



# City of Longview

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

## Agenda

### Appeal Board of Adjustment

Tuesday, January 13,  
2026

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

26-005 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. **ELECTION OF OFFICERS**

26-004 ELECTION OF CHAIR AND CO-CHAIR

5. **APPROVAL OF MINUTES**

26-006 MINUTES FROM OCTOBER 14, 2025.  
NO MEETING WAS HELD IN NOVEMBER AND DECEMBER.

6. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

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

8. **PUBLIC HEARINGS**

26-007 ABA 2025-11 SPECIAL PROPERTY USE PERMIT (SPU) IN ACCORDANCE WITH LMC 19.12.050 & LMC 19.22.025 FOR DETACHED ACCESSORY DWELLING UNIT (ADU) AT 923 20<sup>th</sup> Ave

**RECOMMENDED ACTION:**  
**MOTION TO GRANT APPROVAL FOR SPECIAL PROPERTY USE APPLICATION ABA 2025-11 BY THERESA WARRINGTON BASED ON THE FINDINGS AND CONCLUSIONS AND SUBJECT TO THE CONDITIONS IN THE STAFF REPORT DATED JANUARY 6<sup>TH</sup>, 2026.**

9. **OTHER BUSINESS**

26-008 FINALIZE BYLAWS

10. **ADJOURNMENT**



Minutes

Agenda

Appeal Board of Adjustment

Tuesday, October 14,  
2025

4:30 PM

Longview Council Chambers

1. **HYBRID MEETING DETAILS**

25-00941 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 4:33 pm by Co Chair Roger Peters.  
There is no recording of this meeting.*

3. **ROLL CALL**

*In attendance: Roger Peters, Vice Chair; Steven Dahl; Christopher Ortiz; Dan Petersen  
Excused: Mark Backstrom, Chair;  
Staff: Nick Little, CD Director; Irene Rutikanga, Planner; James Goodman, Senior Assistant City Attorney; Nancy Vandehey, Admin Assistant;*

4. **APPROVAL OF MINUTES**

25-00942 **MINUTES FROM SEPTEMBER 9, 2025.**  
*The minutes were approved as presented. This passed unanimously.*

5. **AUDIENCE PARTICIPATION OR CORRESPONDENCE**

*None.*

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

*Irene Rutikanga read the declaration into record and there was no objections.*

7. **PUBLIC HEARINGS**

25-00943 **ABA 2025-10 VARIANCE REQUEST IN ACCORDANCE WITH LMC 19.12.140 & LMC 19.58.030 FOR INDUSTRIAL ZONING DISTRICT DEVELOPMENT STANDARDS AT 1055 TENNANT WAY**

**RECOMMENDED ACTION:**  
**MOTION TO GRANT APPROVAL FOR VARIANCE REQUEST APPLICATION ABA 2025-10**

**BY STEVEN LEMMONS BASED ON THE FINDINGS AND CONCLUSIONS AND SUBJECT TO THE CONDITIONS IN THE STAFF REPORT DATED OCTOBER 6<sup>TH</sup>, 2025**

*The public hearing opened at 4:37 pm. Irene Rutikanga shared a presentation, highlighting information from the staff report and a brief overview of the project. There was some clarification on which property lines that were being reviewed.*

*Steve Lemmons, property owner, spoke on this request. Public comments ended at 4:48 pm.*

*Steve Dahl, seconded by Dan Peters, made a motion to grant approval for variance request application ABA 2025-10 by Steven Lemmons based on the findings and conclusions and subject to the revised conditions in the staff report dated October 6th, 2025. This passed unanimously.*

*Public hearing ended at 4:49 pm*

**8. OTHER BUSINESS**

**25-00944 NOVEMBER MEETING - CURRENTLY THERE IS NO BUSINESS TO BRING FORWARD, BUT ALTERNATIVE DATE OPTIONS:**

- **WEDNESDAY, NOVEMBER 12TH AT 4:30 PM**
- **TUESDAY, NOVEMBER 18TH AT 4:30 PM**

**RECOMMENDED ACTION:**  
**SELECT AN ALTERNATIVE DATE**

*The consensus was to move forward with November 18th at 4:30 pm. If there is not an application, we will cancel this meeting.*

