



City of Longview

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

Agenda

Appeal Board of Adjustment

Tuesday, January 14,
2025

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

25-0021 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**

25-0022 MINUTES FROM DECEMBER 10, 2024

5. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

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

7. **PUBLIC HEARINGS**

25-0023 ABA 2024-9 FOR A SIGN VARIANCE AT 2614 OCEAN BEACH HIGHWAY FOR
NORTHLAKE BAPTIST CHURCH.
RECOMMENDED ACTION:
MOTION TO GRANT APPROVAL OF ABA 2024-9 THE VARIANCE FOR NORTHLAKE
BAPTIST CHURCH TO ERECT AN EMC SIGN WHICH EXCEEDS THE SQUARE FOOT
REQUIRED BY LMC 19.22.040 SUBJECT TO CONDITIONS LISTED IN STAFF REPORT.

8. **OTHER BUSINESS**

25-0024 SET PUBLIC HEARINGS ON FEBRUARY 11, 2025 TO HEAR:

- ABA 2025-1 - Special Property Use for Big Leaf Montessori school site in the R-1 Residential District at 2021 Washington Way
- ABA 2025-2 - Special Property Use for a detached ADU at 3341 Pennsylvania St
- ABA 2025-3 - Variance request to allow for a 6 ft fence on 1569 Alabama St

RECOMMENDED ACTION:
MOTION TO SET PUBLIC HEARINGS ON FEBRUARY 11, 2025.

9. **ADJOURNMENT**



Minutes

Agenda

Appeal Board of Adjustment

Tuesday, December 10,
2024

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

24-001087 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 4:31 pm.

3. **ROLL CALL**

In attendance: Mark Backstrom, Chair; Roger Peters, Vice Chair; Dan Petersen; Steven Dahl;

Excused: Arthur Chang

Staff: Nick Little, Community Development Director; Irene Rutikanga, Planner; Sam Barham, City Engineer; Nancy Vandehey, Admin Assistant

4. **APPROVAL OF MINUTES**

24-001088 MINUTES FROM SEPTEMBER 10, 2024

THE OCTOBER 8TH MEETING WAS CANCELLED.

THE NOVEMBER 12TH MEETING WAS CANCELLED.

The minutes were approved as presented.

5. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

There was none.

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

Irene Rutikanga read the Declaration and there was no objection.

7. **PUBLIC HEARINGS**

24-001089 SPECIAL PROPERTY USE APPLICATION - ABA 2024-7

RECOMMENDED ACTION:

**APPROVAL OF ABA 2024-7 GRANTING SPECIAL PROPERTY USE FOR THE
PROPOSED ASSEMBLY USE IN THE R-1 DISTRICT AT 811 20TH AVE**

Meeting recording was started at this point of the meeting.

Irene Rutikanga presented the highlights of the staff report. Public hearing was opened at 4:37 pm. With no one speaking the public hearing was closed at 4:38 pm. Discussion included parking space requirements.

Steve Dahl made a motion, seconded by Roger Peters, for approval of ABA 2024-7 granting special property use for the proposed assembly use in the R-1 district at 811 20th Ave subject to conditions listed. This passed unanimously.

24-001090 VARIANCE REQUEST - ABA 2024-8

RECOMMENDED ACTION:

APPROVAL OF ABA 2024-8 GRANTING THE VARIANCE FOR THE PROPOSED GYMNASIUM FACILITY AT 901 ALASKA ST TO PROVIDE 35 PARKING SPACES INSTEAD OF THE 145 REQUIRED SPACES FOR GYMNASIUMS PER LMC 19.78.100.

Irene Rutikanga presented the highlights of the staff report.

Discussion included occupancy load, parking ordinance, future use and square footage.

Public hearing opened at 4:54 pm. Josh Wright spoke in favor of the request. Mark Lee, owner, spoke in favor of the request. Public hearing was closed at 4:59 pm.

