

Lynnwood Hearing Examiner

AGENDA

Wednesday, July 24, 2002, 7:30 p.m.

Lynnwood Civic Center Council Chambers
19100 44th Avenue West,
Lynnwood, Washington

I. PUBLIC HEARING

Item 1: Alderwood Vision Therapy Clinic Variances (2001VAR0001, 2001VAR0002)

This proposal would allow the applicant to construct a two-story office/medical building (± 5000 square feet) with 25 parking stalls on a $\pm 24,595$ square foot lot zoned Business Technical Park (BTP). The applicant is seeking the approval of two variances. The first variance is for a reduction in lot width from the city's BTP zoning code requirement of 150 feet to the current lot width. The second variance is for a reduction in lot area from the city's BTP zoning code requirement of a minimum lot area of 1 acre (43,560 square feet) to the current lot area.

Item 2: Scriber Gardens Conditional Use Permit (2002CUP0001)

Expansion of an existing assisted living facility from 48 units to 71 units. Includes the reduction of required parking from 107 to 50 stalls, based upon a parking analysis commissioned by the applicant.

II. INFORMAL MEETING

Item 1: Hinthorne Plat (2002PLT0001)

The proposal is to subdivide one existing parcel, comprising of approximately 55,850 square feet (1.28 acres), into five lots zoned RS-8. The proposal is located at 3830 172nd St SW. The average lot size will be 8,736 square feet. There is an existing single-family residence that will continue to occupy lot 1. This lot is located immediately south of 172nd St SW and is accessed directly from that road. The property contains a detached garage, which is proposed to be removed. The proposal includes the development of a single-family residence on lots 2-5. These lots are to gain access onto 172nd St SW through the proposed 20-foot wide private tract.

The public is invited to attend.

Parking and meeting rooms are accessible for persons with disabilities.
Contact the City at 425-670-6613 with 24 hours advance notice for special accommodations.