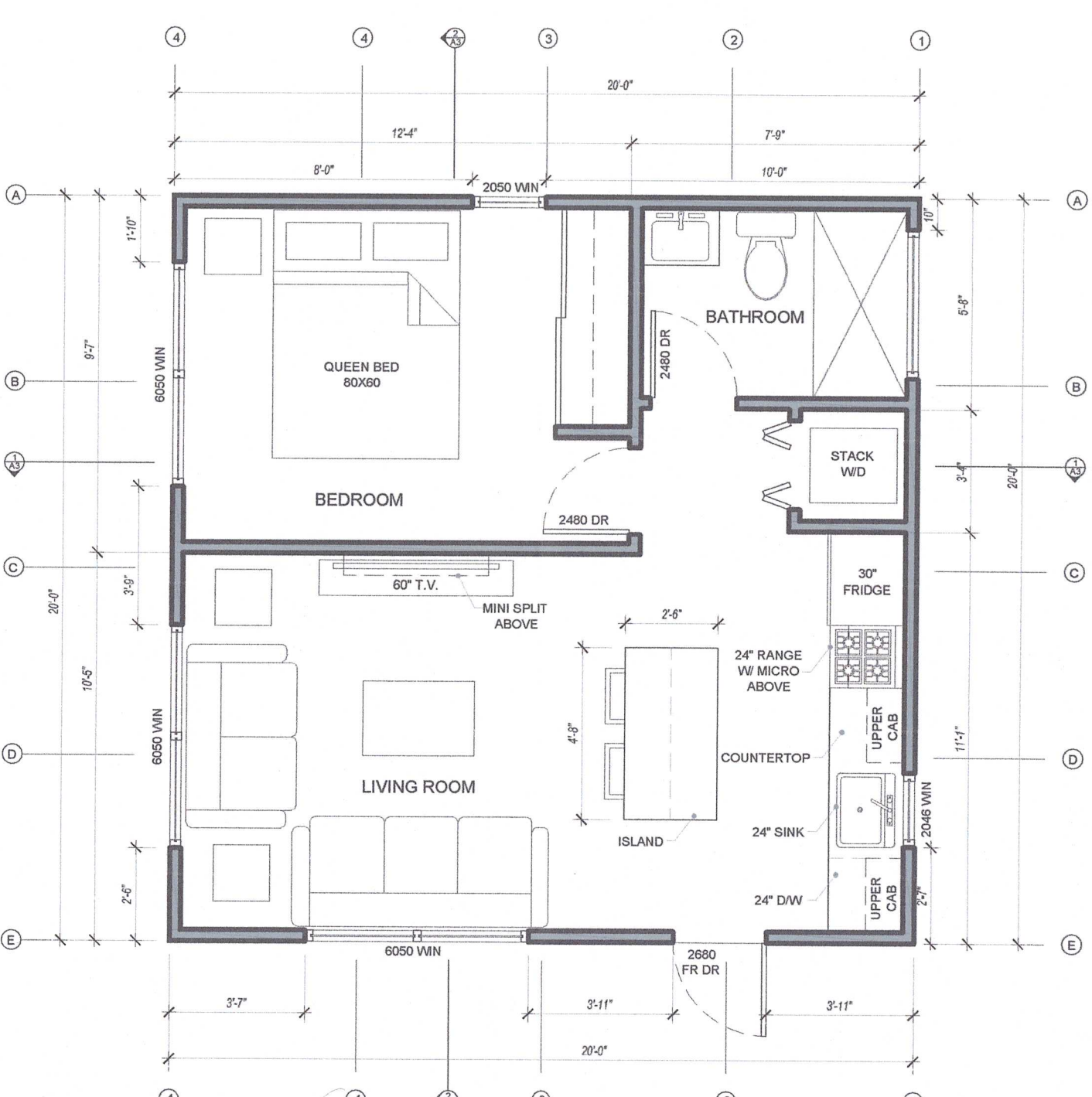
PITCHED ROOF OPTION ROOF PLAN

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



REFLECTED CEILING / ELECTRICAL PLAN

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



FLOOR PLAN

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

BY USING THESE CONSTRUCTION DOCUMENTS, THE USER AGREES TO RELEASE THE DESIGNER WHO PROVIDES THESE DOCUMENTS FROM ANY AND ALL CLAIMS, DAMAGES, SUITES OR DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS.

ACCESSORY DWELLING UNIT
MODEL: 20' X 20'

DATE

PERMIT NO.

PROJECT NO.