**9. ADJOURNMENT**

*Nick Little shared that a subdivision was approved by the Council last Thursday. This is a considerable number of new homes compared to the last several years. The Planning Commission will begin the review of our Comp Plan starting in November and continue over the winter.*

*The meeting adjourned at 4:59 pm.*



**STAFF REPORT**  
**to the**  
**LONGVIEW APPEAL BOARD OF ADJUSTMENT**

**PRESENTED BY:** Irene Rutikanga, Planner

**STAFF REPORT DATE:** January 6<sup>th</sup>, 2026

**HEARING DATE:** January 13<sup>th</sup>, 2026

**APPLICATION NO.:** ABA 2025-11

**APPLICANT:** Theresa Warrington

**PROPERTY OWNER:** Theresa Warrington

**REQUEST:** Special Property Use permit (SPU) in accordance with LMC 19.12.050 & LMC 19.22.025 for converting an existing garage into Accessory Dwelling Unit (ADU) at 923 20<sup>th</sup> Ave.

**LOCATION:** 923 20<sup>th</sup> Ave. Parcel number involved: 01281.

**ASSOCIATED CASES:** N/A

**ZONING DISTRICT:** R-1 Low Density Residential

## **BACKGROUND AND PROPOSAL**

The property owner at 923 20<sup>th</sup> Ave is proposing to establish a detached Accessory Dwelling Unit (ADU) on their property. The proposal is to convert an existing garage into a three hundred square feet Accessory Dwelling Unit (ADU). In accordance with LMC 19.22.025, one off-street parking space is required to serve the ADU. ADUs are permitted in all residential zones; however, detached ADUs are allowed as a Special Property Use. The ADU may either share utilities with the primary residence or have separate utility connections.

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. This statement must be recorded with the Cowlitz County Auditor and will show on future title reports and/or property research.

Neighboring land-uses include:

North – Residential

South – Residential

East – Education Facility

West – 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 Special Property Use Permit petition was mailed to the applicant and to the owners of all properties adjacent to or abutting this proposal.

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 issuance of a Special Property Use Permit by the Appeal Board of Adjustment:

*“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.”*

Furthermore, the criteria for review of a special use can be found in LMC 19.12.050(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 Chapter 19.22.025 provides the development standards and requirements governing the Accessory Dwelling units, both attached and detached. These standards include ensuring adequate sewer, water, parking, and fire department access are provided. Further standards regarding maximum/minimum square footage, occupancy, owner occupancy, and certification of owner occupancy are provided. Detached units may also require landscaping and designed and/or located to protect the privacy of adjacent properties. Building permits are required for any activity that would normally require a permit, and would be reviewed subsequent to Special Use approval.

## **STAFF DISCUSSION**

The City’s Community Development and Public Works Departments have reviewed the proposed special property use permit for a detached ADU at 923 20<sup>th</sup>. The property is zoned Low Density Residential District (R-1) and ADUs are allowed within the R-1 district. The proposed ADU complies with the size requirements per LMC 19.22 and provides adequate off street parking.

Utilities are adequate for the proposal. 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.*

Detached accessory dwelling units are allowed in the low-density residential districts. The subject property is located within a residential zone and is currently developed with a single-family residence, and the proposed detached ADU is consistent with the existing residential character. The ADU complies with all applicable R-1 development standards, including required setbacks from property lines and existing structures. As designed, the ADU is not out of character with surrounding residential uses and will not interfere with the use of adjoining properties. Therefore, the proposed ADU will not be detrimental to the character or use of adjoining buildings or properties in the vicinity.

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

The proposed ADU is a low-intensity residential use that will generate minimal additional vehicular and pedestrian trips beyond those already associated with a single-family residence. The subject property is served by existing residential street infrastructure and legal access, and the proposal does not involve the creation of new driveways, curb cuts, or circulation patterns that would lead to new traffic impacts. Additionally, the city engineer reviewed the proposal and expressed no concerns regarding traffic impacts generated by the project.

