



City of Longview

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

Agenda

Appeal Board of Adjustment

Tuesday, July 9, 2024

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

24-00608 Please click the link to join the webinar: <https://us02web.zoom.us/j/81922908550>

Webinar ID: 819 2290 8550

Or Telephone: (253) 205 0468; or (253) 215 8782; or (346) 248 7799

2. **CALL TO ORDER**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

24-00609 MINUTES FROM MAY 14, 2024

THE JUNE 11TH MEETING WAS CANCELLED.

5. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

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

7. **PUBLIC HEARINGS**

24-00610 ABA 2024-5 SPECIAL PROPERTY USE AT 4239 OLYMPIA PLACE

RECOMMENDED ACTION:

**MOTION TO GRANT A SPECIAL PROPERTY USE PERMIT FOR LESSER NUMBER OF
OFF-STREET PARKING SPACES IN THE R-1 DISTRICT, AT 4239 OLYMPIA PLACE**

8. **OTHER BUSINESS**

9. **ADJOURNMENT**



Minutes

Agenda

Appeal Board of Adjustment

Tuesday, May 14, 2024

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

24-00440 Please click the link to join the webinar: <https://us02web.zoom.us/j/81922908550>
Webinar ID: 819 2290 8550
Or Telephone: (253) 205 0468; or (253) 215 8782; or (346) 248 7799

2. **CALL TO ORDER**

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

3. **ROLL CALL**

In attendance: Mark Backstrom, Chair; Roger Peters, Vice Chair; Dan Petersen; Arthur Chang

Excused: Steven Dahl;

Staff: Ann Rivers, Asst. City Manager and Community Development Director; Sam Barham, City Engineer; Nancy Vandehey, Admin Assistant

4. **APPROVAL OF MINUTES**

24-00439 MINUTES FROM APRIL 9, 2024

The minutes were approved as written by motion from Arthur Chang, seconded by Roger Peters. This passed unanimously.

5. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

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

Ann Rivers read the declaration into record. There were no objections.

7. **PUBLIC HEARINGS**

**24-00407 ABA 2024-3 SPECIAL PROPERTY USE 2126 CASCADE WAY DETACHED ADU
RECOMMENDED ACTION:**

**MOTION TO ACCEPT STAFF FINDINGS FOR ABA 2024-3 AND GRANT A SPECIAL
PROPERTY USE PERMIT FOR THE ESTABLISHMENT OF A DETACHED ACCESSORY
DWELLING UNIT IN THE R-1 DISTRICT, AT 2126 CASCADE WAY.**

Ann Rivers highlighted the staff report and read the staff findings into record.

The public hearing opened at 4:35 pm. James Lasko, spoke in favor. The public hearing closed at 4:36

pm/

A motion was made by Dan Petersen, seconded by Arthur Chang, to accept the staff findings for ABA 2024-3 and grant a special property use permit for the establishment of a detached accessory dwelling unit in the R-1 District, at 2126 Cascade Way. This passed unanimously.

8. OTHER BUSINESS

Ann Rivers shared that Mac Kosar had taken a new position. Nancy shared that without a Planner at time and no business it was undetermined when the next meeting would be held.

9. ADJOURNMENT

The meeting was adjourned at 4:37 pm.



STAFF REPORT
to the
LONGVIEW APPEAL BOARD OF ADJUSTMENT

PRESENTED BY: Ken Hash, Community Development Director

HEARING DATE: July 9, 2024

APPLICATION NO.: ABA 2024-5

APPLICANT: Robert & Medera Stevens

PROPERTY OWNER: Robert & Medera Stevens and Julian & Sharon Tuck

REQUEST: Special Property Use Permit in accordance with LMC §
19.78.100(4)(f) A lesser number of off-street parking spaces may
be allowed upon receiving a special property use permit.

LOCATION: 4239 Olympia Pl, Parcel number involved: 06795937

**ASSOCIATED
CASES:** N/A

ZONING DISTRICT: R-1 Residential District

BACKGROUND AND PROPOSAL

The property owner of 4239 Olympia Place proposes to construct a bathroom in the back half of the west side of the existing garage. [Exhibit A Application, Exhibit B plan view, and Exhibit C application attachment]. The lot is ~6,400 Sf and approximately 60 feet wide along Olympia Place.