Steve Dahl made a motion, seconded by Dan Petersen, to grant the variance for the proposed gymnastic facility at 901 Alaska St to provide 35 parking spaces instead of the 145 required spaces for gymnasiums per LMC 19.78.100. This passed unanimously.

24-001103 SET PUBLIC HEARING ON JANUARY 14, 2025 TO HEAR ABA 2024-9 FOR A SIGN VARIANCE

RECOMMENDED ACTION:

MOTION TO SET PUBLIC HEARING ON JANUARY 14, 2025 TO HEAR ABA 2024-9 FOR A SIGN VARIANCE

Irene Rutikanga spoke on the proposed sign variance by Northlake Baptist Church.

Nick Little explained some legislative changes that he will be proposing to Council in early 2025.

Steve Dahl made a motion, seconded by Dan Petersen, to set a public hearing on January 14, 2025 to hear ABA 2024-9 for a sign variance. This passed unanimously.

Steve Dahl made a motion, seconded by Roger Peters, to the board concurrence that current procedure of setting the meeting the month before should be removed and be updated to something more streamlined without negatively impacting public notice. This passed unanimously.

8. OTHER BUSINESS

9. ADJOURNMENT

The meeting was adjourned at 5:12 pm.



STAFF REPORT
to the
LONGVIEW APPEAL BOARD OF ADJUSTMENT

PRESENTED BY: Irene Rutikanga, Planner

HEARING DATE: January 14, 2025

APPLICATION NO.: ABA 2024-9

APPLICANT: Northlake Baptist Church

PROPERTY OWNER: Northlake Baptist Church

REQUEST: Request for a variance in accordance with LMC 19.12.140 & LMC 19.22.040. Applicant is requesting a variance from the maximum allowed sign square footage of 30 sf in the R-1 zoning district for religious assemblies and proposing a 64.4 square foot Electronic Messaging sign (EMC).

LOCATION: 2614 Ocean Beach HWY, Parcel number involved: 08912

ASSOCIATED CASES: N/A

ZONING DISTRICT: R-1 Residential District

BACKGROUND AND PROPOSAL

The applicant proposes constructing a new 64.4 sf Electronic Messaging Center (EMC) sign that would serve four entities that utilize their campus. The entities comprise Northlake Church, Three Rivers Christian Church School, Longview Korean Church, and Iglesias de Dios Manantiales de Vida Eterna. Currently, three signs on the applicant property serve each entity. The proposed EMC would serve all entities utilizing the campus and replace the existing signs. Per LMC, 19.22.040 EMC signs are allowed in the R-1 residential district for religious assemblies, and a maximum size of 30 sf is permitted. The applicant requests a variance from the allowed maximum sign square footage of 30 sf and proposes a 64.4 sf sign.

Neighboring land uses include:

North – Residential.

South – Ocean Beach HWY/Residential

East – Residential

West – Pacific Way/Residential

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 Variance was mailed to the applicant and to the owners of all properties adjacent to or abutting this proposal on December 30th . [Exhibit C].

Postings and legal notices are not required for Variance requests however legal notice of this application and public hearing were posted in the Longview Daily News.

SEPA DETERMINATION

Not required.

CRITICAL AREA ORDINANCE REQUIREMENTS

None.

APPLICABLE CODE SECTIONS

LMC 19.22.040 Signs in Residential Zones.

All signs approved under this section shall be nonflashing and, if illuminated by artificial light, such lighting shall be oriented to prevent light trespass onto adjacent residences and properties and shall be oriented towards the ground. Electronic message center (EMC) signs as defined in Chapter 16.13 LMC may be permitted for religious establishments, public or private schools and public safety facilities where they meet the following requirements:

- (a) Number of EMC signs: one per use.
- (b) Types of EMC signs allowed: fascia, monument, or pole signs.
- (c) Maximum size: 30 square feet not including foundation, base or frame.

LMC 19.12.140 Variance permits – Authority to issue.