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

Adequate ingress and egress will be provided to serve the proposed detached accessory dwelling unit (ADU) located at 923 20th Avenue. The site is accessible from both the public alley located at the rear of the property and from 20th Avenue along the front of the property, providing multiple points of access for emergency and service vehicles. Fire apparatus access is available within 150 feet of the exterior wall of the proposed ADU from 20th Avenue, consistent with applicable fire access standards. Additionally, the Fire marshal has reviewed the proposal and determined that fire and emergency access to the site is adequate.

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

Per LMC 19.22.025, one on-site parking space is required for a ADUs if on street parking is not available, however no minimum on-site parking space is required for ADUs in areas with on-street parking available. On-street parking is available on both sides of 20th Avenue adjacent to the subject property. Therefore, the proposal satisfies the applicable parking requirements for the ADU.

LMC §19.12.050 also requires the Board to adopt the following finding if granting the Special Property Use Permit:

*(a) That the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals and general welfare.*

Adding an additional dwelling unit to a lot in a single-family neighborhood is permitted under the provision of 19.22.025, 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, posted at the site, or legal ads published in the newspaper.

## **STAFF FINDINGS**

1. Based on the size and location of the proposed ADU in existing residential neighborhood, and adequate fire ingress and egress, the proposed ADU will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, morals, and general welfare.
2. The Low-Density Residential District permits the proposed use subject to a granting of a Special Property Use Permit by the Longview Appeal Board of Adjustment.
3. The use as proposed meets the ADU criteria found in LMC §19.22.025 and the standards for low density residential zones under LMC 19.20.
4. The proposed ADU is not anticipated to generated vehicular or pedestrian traffic that would cause a hazard to the neighborhood.
5. Adequate parking satisfying LMC 19.22.025 is proposed to serve the Access Dwelling Unit.
6. The ADU is placed in a location that is not immediately adjacent to structures on adjacent properties.

## **CONDITIONS OF APPROVAL**

1. The property owner shall post the address of the Accessory Dwelling Unit (ADU) in a manner that is clearly visible from the public right-of-way, in accordance with the requirements of LMC 19.22.025.

2. No day care centers, or adult family homes shall be permitted in ADUs or in single-family dwellings to which they are accessory. Family day care providers as defined in LMC Chapter 19.09 may be allowed but the maximum number of children under care is limited to the maximum occupancy of the ADU.
3. Vacation (short-term) rental, transient accommodation, and/or lodging is prohibited in ADUs or in single-family dwellings to which they are accessory. “Vacation (short-term) rental, transient accommodation and/or lodging” means the rental of any building or portion thereof used for the purpose of providing lodging for periods of less than 30 days.
4. No ADU may be the residence of more than four persons
5. Vacation (short-term) rental, transient accommodation, and/or lodging is prohibited in ADUs or in single-family dwellings to which they are accessory. “Vacation (short-term) rental, transient accommodation and/or lodging” means the rental of any building or portion thereof used for the purpose of providing lodging for periods of less than 30 days.
6. The applicant shall obtain all required building and other applicable permits prior to undertaking any interior modifications to the existing garage.

## **RECOMMENDATION**

Motion to grant approval for Special Property Use application ABA2025-11 by Theresa Warrington based on the findings and conclusions and subject to the conditions in the staff report dated January 6<sup>th</sup>, 2026.

## **EXHIBITS**

- A. Aerial Image
- B. ADU Floor Plans
- C. Site Plan
- D. Legal Notice of Public Hearing TDN
- E. Application