This application is a special property use permit requesting the Appeal Board of Adjustment approve a reduced minimum number of required off-street parking spaces per Longview Municipal Code (LMC) 19.78.100(4)(f). LMC 19.78.100(4)(a) requires a minimum of two off-street parking spaces for single-family residential dwellings. Further, the off-street parking

spaces must be located outside of a setback area (LMC 19.78.030(2)). This means the existing driveway cannot be counted as off-street parking spaces because it is located within the 25-foot front yard setback; thus, only the garage is available for off-street parking. The requested number of off-street parking spaces for 4239 Olympia Place is one (1).

Neighboring land-uses include:

North – single family residences.

South – drainage ditch and 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. [Exhibit D].

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.

19.78.100 Required off-street parking space for specific uses.

The following specific uses shall provide off-street automobile parking facilities as hereafter specified:

(4)(a) Single-family dwellings, two-family dwellings and condominiums: Two parking spaces per dwelling unit,

(f) A lesser number of off-street parking spaces may be allowed upon receiving a special property use permit per Chapter 19.12 LMC;

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 lesser number of off-street parking spaces.

STAFF ANALYSIS

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

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

The proposal 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 proposal will not create a hazard.

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

The proposal does not inhibit fire and other vehicular emergency equipment.

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

The proposal does not add on congestion of public streets.

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.*

Allowing a single off-street parking space will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare.

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 lesser number of off-street parking spaces in the R-1 District, at 4239 Olympia Place.

EXHIBITS

- A. Special Property Use Permit application
- B. Applicant plan view
- C. Application attachment
- D. Notice to Neighbors
- E. Legal Notice of Public Hearing
- F. Aerial Image

Staff Report Date: Thursday, June 27, 2024



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: _____

Related Case Number: _____

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: Robert & Medara Stevens Phone: 541-736-3740
(Print All Information)

Mailing Address: 4239 Olympian Place Fax: _____
(Street or PO Box)

City: Longview State: WA Zip: 98632

Property Owner: Julian & Sharon Tuck Phone: _____

Mailing Address: 4239 Olympian Place Fax: _____
(Street or PO Box)

City: Longview State: WA Zip: 98632

Applicant: Robert & Medara Stevens Phone: 541-736-3740
(Print All Information)

Mailing Address: 4239 Olympian Place Fax: _____
(Street or PO Box)

City: Longview State: WA Zip: 98632

Relationship to Property Owner: Same

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: _____

The existing, continuing, and proposed land use is single-family residential. The proposed project is a bathroom addition in existing garage requiring reduction to one, the number of off-street parking spaces.

Address of Property: 4239 Olympia Place Parcel No. 06795937

Comprehensive Plan Designation: Low Density Residential Zoning District: R-1

Current Use of Property: Single-family residential

Gross land area of the site to be developed: ≈5,998 Square Feet _____ Acres

Net land area (gross land area minus land dedicated for public purposes): ≈5,998 sq.ft.

Describe any existing structures on the site: Single-family dwelling with ~~detached~~ attached garage.

Number and surface type of all existing driveways at the site: 1 - concrete

Number, type and dimensions of existing signage at the site: No existing signs.

Describe signage proposed for the land use requested: None

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

North: R-1 Current Land Uses: Single-family residential

South: R-1/R-3 ^{South of Dike} Current Land Uses: Dike + Single-family residential

East: R-1 Current Land Uses: Single-family residential

West: R-1 Current Land Uses: Single-family residential

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

None

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

None

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

Proposed hours of operation: N/A

Describe how parking will be accommodated for the proposed use: _____

One space within existing garage after bathroom addition. There will be two more spaces in the existing driveway as well as one on-street parking space.

Describe how the proposed use will impact traffic circulation: _____

There will be no impact on traffic circulation. As cars/vehicles do now they will pull-out/back-out of the garage and/or driveway to access the street then start driving.

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

Will the proposed land use:

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

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

SPECIAL PROPERTY USE PERMIT REVIEW CRITERIA AND DEVELOPMENT STANDARDS

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

Criteria reviewed by the Appeal Board of Adjustment include:

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

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

FILING FEES:

Public Hearing Fee: \$696.00

~~SEPA Review Fee:~~ *N/A KH* ~~\$579.00~~

Total Fees: ~~\$1,275.00~~

Comments: *\$696.00*

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.