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

- (1) The variance will not constitute a grant of special privileges inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located; and
- (2) That such variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and

privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; and

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

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

STAFF ANALYSIS

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

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

The variance process ensures that each request is evaluated based on site-specific factors, such as the size of the property, the needs of the use, and the impact on surrounding properties. The R-1 zoning district permits EMC signs for religious uses, recognizing the unique operational needs of such establishments, including communicating event schedules, community announcements, and other public service information. The requested variance aligns with these allowed uses while reflecting a proportional increase in sign size necessary to maintain readability and visibility, therefore Staff believes that the requested variance to allow a 64.4-square-foot electronic messaging center (EMC) sign for a religious assembly in the R-1 zoning district does not constitute a grant of special privileges inconsistent with the limitations upon uses of other properties in the vicinity and zone.

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

Four different entities utilize the applicant campus, and all have separate signs. The proposed EMC sign would eliminate the existing signs and replace them with just one sign that serves all the entities utilizing the campus. To erect one sign that incorporates all four entities, more space than what's currently permitted for religious assemblies' signs is necessary so that all entities can adequately communicate their messages and events, necessitating the need for variance.

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

Granting of the variance will not be materially detrimental to the public welfare or injurious to the surrounding properties. Other than requesting a variance to increase the sign square footage, the proposed EMC will comply with the rest of LMC 19.22.040 standards. The proposed EMC will not be located closer than 10 feet to any lot line nor

closer than 70 feet to any residential building. Additionally, the sign will incorporate an ambient light sensor to adjust the digital sign brightness to various conditions, and as required by code, the EMC will have to be turned off between 9:00 PM and 7:00 AM.

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

The variance was requested prior to the applicant submitting for a permit and is not the result of any action taken by the applicant.

STAFF FINDINGS

1. The variance will not constitute a grant of special privileges inconsistent with the limitation upon uses of other properties in the vicinity as the variance process is available to all similar uses considering site specifics.
2. Based on the existing entities utilizing the applicant campus, the maximum allowed sign square footage is insufficient to serve all entities under one sign, necessitating a variance to allow more sign square footage.
3. The proposed EMC sign will not be injurious nor materially detrimental to the public welfare as it will comply with LMC19.22.040 standards.
4. The need for a variance is not the consequence of any actions taken by the applicant.

RECOMMENDATION

Staff recommends that the Appeal Board of Adjustment grant approval of the Variance for Northlake Baptist Church to erect a 64.4 sf EMC sign, which exceeds the 30 sf required by LMC 19.22.040 subject to the following condition of approval:

1. As required by LMC19.22.040 the electronic messaging center sign (EMC) shall be completely turned off between the hours of 9:00 p.m. and 7:00 a.m., seven days a week.

EXHIBITS

- A. Variance Permit application
- B. Applicant Sign Plan
- C. Notice to Neighbors
- D. Legal Notice of Public Hearing
- E. Aerial Image
- F. Sign Location

Staff Report Date: Tuesday, January 07, 2025



Variance Application

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

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

LMC 19.12

Application Number: _____

Related Case Number(s): _____

THIS SECTION FOR OFFICE USE ONLY:

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

19.22.040. The reason I am requesting a variance is because: Northlake Church is proposing the construction of a new sign that would incorporate four entities that utilize our campus throughout the week: Northlake Church, Three Rivers Christian School, Longview Korean Church, and Iglesia de Dios Manantiales de Vida Eterna

at Street: 2614 Ocean Beach Hwy, City of Longview, Washington.