PROJECT NAME

DRAWN BY

DESCRIPTION

A2R

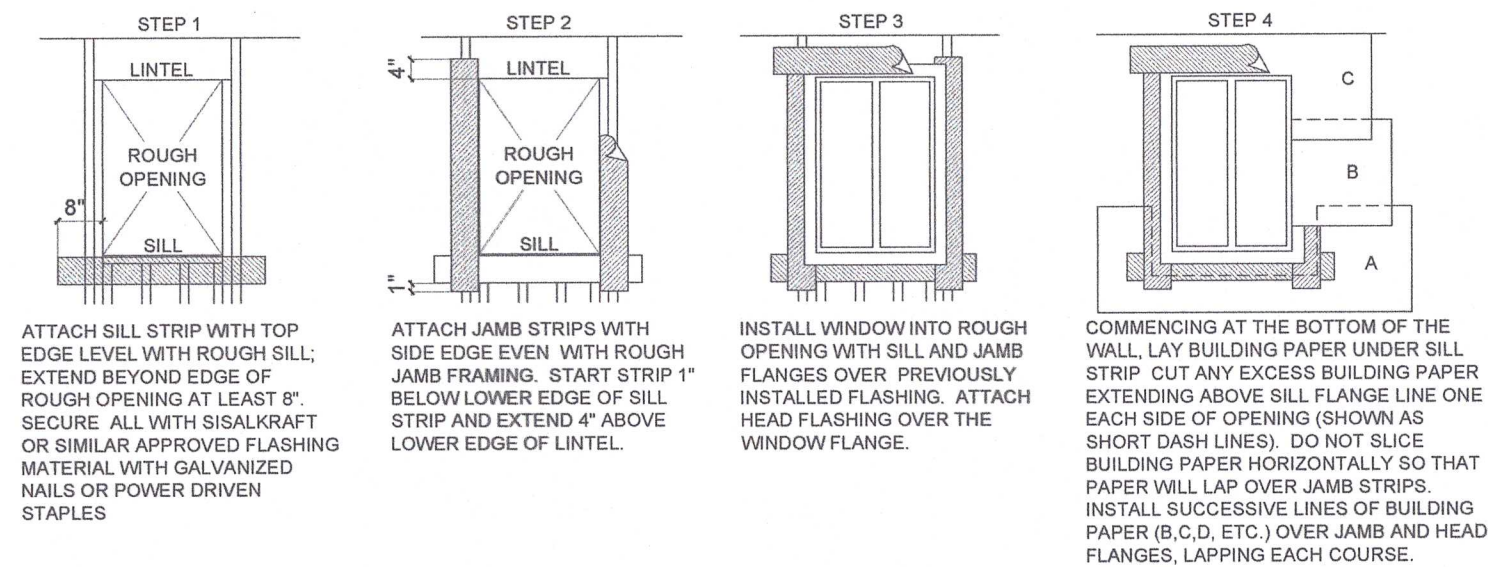
ACCESSORY DWELLING UNIT MODEL: 20' X 20'