Staff Report Date: Tuesday, January 6<sup>th</sup>, 2026

# City of Longview



1/6/2026, 3:22:08 PM

World\_Transportation



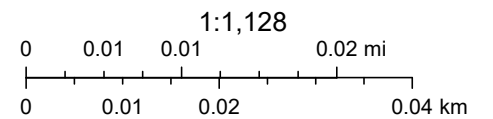
Override 1



Parcels



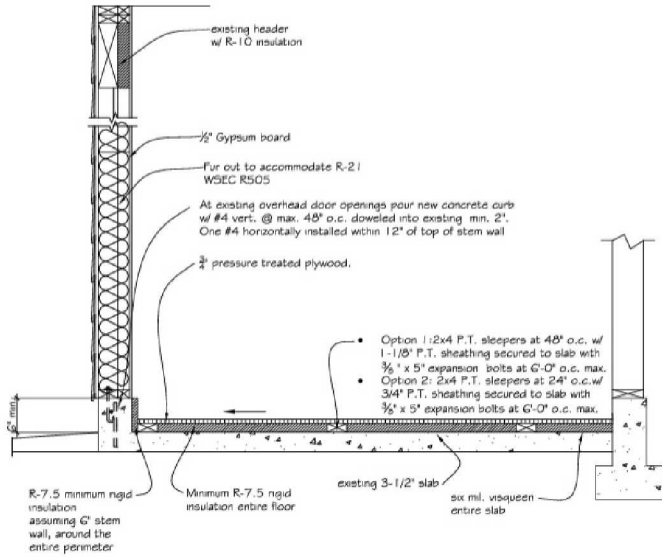
Longview City Boundary



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Cowlitz County GIS

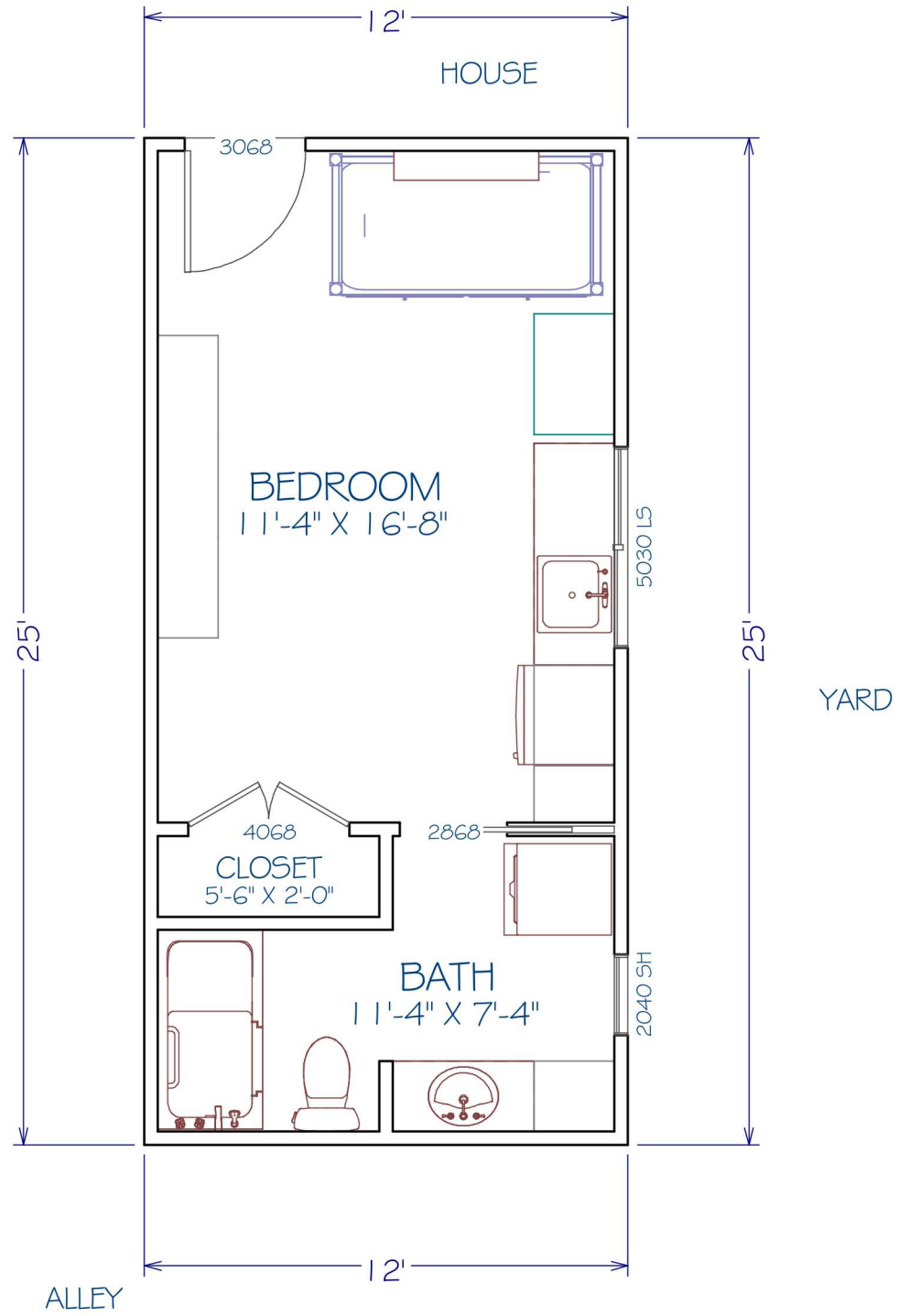
NOTE:

1. All wood floor framing, including plywood, to be pressure treated, unless vented.
2. Provide separate room and outside combustion air to any fuel burning appliances such as furnace or water heater.
3. Insulation requirements per WSEC.
4. Radon mitigation required per Appendix F IRC/WAC.
5. New fenestrations: U-.30
6. Provide energy credits per WSEC R406.1.



DRIVEWAY

LIVING AREA  
300 SQ FT







# 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

<p align="center"><b>Special Property Use Permit Application To the Appeal Board of Adjustment</b></p> <p align="center">LMC 19.12</p> <p>Case Number: LUA2025-0057</p> <p>Related Case Number:</p>	<p>THIS SECTION FOR OFFICE USE ONLY:</p>
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**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: **Theresa Warrington** Phone: **541.240.9518**  
(Print All Information)

Mailing Address: **923 20<sup>th</sup> Ave** Fax:  
(Street or PO Box)

City: **Longview** State: **WA** Zip: **98632**

Property Owner: **Henry Thomson** Phone: **503.926.4158**

Mailing Address: **923 20<sup>th</sup> Ave** Fax:  
(Street or PO Box)

City: **Longview** State: **WA** Zip: **98632**

Applicant: **Theresa Warrington** Phone: **541.240.9518**  
(Print All Information)

Mailing Address: **923 20<sup>th</sup> Ave** Email:  
(Street or PO Box)

City: **Longview** State: **WA** Zip: **98632**

Relationship to Property Owner: **Self**

**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:

**I want to remodel my detached garage into an ADU for my mom.**

Address of Property: **923 20<sup>th</sup> Ave**

Parcel No.

Comprehensive Plan Designation:

Zoning District:

Current Use of Property: **Private Residence**

Gross land area of the site to be developed: **300**

Square Feet

Acres

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

Describe any existing structures on the site: **Single family residence with detached garage**

Number and surface type of all existing driveways at the site: **2, pavement**

Number, type and dimensions of existing signage at the site: **None**

Describe signage proposed for the land use requested:

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

North: **Residential**      Current Land Uses: **Single family homes**

South: **Residential**      Current Land Uses: **Single family homes**

East: **Residential**      Current Land Uses: **Single family homes**

West: **Residential**      Current Land Uses: **Single family homes**

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

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

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

Proposed hours of operation: NA

Describe how parking will be accommodated for the proposed use: **Street parking, possibly driveway**

Describe how the proposed use will impact traffic circulation: NA

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

Will the proposed land use:

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

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

**SPECIAL PROPERTY USE PERMIT REVIEW CRITERIA AND DEVELOPMENT STANDARDS**

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

Criteria reviewed by the Appeal Board of Adjustment include:

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

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

FILING FEES:

Public Hearing Fee: Per LMC 19.06.060

SEPA Review Fee(if applicable): Per LMC 17.02.070

Total Fees: \_\_\_\_\_

Comments:

LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled:    Date: 4:30 PM

Comments:

FOR STAFF USE ONLY:

Telecommunications Facility Propagation Map provided, if applicable.