Lot No. 08912 Block No. _____ Subdivision/Addition: _____

Zoning District: Residential

Applicant: Northlake Church and Three Rivers Christian School Phone: 360-423-3805
(Print All Information)

Contact Name: Joshua Wenzek Fax: _____

Mailing Address: 2614 Ocean Beach Hwy
(Street or PO Box)

City: Longview State: WA Zip: 98632

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

Relationship to Owner: _____

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

Mailing Address: _____
(Street or PO Box)

City: _____ State: _____ Zip: _____

Justification attach additional sheets as necessary:

b. Describe the physical conditions and circumstances of the property (lot shape, slope, building location, easements, etc.) and how they affect the project for which the variance is being requested: The property is located on the corner of Ocean Beach Hwy and Pacific Way. The property is mostly level with a two-foot retaining wall along OBH and part of Pacific Way and a slight slope up to the building which is 54 feet from OBH. There is a lawn in front of and around the west side of the building along with some plantings near the building. The lot is rectangular shaped. Between Northlake Church and Three Rivers Christian School the property is a total of 9 acres. The proposed sign would go in our front lawn 10 feet from the sidewalk on the corner of OBH and Pacific.

b. Describe how the conditions and circumstances are peculiar to the property, do not apply to other properties in the zoning district, and how a special privilege will not be conferred by granting of the variance: We are and have been a church and school campus since 1962. Our campus is utilized by at least four official entities: Northlake Church, Three Rivers Christian School, Longview Korean Church, and Iglesia de Dios Manantiales de Vida Eterna. Currently we have three signs out on OBH. Our intentions are to remove the three unattractive signs and replace them with one

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

Code 19.22.040 paragraph 3c says in regard to the Electronic Messaging Center (EMC) "maximum size: 30 square feet not including foundation, base or frame." In order to incorporate enough sign space for four entities we need to have more square footage for our EMC. We are proposing a 64.4 square foot EMC and would appreciate the exception to the code.

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

Yes ☐ No ☒ Explain: We have not yet begun this project and have not yet made any preparations to the location.

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

We are proposing to have a 2.5x1 meter high quality, 3.9mm LED sign atop an attractive monument structure with static signs for Northlake Church and Three Rivers Christian School this will be a total of 64.4 square feet. This sign will represent 4 entities: Northlake Church, Three Rivers Christian School, Longview Korean Church, and Iglesia de Dios Manantiales de Vida Eterna (a Spanish speaking church). Everyday except most Saturdays for the past six decades our campus has been used by hundreds of people. Having a better sign would help people identify who we are and what we do here. The proposed LED sign would announce each of the four entities and events that will be happening.

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

The proposed sign will replace three unattractive, dilapidated signs. It will be attractive, and we will program it not to change NOT more than every eight seconds and will not be flashy. An ambient light sensor shall also be included automatically adjusting the digital sign's brightness to the various lighting conditions. The sign will not interfere with traffic signals or intersections. The leading edge of the double-sided sign will be placed ten feet from our property line, and it will be orientated to the east and west which is away from our neighbors across from OBH.

NOTICE TO APPLICANT:

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

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

FILING FEES:

Public Hearing Fee:	<u>\$1,087.00</u>
SEPA Review Fee, if applicable: (DNS \$543.00/MDNS \$815.00)	<u>\$</u>
Total Fees:	<u>\$</u>
Comments: _____	

LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled: Date: 12/15/2024 4:30 PM

Comments: _____

FOR STAFF USE:

- _____ Legal Description of Property.
- _____ Site Plan and/or building elevations, floor plans.
- _____ Copy of Deed Restrictions and Restrictive Covenants (CCR's).
- _____ Responses to the justification section addressing the nature of and reason for the variance, and information demonstrating that the requested variance conforms to the requirements contained in LMC 19.12.140.
- _____ Certificate of Appropriateness issued by the Historic Preservation Commission, if applicable.

Comments: _____

NOTES TO APPLICANT/OWNER:

1. If the Appeal Board of Adjustment or City Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. The applicant or authorized representative must attend the Appeal Board of Adjustment public hearing.