DATE _____
PERMIT NO. _____

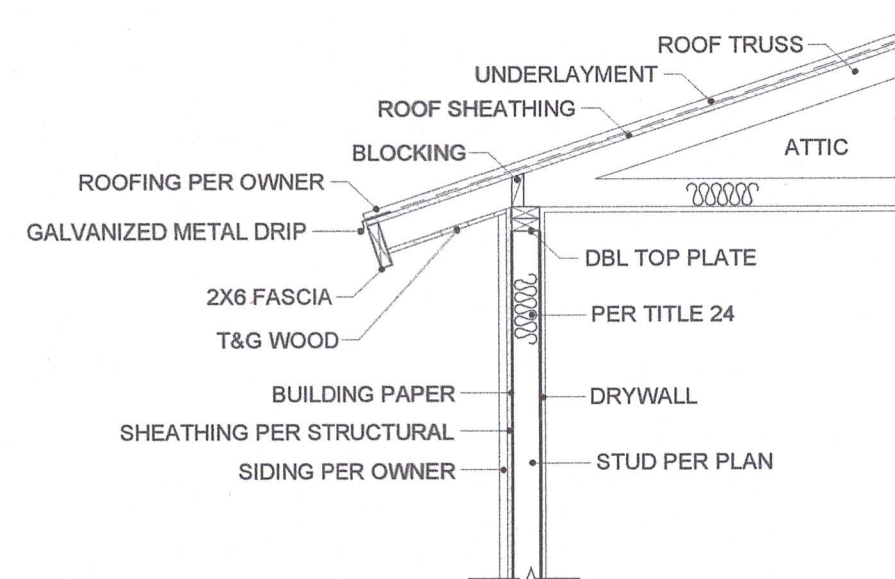
PROJECT NO. _____
PROJECT NAME _____

DRAWN BY _____
DESCRIPTION _____

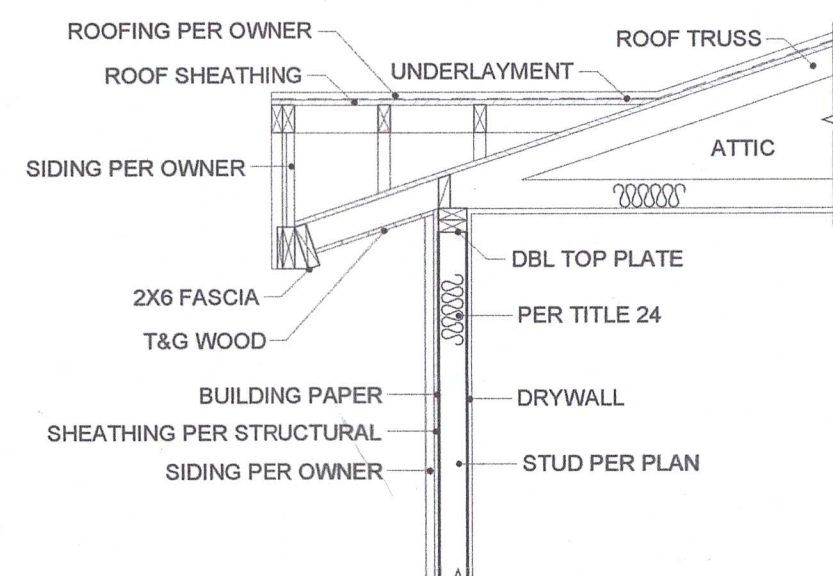
A3



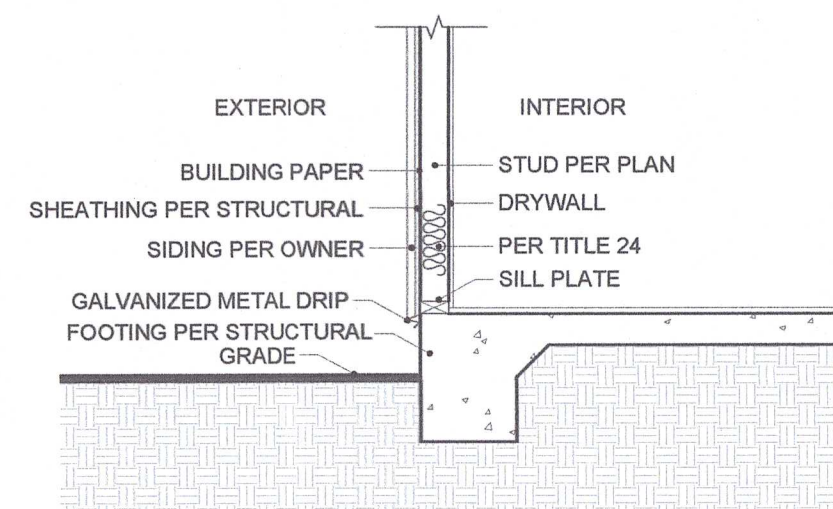
TYP. WINDOW FLASHING DETAIL
SCALE: NTS



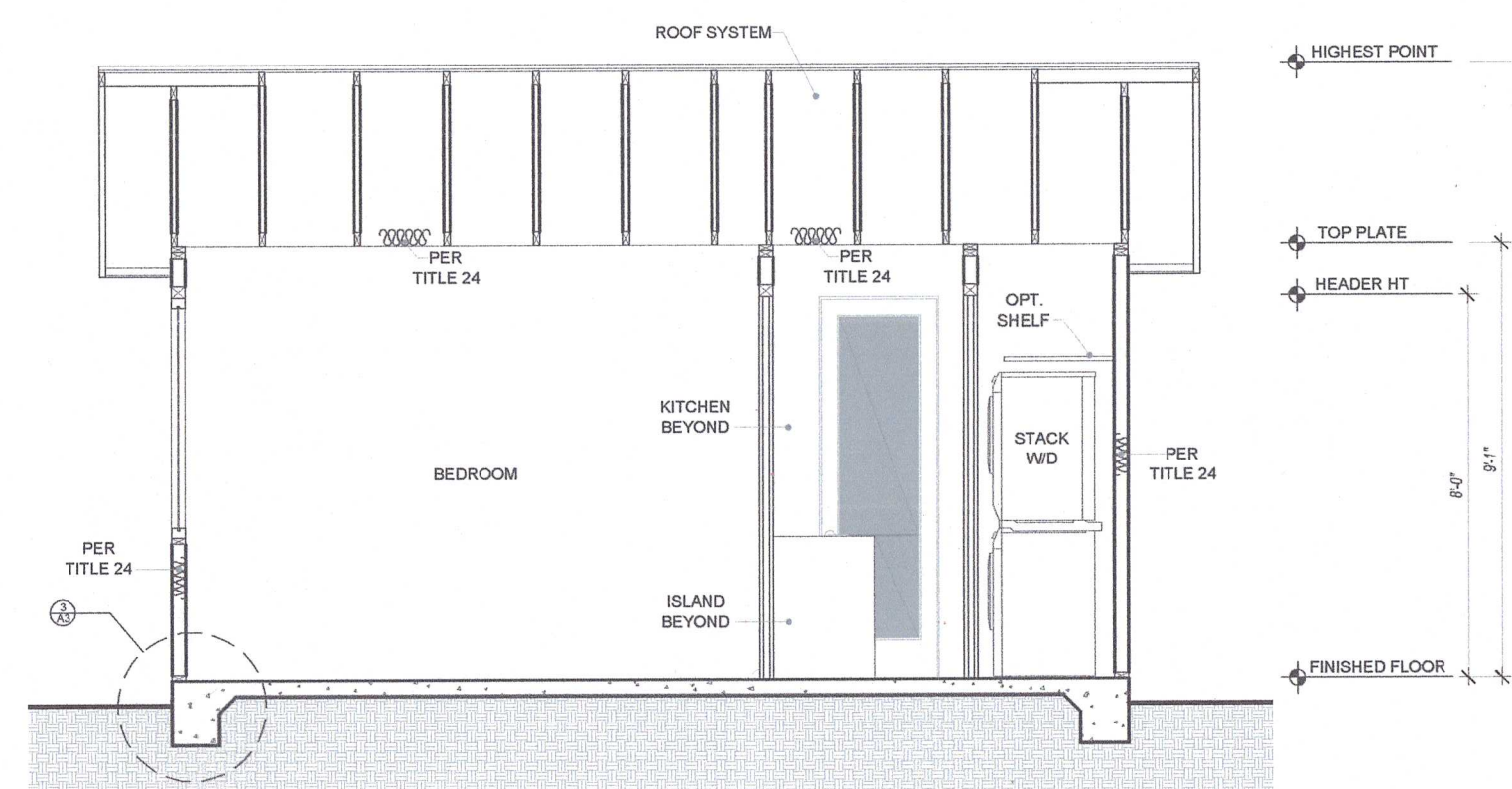
DETAIL - 1
SCALE: 1/2" = 1'-0"