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: Robert Hogue
Medina S Date: 6/20/24

Signature of Property Owner: Julian Tind
Sharon C. Tind Date: 6/20/24

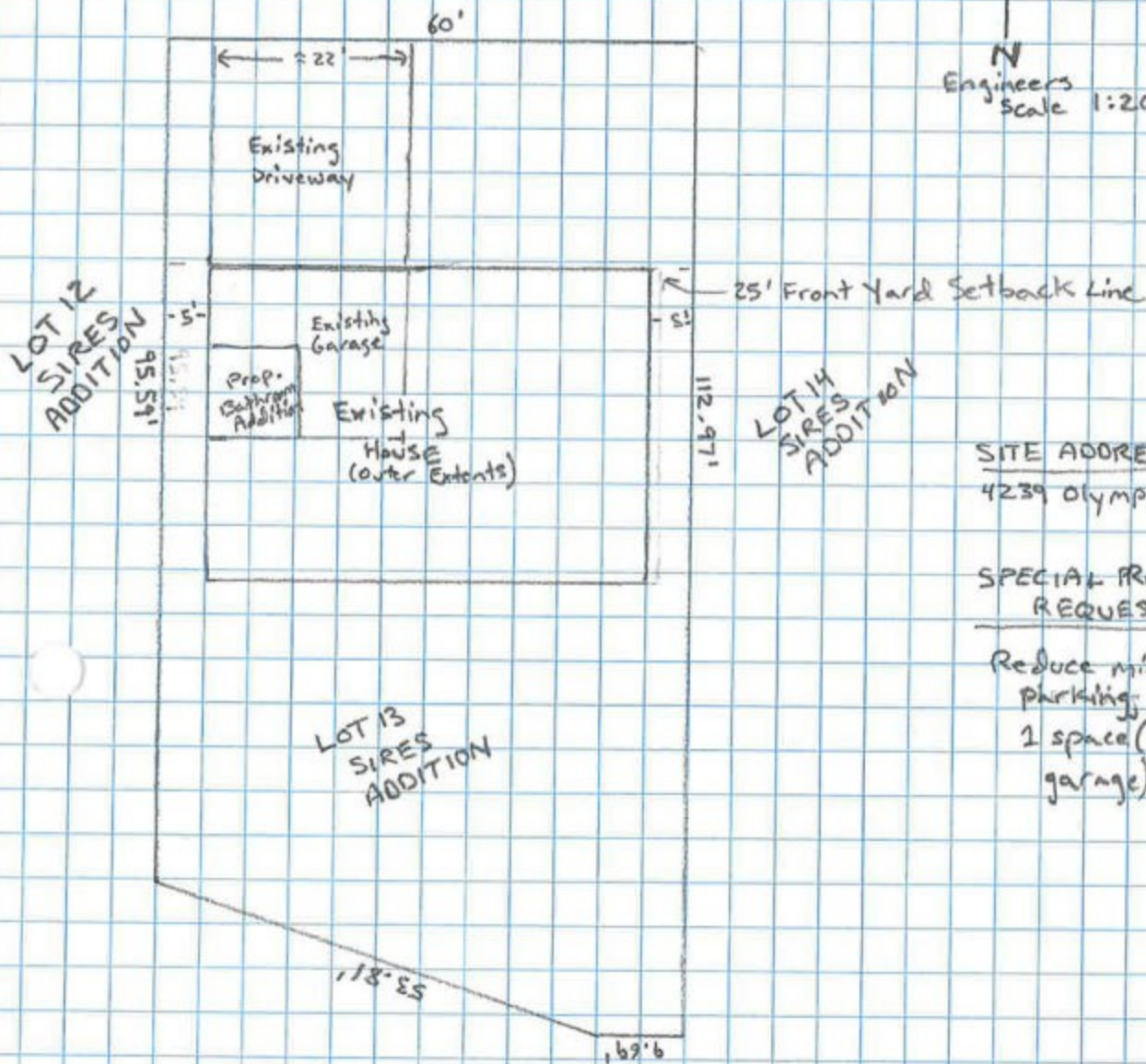
Signature of Applicant: Robert Hogue
Medina S Date: 6/20/24

(If different than property owner)

OLYMPIA PLACE

TUCK/STEVENS SITE PLAN

↑
N
Engineers
Scale 1:20



SITE ADDRESS
4239 Olympia Place

SPECIAL PROPERTY USE REQUEST

Reduce minimum off-street
parking from 2 spaces to
1 space (in east bay of
garage).