Comments: _____

SIGNATURES:

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

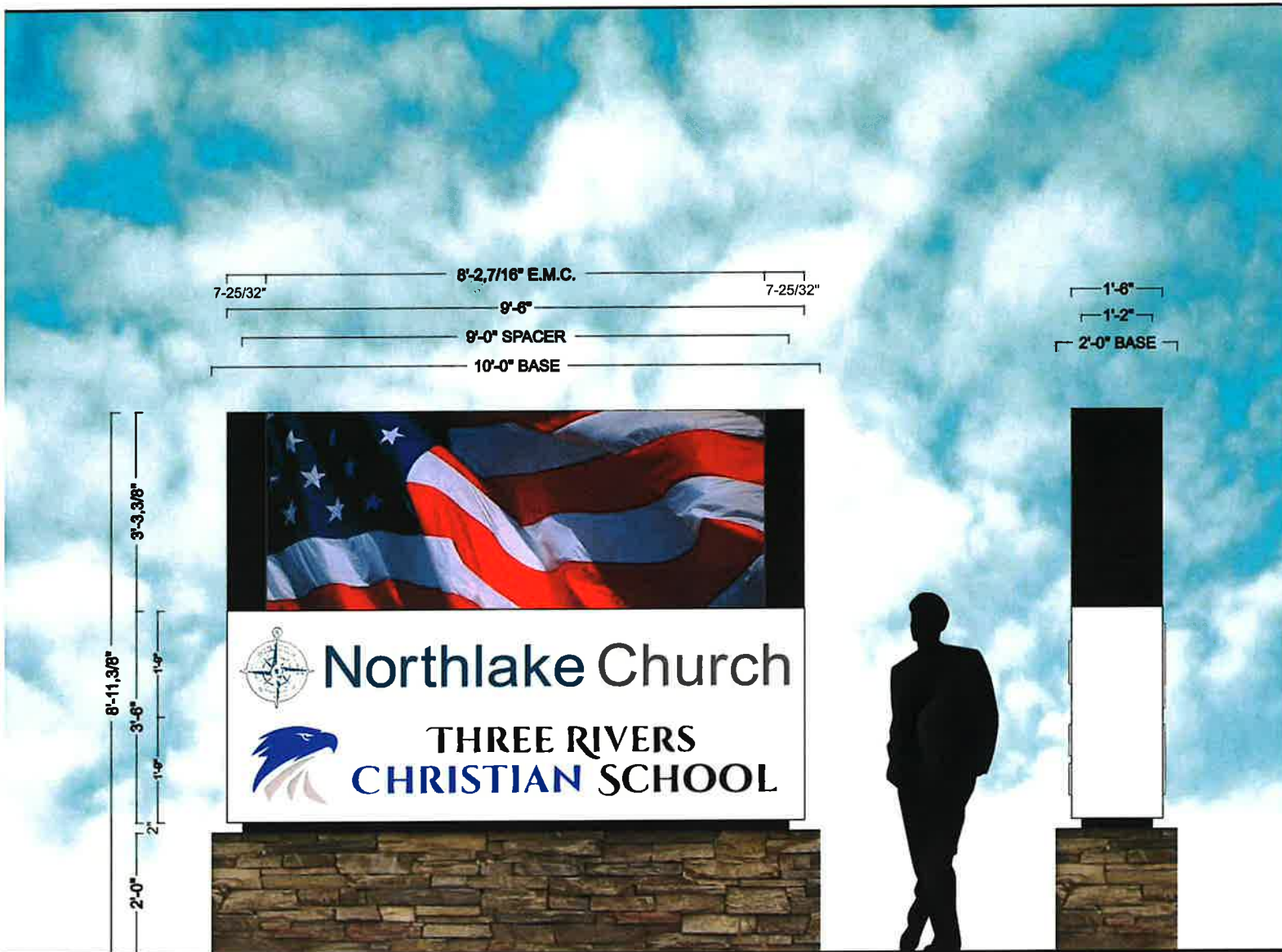
I/we agree that the City of Longview staff may enter upon the subject property at any reasonable time to consider the merits of the application, to make assessments, take photographs and to post public hearing notices.

