

# Lynnwood Hearing Examiner

## AGENDA

**Wednesday, October 23, 2002, 7:00 p.m.**

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

### I. PUBLIC HEARING

Item 1: Lee Development Variances & Development Plan Approval (2002VAR0002-0004, 2002LIN0001)

If approved, this project will develop vacant property to the west of an existing non-conforming structure located at 5522 208<sup>th</sup> St SW. The applicant seeks to expand the present use of the existing structure, which is used to store furniture for retail sale at Ritz Emporium (4520 200<sup>th</sup> St SW). The existing 15.5 foot tall, 7,500 square foot building will remain and an attached 1,300 square foot addition will be removed to allow construction of a new 25 foot tall, approximately 12,300 square foot single-story warehouse building. The proposal requires Development Plan Approval and approval of three variances:

- 2002VAR0002 – Reduce front setback for the existing building from 100 feet to 40 feet.
- 2002VAR0003 – Reduce front setback for the proposed building from 100 feet to 70 feet.
- 2002VAR0004 – Reduce transitional buffer requirements along the south property line.

Item 2: Alderwood Mall Parking Decks #1 and #2 (2002CUP0004 and 2002CUP0006)

The applicant is proposing to construct two separate freestanding parking structures at Alderwood Mall.

Parking Deck #1 will be located north of the existing JC Penney. This parking deck will have three levels of parking, one at grade and two levels above. The total number of parking stalls provided by this deck will be 1,065. Two pedestrian bridges will be constructed, one providing access to the new Nordstrom, the other to JC Penney.

Parking Deck #2 will be located south of the JC Penney. This deck will also have three levels of parking and provide 929 spaces. Deck #2 will also have a pedestrian bridge connected to JC Penney.

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.