**SPECIAL PROPERTY USE PERMIT
FOR TUCK/STEVENS RESIDENCE**

Date: June 20, 2024

Property Owners: Robert & Medora Stevens
Julian & Sharon Tuck
4239 Olympia Place
Longview, WA 98632

Applicants: Robert & Medora Stevens
4239 Olympia Place
Longview, WA 98632
Phone (541) 736-3740
Email rstevens98@gmail.com

Contractor: Ashe Construction & Remodeling, LLC
c/o Troy Ashe
114 Monterey Drive
Kelso, WA 98626

Subject Property: Address - 4239 Olympia Place
Parcel No. – 06795937
Legal Description – Lot 13, Block 3, Sires Addition No. 1

Zoning District: R-1

Existing/Continuing/Proposed Land Use: Single-Family Residential

Request: Reduce LMC 19.78.100(4)(a) requirement for 2 parking spaces to 1 as allowed under LMC 19.78.100(4)(f).

BACKGROUND

This application is a special property use permit requesting the Appeal Board of Adjustment approve a reduced minimum number of required off-street parking spaces per Longview Municipal Code (LMC) 19.78.100(4)(f). LMC 19.78.100(4)(a) requires a minimum of two off-street parking spaces for single-family residential dwellings. Further, the off-street parking spaces must be located outside of a setback area (LMC 19.78.030(2)). This means the existing driveway cannot be counted as off-street parking spaces because it is located within the 25-foot front yard setback; thus, only the garage is available for off-street parking. The requested number of off-street parking spaces for 4239 Olympia Place is one (1).

The reason for this special property use request is to be able to add a bathroom to the back half of the west side of the existing garage. With the addition of the bathroom, one side of the garage will have half of the space that will be available for storage, workshop, etc. The east side of the garage will remain a full garage bay available for vehicle off-street parking.

Further the property owners are a multi-generational household, and the desire is to make improvements to ensure the house is better equipped for single level living for the older generation (the Tucks). This will allow the house to fulfill the ability to “age in place”. The bathroom addition is the major improvement that is needed to make “aging in place” possible.

In addition to providing background information on this request, this narrative addresses the four criteria in LMC 19.12.050(3)(b) the Appeal Board of Adjustment considers in reviewing special property uses. Before providing a response to the approval criteria the next section provides the reasons why this use/application is exempt from review under the Statewide Environmental Policy Act (SEPA).

SEPA CATEGORICAL EXEMPTION

The existing/proposed use of the subject property is single-family residential. Per Washington Administrative Code (WAC) 197-11-800(1) provides thresholds when minor new construction is categorically exempt from State Environmental Policy Act (SEPA) review. WAC 197-11-800(1)(b)(i) provides that “construction or location of four attached or detached single family residential units” is categorically exempt. Given that the existing/proposed use is one single family residential dwelling, the use on the subject property is categorically exempt. Further, WAC 197-11-800(3) provides that “repair, remodeling, maintenance, or minor alteration of existing private or public structures” is categorically exempt. The proposed bathroom addition, and thus the reason for the special property use, is categorically exempt per WAC 197-11-800(3). For the reasons explained above this special property use permit is exempt from SEPA review.

LMC 19.12.050(3)(b) SPECIAL PROPERTY USE APPROVAL CRITERIA

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

The existing, and continuing/proposed, use of the subject property is single-family residential. To the north, west, and east of the subject property within the Sires Addition No. 1 subdivision the neighboring properties are also single-family residential. To the south (across the CDID No. 1 dike) is additional, existing single-family residential.

Reducing the minimum required off-street parking spaces from two to one due to a bathroom addition will have no impact to the exterior of the existing house. There will continue to be two garage doors visible from the street for example. One fewer required off-street parking space and a bathroom addition will not change the existing use of the subject property; thus, there will be nothing detrimental to the character and use of adjoining buildings that are also single-family residential.