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

Signature of Applicant: Joshua Wenzek _____ Date: 11/15/2024 _____

Signature of Property Owner: Northlake Church _____ Date: 11/15/2024 _____

Signature of Property Owner: _____ Date: _____
(If different than property owner)



SOUTH ELEVATION

SUBMITTED FOR CITY REVIEW - CONFIRM APPROVAL PRIOR TO PRODUCTION

END VIEW

DOUBLE-FACED, ILLUMINATED MONUMENT SIGN:

- TOP IS A FULL COLOR L.E.D. ELECTRONIC MESSAGE CENTER (3.9mm - 640 x 256 PIXEL MATRIX).
- BOTTOM IS A PAINTED ALUMINUM CABINET WITH L.E.D. LIGHTING AND CLEAR ACRYLIC PUSH-THRU GRAPHICS. GRAPHICS HAVE PRINTED VINYL SURFACE. **CLEAN ARTWORK REQUIRED FOR PRODUCTION.**
- ALL MOUNTED OVER A 2" METAL SPACER AND BRICK BASE. BRICK WORK BY OTHERS.



NORTHLAKE CHURCH
2614 OCEAN BEACH HWY. LONGVIEW, WA 98632

DATE: 11/14/24

SCALE: 3/8"=1'-0"

DRW: *GA*

SALE: JT

DESIGN #: NORTHLAKEchurch_mon1g

REDRAW# 3

APPROVES THIS SUBMITTED DESIGN AND IT FULLY MEETS OUR SIGN CRITERIA. IF THE SIGNS ARE RENTALS THEY ARE RECOGNIZED AS THE PROPERTY OF GARRETT SIGN. ACCESS TO THE PROPERTY FOR REMOVAL OF THE SIGNS WILL BE ALLOWED WITHOUT DELAY. THE LANDLORD WILL NOT LEAN OR ATTACH ANY CLAIM, CONSIDERED ABANDONED OR ASSESSED ANY FEES AGAINST RENTAL SIGNS. THE TERMS OF THIS APPROVAL WILL TRANSFER TO FUTURE PROPERTY OWNERS.

THIS ORIGINAL ARTWORK IS THE PROPERTY OF GARRETT SIGN. BY ACCEPTING THIS COPY YOU AGREE TO PAY FOR ALL COSTS OF IT'S DEVELOPMENT IF USED WITHOUT WRITTEN AUTHORIZATION

PRINT
NAME

LANDLORD
SIGNATURE & DATE

ACCEPTED
BY & DATE



NOTICE OF PUBLIC HEARING

Longview Appeal Board of Adjustment

4:30 P.M. Tuesday, January 14th, 2025, 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 2024-9

Applicant: Northlake Baptist Church

Location: 2614 Ocean Beach HWY, Parcel: 08912

Request: Request for a variance in accordance with LMC 19.12.140 & LMC 19.22.040. Applicant is requesting a variance from the allowed sign square footage of 30 sf in the R-1 zoning district for religious assemblies and proposing a 64.4 square foot Electric Messaging Center (EMC) sign.

Why You Are Receiving This Notice: You own real property located adjacent to or abutting the property affected by the variance 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: Irene Rutikanga, 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, January 14th, 2025**, to the City of Longview Community Development Department, PO Box 128, Longview, WA 98632, **ATTN: Irene Rutikanga, Planner.** For electronic comments, provide your comments along with full name, address, and contact information to irener@ci.longview.wa.us **RE: ABA 2024-9**

Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for 4:30 P.M. Tuesday, January 14th, 2025, 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:
Irene Rutikanga, Planner
Community Development Department, City of Longview

AFFIDAVIT OF PUBLICATION

Longview Daily News
770 11th Ave
(360) 577-2525

State of Florida, County of Orange, ss:

Yuade Moore, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Longview Daily News, published in Cowlitz county, has been approved as a Legal newspaper by order of the Superior court of the State of Washington of Cowlitz County, and that the Annexed printed copy is a true copy of the notice in the above entitled matter as it was printed in the regular entire issue of said paper and online at www.tdn.com , for publication dates as listed below, and that said newspaper was regularly distributed to its subscribers during all of said period, and that said notice was published in said paper and not in a supplement form. That the full amount of the fee charged for said forgoing publication is as listed below, and is \$3.50 per line for the first insertion and \$3.00 per line for each subsequent insertion. There is also an additional charge of \$10.00 for every additional affidavit copy over two copies.