Legal Description of Property.

Copy of Deed Restrictions and Restrictive Covenants (CCR's).

One copy of the property deed; and, if the applicant is not the owner, a notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.

Title Report, if applicable.

Critical Area Permit, if required.

SEPA Environmental Checklist, if required.

Certificate of Appropriateness issued by the Historic Preservation Commission, if applicable.

Comments:

NOTES TO APPLICANT/OWNER:

1. If the Appeal Board of Adjustment or City Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. The applicant or authorized representative must attend the Appeal Board of Adjustment public hearing and be prepared to respond to any questions the Appeal Board may have.
5. **Time limitation for Special Property Uses:** if such building permit and/or occupancy permit is not obtained by the applicant within six months from the date of the board's decision, the board's decision shall cease to be effective.

Comments:

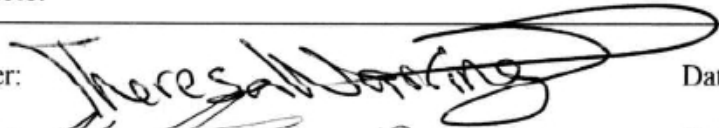
SIGNATURES:

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

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

I/we declare under penalty of the perjury laws that the information provided on this form/application is true, correct and complete.

Signature of Property Owner:



Date: 12.12.25

Signature of Property Owner:



Date: 12/12/25

Signature of Applicant:

Date:

(If different than property owner)



**NOTICE OF PUBLIC HEARING**

**Longview Appeal Board of Adjustment**

**4:30 P.M. Tuesday, January 13<sup>th</sup>, 2026, 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 2025-11

**Applicant:** Theresa Warrington

**Location:** 923 20<sup>th</sup> Ave, City of Longview, WA 98632

**Request:** **Special Property Use permit (SPU) in accordance with LMC 19.12.050 & LMC 19.22.025 to convert existing 300 square foot garage into accessory dwelling unit (ADU) at 923 20<sup>th</sup> Ave.**

**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: Irene Rutikanga, Planner 360-442-5083

Copies of the associated documents are available for review online at [mylongview.com](http://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 13<sup>th</sup>, 2026**, 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](mailto:irener@ci.longview.wa.us) **RE: ABA 2025-11**

**Public Hearing:** You are invited to attend the Appeal Board of Adjustment public hearing scheduled for 4:30 P.M. Tuesday, January 13<sup>th</sup>, 2026, 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.

Location: 923 20<sup>th</sup> Ave



Notice filed by:  
Irene Rutikanga, Planner  
Community Development Department, City of Longview

**City of Longview - Notice of  
Public Hearing**

Longview Appeal Board of Ad-  
justment

4:30 P.M. Tuesday, Jan 13th,  
2026, for a "hybrid" in-person or  
virtual meeting.

Join Zoom Meeting.

[http://us02web.zoom.us/j/  
B1922908550](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 2025-11

Applicant: Theresa Warrington  
Location: 923 20th Ave,  
Longview, WA

Request: Special Property Use  
permit (SPU) in accordance  
with LMC 19.12.050 & LMC  
19.20.025 detached accessory  
dwelling unit (ADU) at 923 20th  
Ave.

Copies of the associated doc-  
uments are available for review  
online at Mylongview.com un-  
der "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 Jan 13th, 2026, to the  
City of Longview Community  
Development Department, PO  
Box 128, Longview WA 98632,  
ATTN: Irene Rutikanga. For elec-  
tronic comments, provide your  
comments along with full name,  
address and contact information  
to irener@ci.longview.wa.us RE:

ABA 2025-11

Public Hearing: You are invit-  
ed to attend the Appeal Board  
of Adjustment public hearing  
scheduled for 4:30 p.m. Tues-  
day January 13th, 2026, either  
in-person at Longview City Hall  
Council Chambers, 1525 Broad-  
way 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.

12/30, 1/10 COL-WA-101422