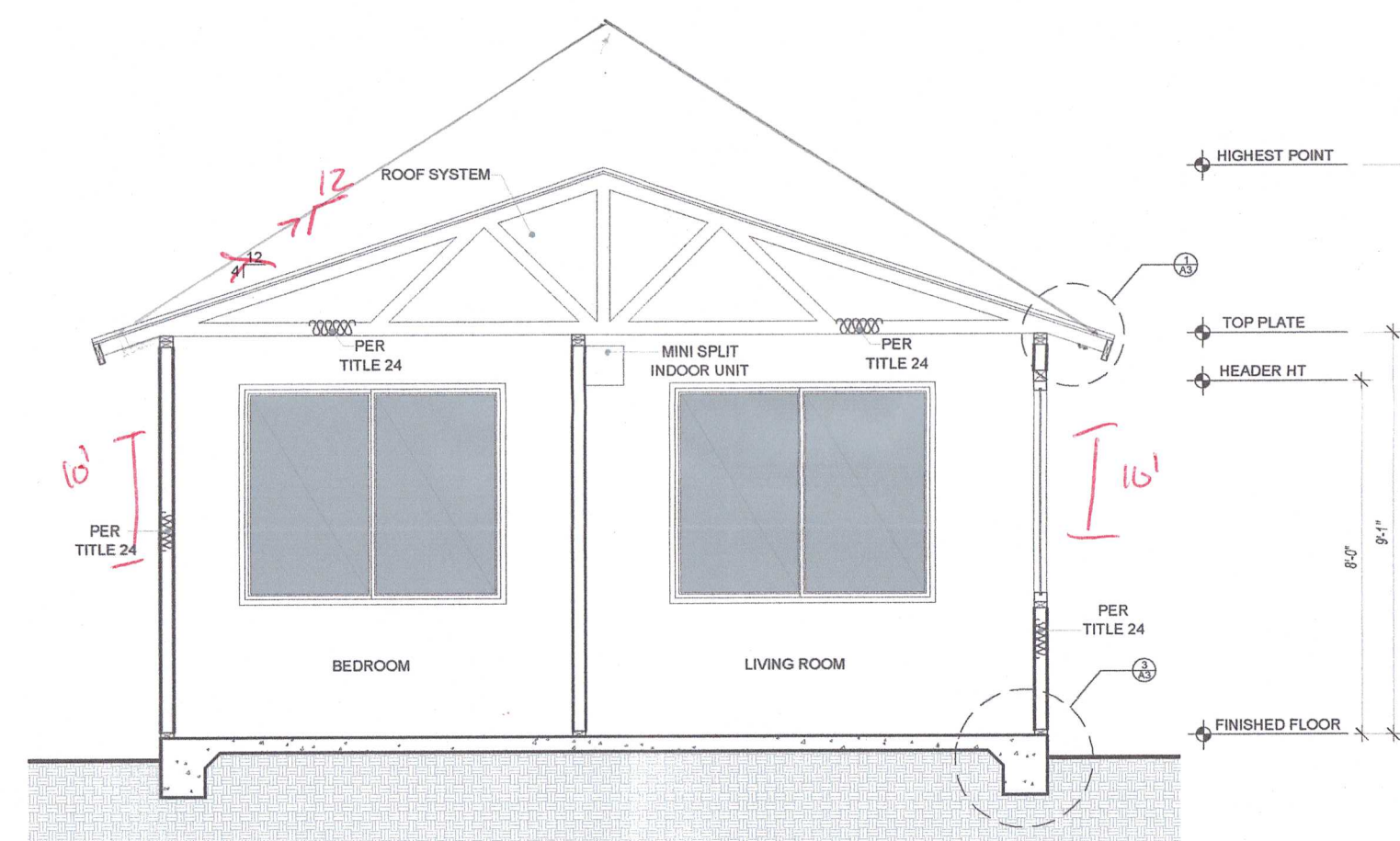
DETAIL - 2
SCALE: 1/2" = 1'-0"



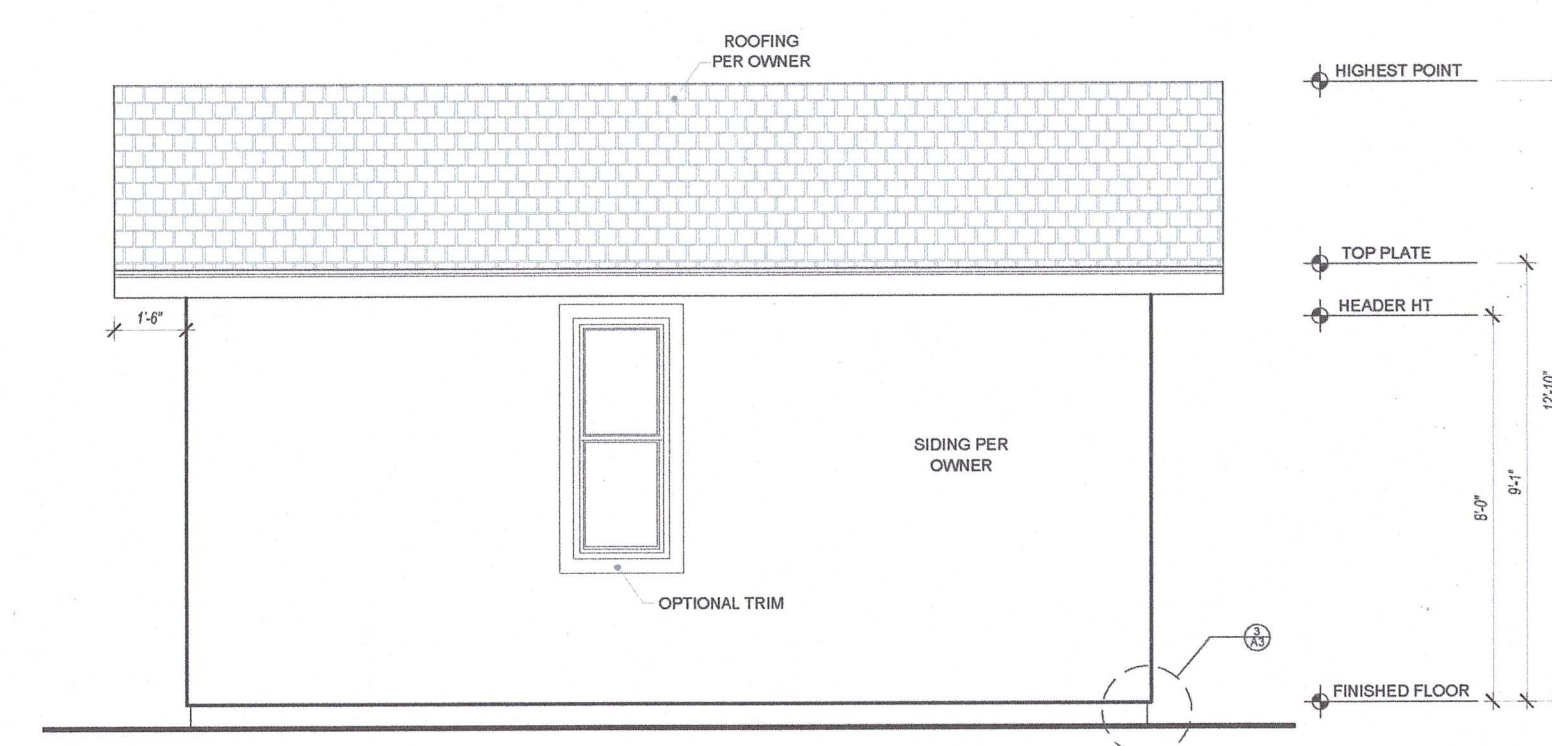
DETAIL - 3
SCALE: 1/2" = 1'-0"