Finally, having only one off-street parking space in the garage to meet LMC 19.78.100(4)(a) will mean that the existing driveway will be used for off-street parking even though the spaces are not official under LMC 19.78.030(2). This situation of having one or two vehicles parked in the driveway is the same as many of the other existing houses on Olympia Place and Olympia Lane as noted by visual inspection of the applicant. In most single-family residential neighborhoods outside the City of Longview, lots of driveways are likely used to park one or more vehicles. For these reasons having to use the existing driveway for parking spaces will not be detrimental to the character and use of adjoining buildings.

Based on the above facts, this approval criterion will be met.

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

While there would be only one off-street parking space officially as a result of this request, the existing driveway will continue provide ample space for parking two vehicles outside of the public right-of-way. This means the parking of vehicles associated with the existing single-family dwelling will have no impact on the existing public sidewalk for pedestrians to use or cause hazards for vehicles using the public street.

Based on the above facts, this approval criterion will be met.

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

Having one fewer required off-street parking space due to a bathroom addition in the existing garage will not impact fire or other emergency vehicles from reaching the existing house by parking in the public street (if the driveway has vehicles parked in it) and reaching/accessing the structure.

Based on the above facts, this approval criterion will be met.

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

While this request means the subject property will only have one instead of two off-street parking spaces in the existing garage, there will still be adequate off-street parking to prevent the public street from being congested from overflow parking. The existing driveway will still be able to accommodate two spaces for off-street parking even though it cannot be counted to meet LMC 19.78.100(4)(a). Further, the situation of using a driveway for off-street parking is still consistent with the LMC. The definition of off-street parking per LMC 19.09.470 states "all off-street areas designed, used, required or intended to be used for the parking of motor vehicles." The existing driveway is clearly designed and intended to be used for vehicle parking.

Based on the facts above, there will still be adequate off-street parking for three vehicles (more than the minimum of two vehicles a single-family dwelling needs in a residential zoning district in the City of Longview) even though only one space would be official. This approval criterion will be met.

CONCLUSION

Based on the information and facts presented in the background and SEPA categorical exemption sections as well as in the last section to demonstrate that the approval criteria per LMC 19.12.050(3)(b) will be met, the property owners and applicants respectfully request the Appeal Board of Adjustment approves this special property use permit.

3747421

02/14/2024 12:01:34 PM Pages: 3 \$305.50

Quit Claim Deed

THREE RIVERS LAW CENTER

eRecorded at Cowlitz County, WA

When recorded return to:

Julian & Sharon Tuck
4239 Olympia Place
Longview, WA 98632

\$0.00 EXCISE TAX
AFFIDAVIT NO: 35468
COWLITZ COUNTY TREASURER
02/14/2024 DEPUTY JD

QUIT CLAIM DEED

THE GRANTORS, Robert D. Stevens and Medora T. Stevens, husband and wife, and Julian B. Tuck and Sharon C. Tuck, husband and wife, as tenants in common, for and in consideration of one dollar, convey and quitclaim to the GRANTEES, Robert D. Stevens and Medora T. Stevens, husband and wife, and Julian B. Tuck and Sharon C. Tuck, husband and wife, **AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, the following described real estate located at 4239 Olympia Place, Longview, Washington, in the County of Cowlitz with any interest therein which Grantors may hereafter acquire:

Abbreviated Legal Description: LOT 13, BLOCK 3 SIRES ADD 12/9

Full Legal Description:

LOT 13, BLOCK 3, SIRES ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 9, RECORDS OF COWLITZ COUNTY, WASHINGTON.

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

Parcel No. 06795937

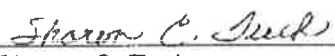
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WA Quit Claim Deed - Tuck
PARCEL NO. 06795937

Dated: November 14, 2023


Julian B. Tuck


Sharon C. Tuck

STATE OF WASHINGTON

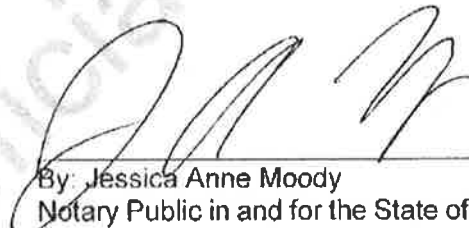
ss.