PUBLICATION DATES: December. 31 2024

NOTICE ID: GTr0e62hELH5qwJNZRz5
PUBLISHER ID: COL-WA-100601
NOTICE NAME: ABA 2024-9
Publication Fee: \$306.75

(Signed) Yuade Moore

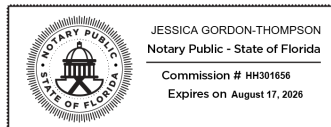
VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 12/31/2024

J. R. A.

Notary Public
Notarized remotely online using communication technology via Proof.



**Notice of Public Hearing
Longview Appeal Board of
Adjustment**

Notice of Public Hearing
Longview Appeal Board of Adjustment
4:30 P.M. Tuesday, Jan 14, 2025,
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 2024-9

Applicant: Northlake Baptist Church

Location: 2614 Ocean Beach HWY

Request: Request for a variance in accordance with LMC 19.12.140 & LMC 19.22.040. Applicant is requesting a variance from the allowed sign square footage of 30 sf in the R-1 zoning district for religious assemblies and proposing a 64.4 square foot sign.

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 January 14, 2025, to the City of Longview Community Development Department, PO Box 128, Longview WA 98632, ATTN: Irene Rutikanga. For electronic comments, provide your comments along with full name, address and contact information to irener@ci.longview.wa.us RE: ABA 2024-9.

Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for 4:30 p.m. Tuesday January 14, 2025, 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.
12/31 COL-WA-100601





The background features a complex network of thin, light blue lines connecting various sized circles. The circles are primarily blue, with a gradient of colors including teal, green, and yellow-green towards the bottom. On the right side, there are several large, semi-circular shapes in shades of blue, some with a dotted pattern.

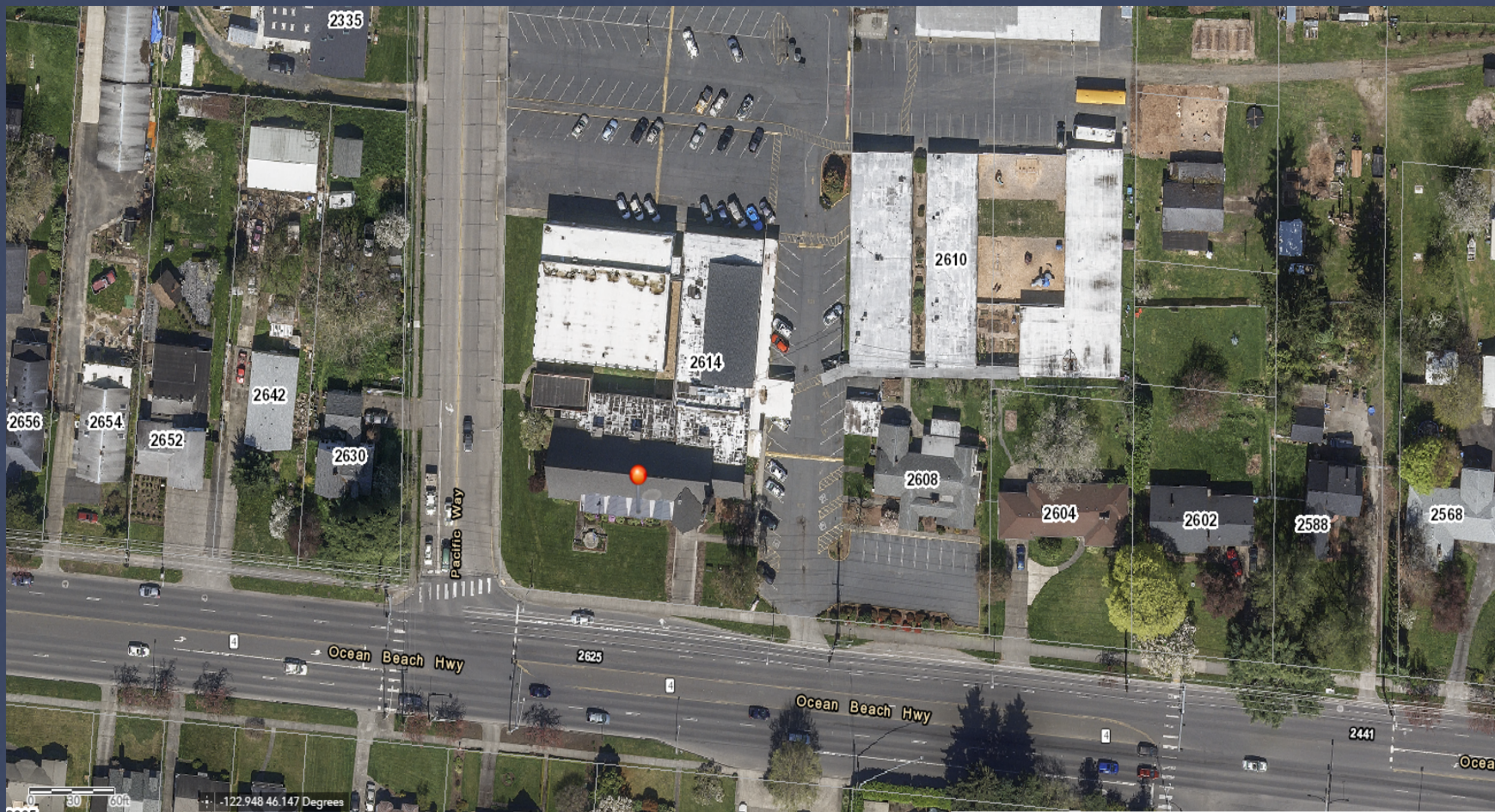
ABA 2024-9

Sign Variance

Project Background

- Construction of a new 64.4 sf Electronic Messaging Center (EMC) sign in the R-1 Residential District.
- Sign would serve four entities that utilize their campus.
- Max of 30 sf for religious assemblies for R-1 residential district.
- The applicant requests a variance from the allowed maximum sign square footage of 30 sf and proposes a 64.4 sf sign

Project Location: 2614 OBH



North – Parking lot/Residential.
South – Ocean Beach
HWY/Residential
East – Residential
West – Pacific Way/Residential





Public Comments

- Concern regarding sign being a light pollution & whether sign settings will be adjusted for night & day.
- Concern for sign location obstructing traffic view from pacific way into OBH.

Approval Criteria

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

Staff Analysis (LMC19.22.040)

Height & size

- **Height:** 8 ft
- **Square footage:** 30 sf

Location

The EMC sign shall not be located closer than 10 feet to any lot line, nor closer than 70 feet to any residential building (100 ft)

Locations which create confusion relative to interpretation of traffic signals or traffic signs shall not be permitted (50 ft)

Illumination Limits

- EMC shall incorporate photocell/light sensors, with automatic dimming technology that appropriately adjusts to ambient light conditions. (Applicant EMC will have sensor that adjust brightness to various conditions)
- The EMC sign shall be completely turned off between the hours of 9:00 p.m. and 7:00 a.m., seven days a week.



Recommendation

- Staff recommends that the Appeal Board of Adjustment grant approval of the Variance for Northlake Baptist Church to erect a 64.4 sf EMC sign, which exceeds the 30 sf required by LMC 19.22.040 subject to the following condition of approval:
 - As required by LMC19.22.040 the electronic messaging center sign (EMC) shall be completely turned off between the hours of 9:00 p.m. and 7:00 a.m., seven days a week