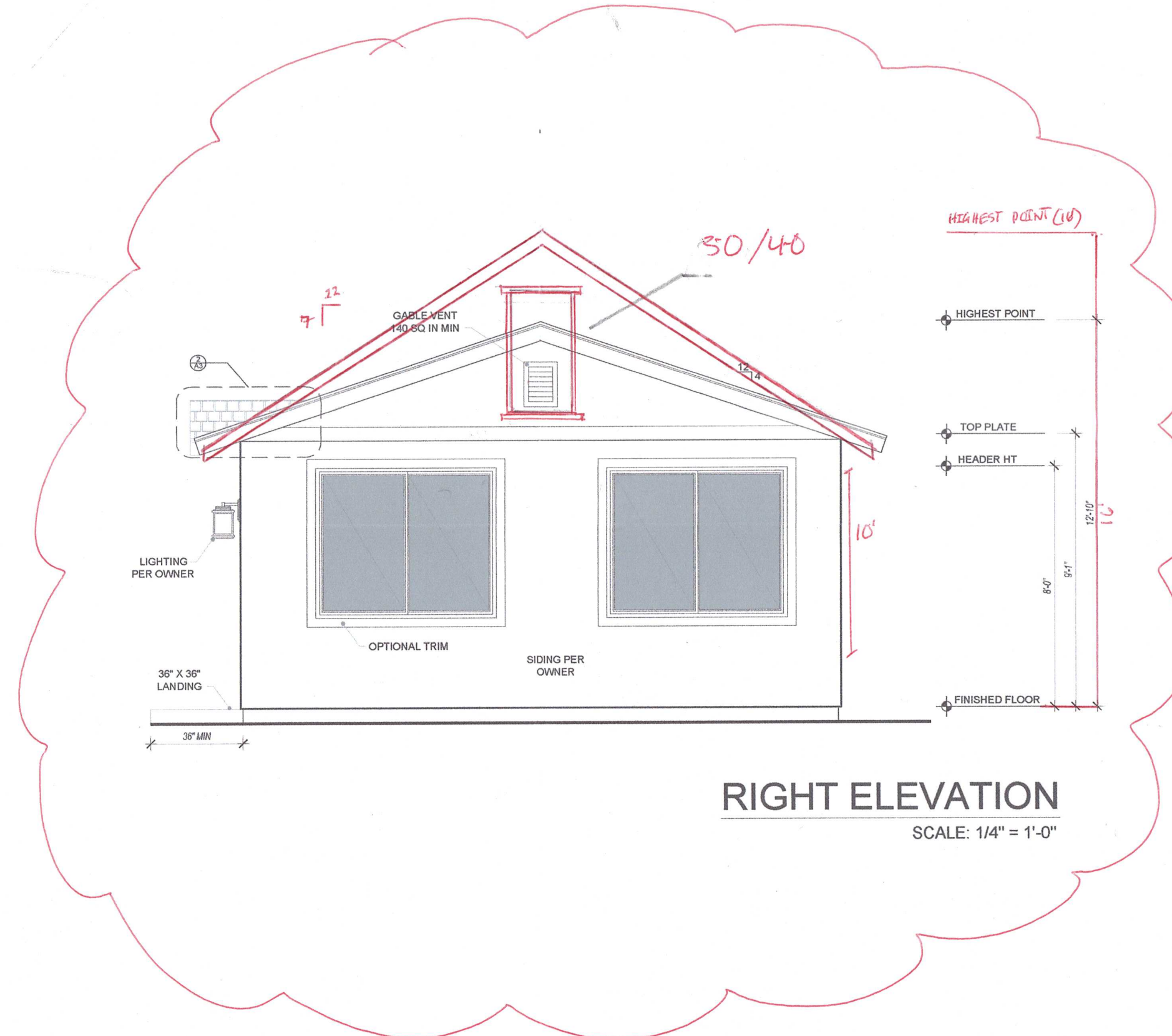
BUILDING SECTION - 1
SCALE: 1/4" = 1'-0"



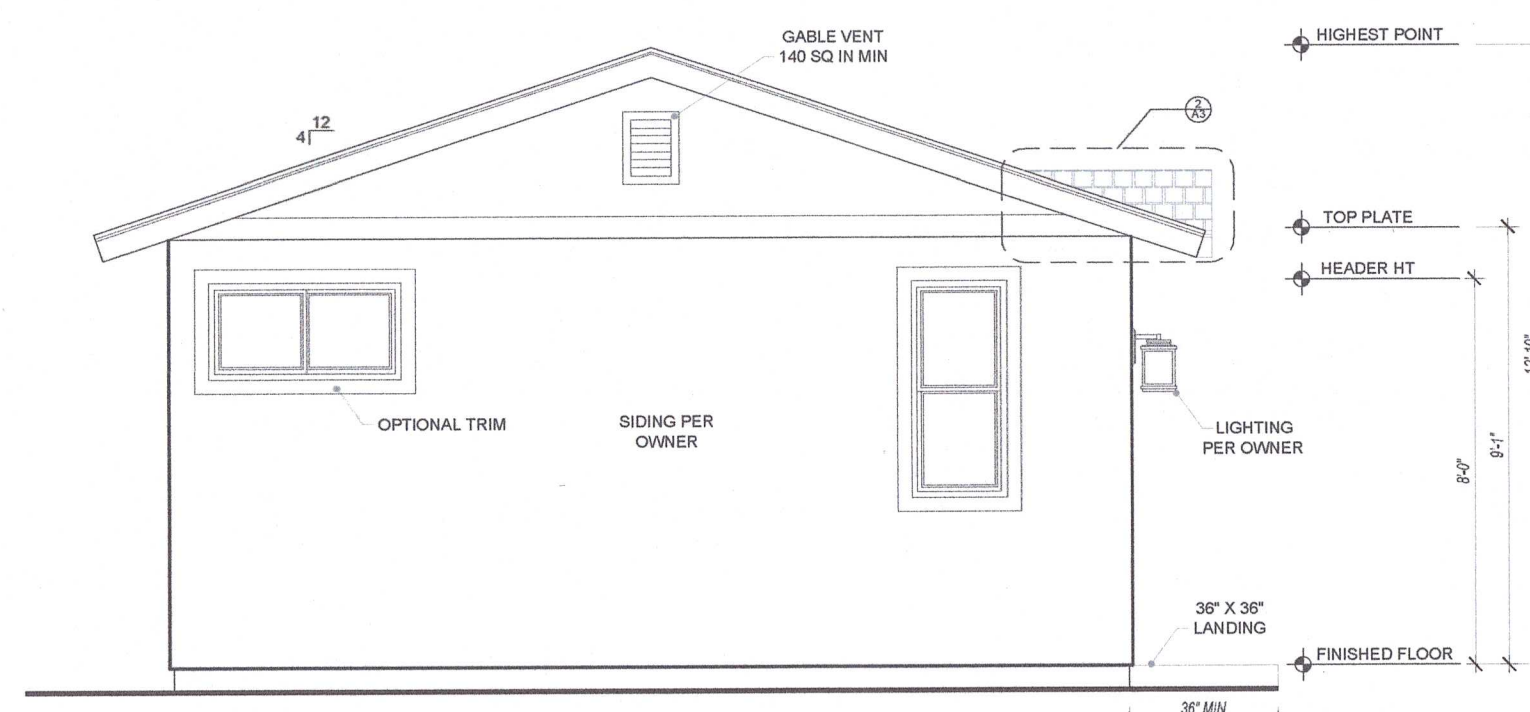
BUILDING SECTION - 2
SCALE: 1/4" = 1'-0"



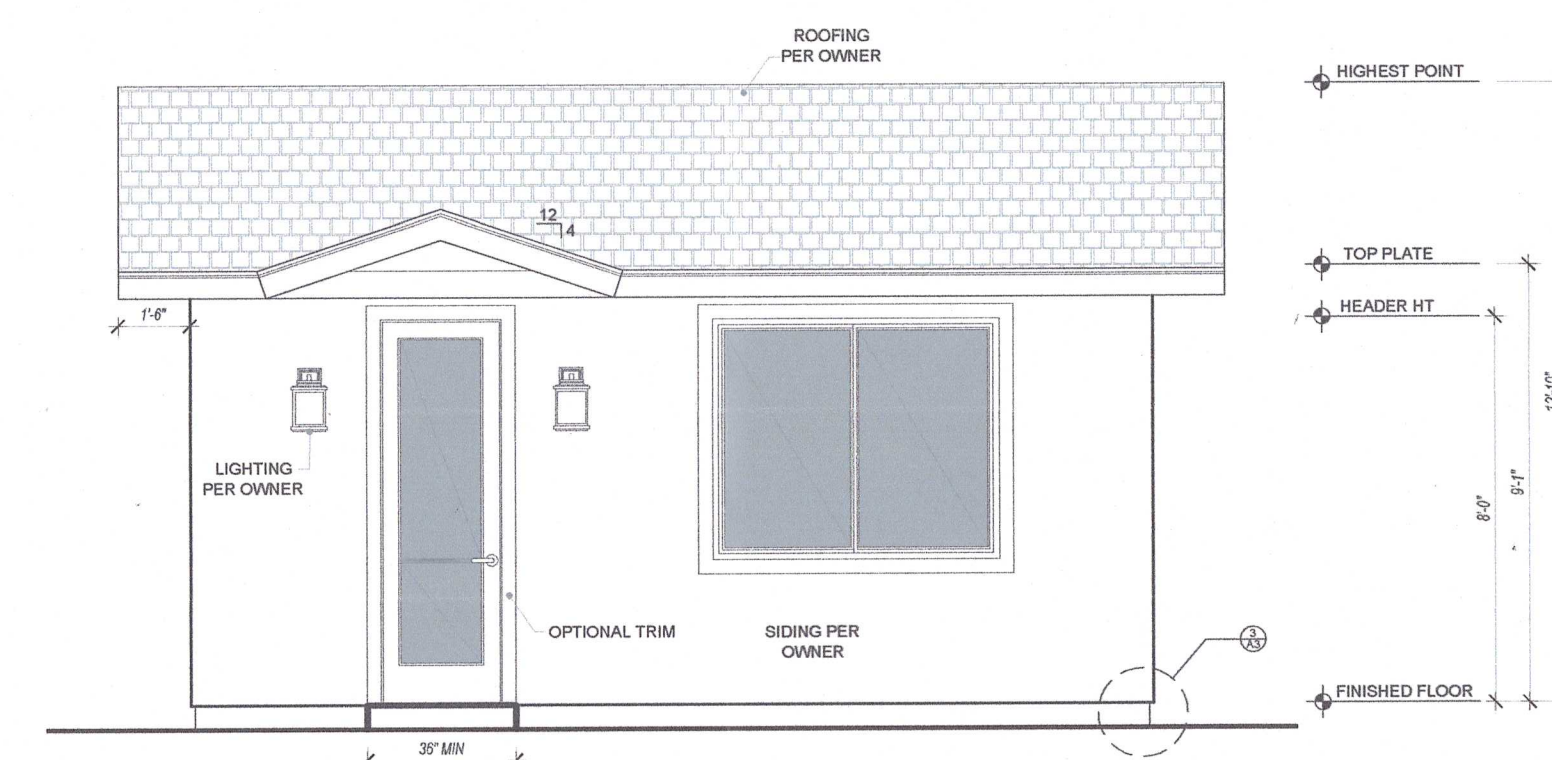
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