COUNTY OF COWLITZ

I certify that Julian B. Tuck and Sharon C. Tuck are the persons who appeared before me, and acknowledge 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: November 14, 2023




By: Jessica Anne Moody
Notary Public in and for the State of Washington
Residing at: Longview
My appointment expires: October 14, 2024

Dated: 2-7-24

Robert D. Stevens
Robert D. Stevens

Medora T. Stevens
Medora T. Stevens

STATE OF Washington

SS.
COUNTY OF Cowlitz

I certify that Robert D. Stevens and Medora T. Stevens are the persons who appeared before me, and acknowledge 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: 2-7-24



By: Jessica Anne Moody
Notary Public in and for the State of WA
Residing at: Longview, WA
My appointment expires: 10-14-24



June 26, 2024

NOTICE OF PUBLIC HEARING

Longview Appeal Board of Adjustment

4:30 P.M. Tuesday, July 9th, 2024, 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 2024-5

Applicant: Robert & Medera Stevens

Location: 4239 Olympia Pl, Parcel number involved: 06795937

Request: **Special Property Use Permit in accordance with LMC § 19.78.100(4)(f)**
A lesser number of off-street parking spaces may be allowed upon
receiving a special property use permit..

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: Ken Hash, Community Development Director 360-442-5202

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, July 9th, 2024**, to the City of Longview Community Development Department, PO Box 128, Longview, WA 98632, **ATTN: Ken Hash, Community Development Director**. For electronic comments, provide your comments along with full name, address, and contact information to ken.hash@mylongview.com **RE: ABA 2024-5**

Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for 4:30 P.M. Tuesday, July 9th, 2024, either in-person at Longview City Hall Council Chambers, 1525 Broadway Street, OR on the virtual meeting platform Zoom (online or phone-in).

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

Property:



Notice filed by:
Ken Hash, Community Development Director
Community Development Department, City of Longview

Notice of Public Hearing
Longview Appeal Board of Adjustment
4:30 P.M. Tuesday, July 9th, 2024, for a "hybrid" in-person or virtual meeting.
Join Zoom Meeting
<http://us02web.zoom.us/j/B1922908550>
Or phone in for audio only:
(253) 215 8782 or (408) 638 0968
Webinar ID: 819 2290 8550
Case No: ABA 2024-5
Applicant: Robert and Medora Stevens
Location: 4239 Olympia Pl
Request: Special Property Use permit (SPU) in accordance with LMC 19.12.050 to remodel the existing 2-car garage into a bathroom eliminating one off-street parking space is a SPU according to LMC 19.78.100(4)(f).
Copies of the associated documents are available for review online at MyLongview.com, under "Agendas and Minutes" one week in advance of the Public Hearing.
Comments: If you would like to provide comments in writing in this proposal, please submit them **no later than 4:00 p.m. Tuesday July 9th, 2024**, to the City of Longview Community Development Department, PO Box 128, Longview WA 98632, ATTN: Ken Hash. For electronic comments, provide your comments along with full name, address and contact information to Ken.hash@mylongview.com **RE: ABA 2024-5.**
Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for 4:30 p.m. Tuesday July 9th, 2024, either in-person at Longview City Hall Council Chambers, 1525 Broadway Street, OR on the virtual meeting platform Zoom (on-line or phone-in.)
Please contact the City Clerk's Office at 360-442-5041 with any accessibility requests.
6/27 #####



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Longview Daily News** on the dates indicated below.
If changes are needed, please contact us prior to deadline at **(360) 577-2525**.

Notice ID: KRXmD9ial6XObWEbLhOZ | **Proof Updated: Jun. 24, 2024 at 08:12am PDT**
Notice Name: Public Hearing ABA 2024-5

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
CITY OF LONGVIEW - LEGAL	Longview Daily
Vandehey	News
nancy.vandehey@ci.longview.wa.us	
(360) 442-5041	

Columns Wide:	1	Ad Class: Legals
Total Column Inches:	5.88	
Number of Lines:	59	

06/27/2024: General Legal	242.48
Publish Fee	20.00

Subtotal	\$262.48
Tax	\$0.00
Processing Fee	\$0.00
Total	\$262.48

Property:

