



Agenda

Appeal Board of Adjustment

Tuesday, April 8, 2025

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

25-00328 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**

25-00329 MINUTES FROM FEBRUARY 11, 2025.
THE MARCH MEETING WAS CANCELLED.

5. **AUDIENCE PARTICIPATION OF CORRESPONDENCE**

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

7. **PUBLIC HEARINGS**

- 25-00333 THE ABA2025-4 (ADU) AT 2420 30TH AVE HEARING HAS BEEN CANCELLED AND IS TENTATIVELY PENDING RESCHEDULING, SUBJECT TO THE APPLICANT FULFILLING CONDITIONS IDENTIFIED DURING THE REVIEW PROCESS.
- 25-00334 ABA 2025-5 SPECIAL PROPERTY USE PERMIT (SPU) IN ACCORDANCE WITH LMC 19.12.050 & LMC 19.22.025 FOR CONSTRUCTION OF A 332 SQUARE FEET ACCESSORY DWELLING UNIT (ADU) AT 3316 OLIVE WAY
RECOMMENDED ACTION:
MOTION TO GRANT APPROVAL FOR SPECIAL PROPERTY USE APPLICATION ABA2025-5 BY COURTNEY WATERS BASED ON THE FINDINGS AND CONCLUSIONS AND SUBJECT TO THE CONDITIONS IN THE STAFF REPORT DATED APRIL 2ND , 2025.
- 25-00335 ABA 2025-6 REQUESTING A VARIANCE FROM THE MINIMUM 10-FOOT SIDE SETBACK REQUIREMENT IN THE HEAVY INDUSTRIAL ZONING DISTRICT, AS ESTABLISHED BY LONGVIEW MUNICIPAL CODE (LMC) SECTIONS 19.12.140 AND 16.48.020. THE REQUEST IS FOR A REDUCED 3-FOOT SIDE SETBACK FOR THE PROPOSED 8,213-SQUARE-FOOT ADDITION TO BUILDING A.
RECOMMENDED ACTION:
MOTION TO GRANT APPROVAL FOR VARIANCE REQUEST ABA2025-6 BY JARED BRADSHAW FOR A REDUCED SIDE SETBACK FOR THREE FEET, BASED ON THE FINDINGS AND CONCLUSIONS AND SUBJECT TO THE CONDITIONS IN THE STAFF REPORT DATED APRIL 2ND , 2025.

8. OTHER BUSINESS

9. ADJOURNMENT