NOTICE OF PUBLIC HEARING

Longview Appeal Board of Adjustment

4:30 P.M. Tuesday, December 12th, 2023, for a ‘hybrid’ in-person or virtual meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/81922908550>

Or phone in for audio only: (253) 215 8782 or (408) 638 0968

Webinar ID: 819 2290 8550

Case No: ABA 2023-6

Applicant: John James

Location: 2703 Maple St

Request: **Special Property Use permit to create a detached accessory dwelling unit in the R-1 zone per LMC 19.22.025.**

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: McAllister Kosar, Planner 360-442-5083

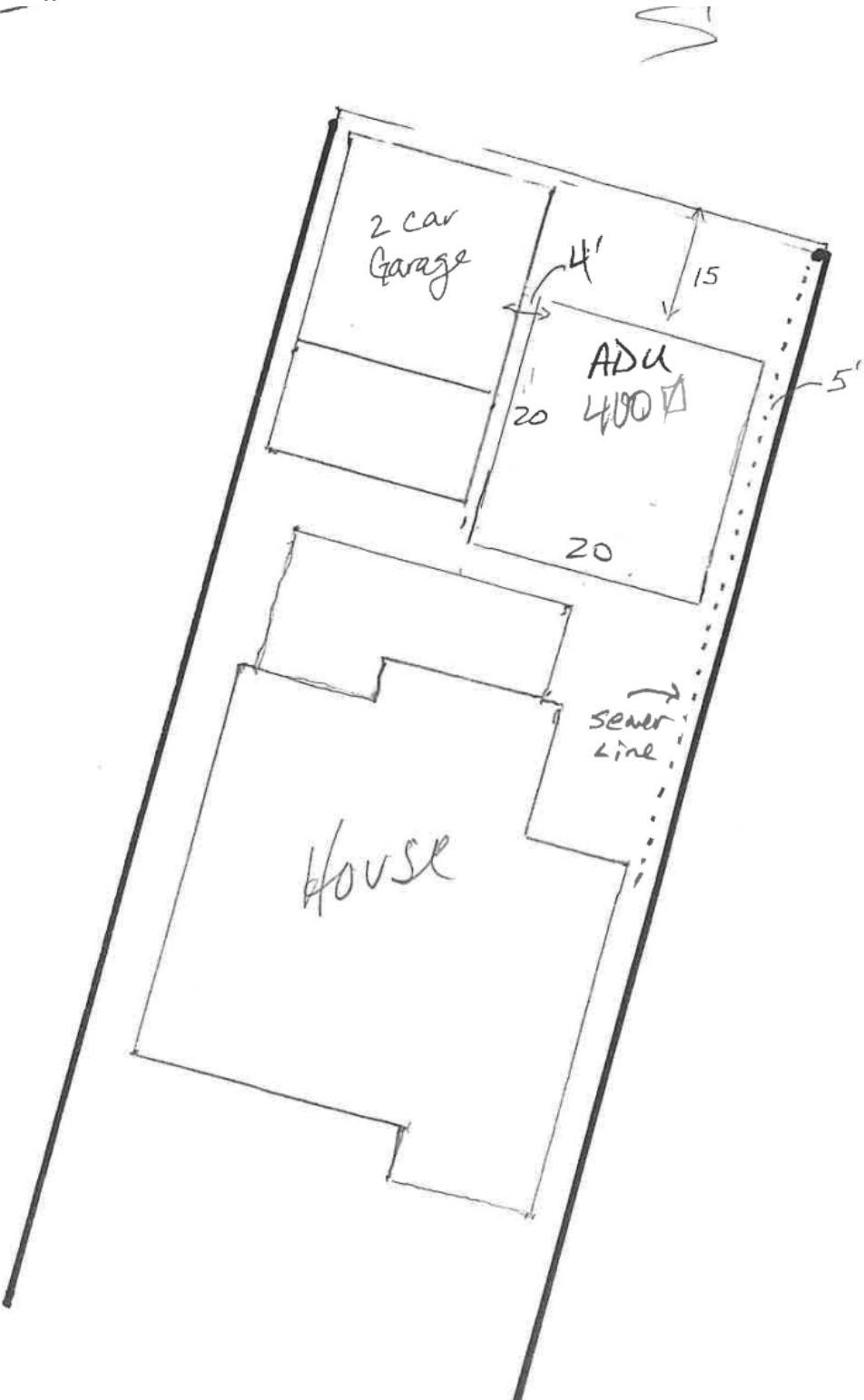
Copies of the associated documents are available for review online at mylongview.com under ‘Agendas & Minutes’ one week in advance of the Public Hearing.

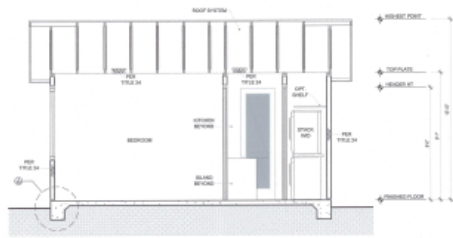
Comments: If you would like to provide comments in writing on this proposal, please submit them **no later than 4:00 p.m. Tuesday, December 12th, 2023**, to the City of Longview Community Development Department, PO Box 128, Longview, WA 98632, **ATTN: McAllister Kosar, Planner**. For electronic comments, provide your comments along with full name, address and contact information to mcallister.kosar@ci.longview.wa.us **RE: ABA 2023-6**

Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for 4:30 P.M. Tuesday, December 12th, 2023, either in-person at Longview City Hall Council Chambers, 1525 Broadway Street, OR on the virtual meeting platform Zoom (online or phone-in).

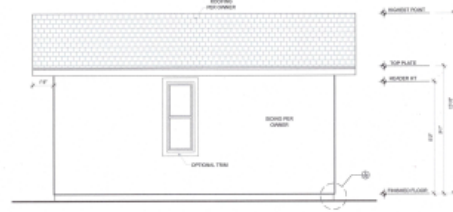
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Please contact the City Clerk’s Office at 360-442-5041 with any accessibility requests.

Site Plan

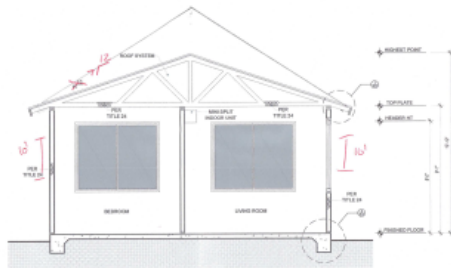




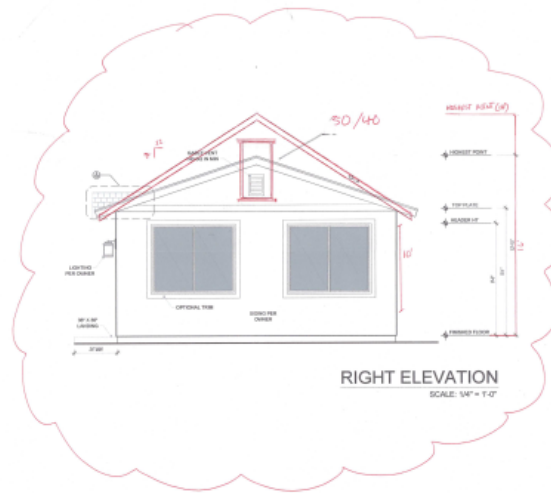
BUILDING SECTION - 1
SCALE: 1/4" = 1'-0"



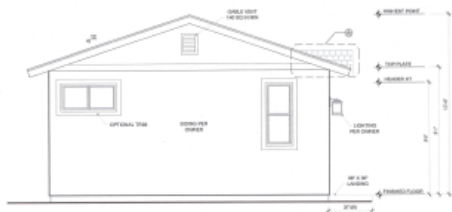
REAR ELEVATION
SCALE: 1/4" = 1'-0"



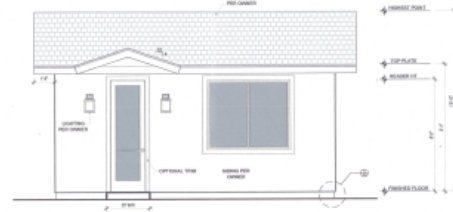
BUILDING SECTION - 2
SCALE: 1/4" = 1'-0"



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



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



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

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).

UTILITY AVAILABILITY REQUEST

SECTION 1. GENERAL INFORMATION

Date of Request

11-27-23

Project Description

ADD AN ADU TO EXISTING HOME AND PARCEL - SEE ATTACHED SKETCH.

Requestor Name, Address, Telephone Number

DARLA / JOHN JAMES, 2703 MAPLE, 360

SECTION 2. TYPE OF FACILITY (Check One)

☒ Single Family ☐ Irrigation Only ☐ Private Fire ☐ Duplex ☐ Triplex ☐ Four-Plex ☒ Other: PROPOSED ADU

Project Location/City Limits

☒ Inside

☐ Outside

If parcel is OUTSIDE the City Limits,
is it adjacent to a City Boundary?

☐ NO

☐ YES

NEW Service Requested

☐ Water

☐ Sewer

Site Address and Parcel Number: 2703 MAPLE ST,
PARCEL NO. 06356

Additional Information (Plot plan required to determine availability)

- SUBMITTED PLOT PLAN AND A MARKED AERIAL PHOTOGRAPH ARE ATTACHED.
- EXISTING SEWER MAY NEED REPLACEMENT; THE ROUTE SHOWN IN THE APPLICANT'S SKETCH IS A BETTER ROUTE THAN DIAGONAL.
- WATER SERVICE IS ADEQUATE FOR BOTH THE HOME AND PROPOSED ADU -- HOWEVER -- RECENT CONSUMPTION IS APPROXIMATELY DOUBLE THE NORM. ABSENCE OF A LEAK SHOULD BE CONFIRMED.

SECTION 3. WATER SERVICE *Size of Meter Required* EX. 3/4" WILL SUFFICE FOR PROPOSED ADU AS WELL.

Std Residential 3/4-Inch Meter

EX

Other Meter Size or Volume Required (Fill In)

N/A

SECTION 4. SEWER SERVICE

Number of Connections Needed:

EX

Size of Service (6-inch minimum standard):

Volume of Sewer Discharge
(Industrial Only):

N/A

SECTION 5. AVAILABILITY NOTIFICATION RECIPIENTS

☐ City of Longview ☐ Cowlitz County ☒ Property Owner ☐ Lender _____
(Name and Address)

The undersigned acknowledges that the provision of City Utilities is subject to conditions that will be identified in the availability notification letter and/or any subsequent permit issued at the time connection made to the utility system.

Signature _____

Date _____

-----CITY USE ONLY-----

Staff Signature

Date

Letter Processed.

Date

PROPOSED SEWER;
SEE MARKED
AERIAL BELOW

EX. SEWER MAY BE ON
DIAGONAL; RECORDS
ARE UNCLEAR ON
WHETHER THE ORIGINAL
BERMICO HAS BEEN
REPLACED.

ROW CLEANOUT
SHOULD BE NEAR HERE;
SEE MARKED AERIAL
BELOW

POSSIBLE ADU SERVICE;
INSTALL FOUNDATION
CLEANOUT PER UPC;
INSTALL CLEANOUT AT
CONNECTION TO HOUSE
SEWER.

969#

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