

Lynnwood Hearing Examiner

AGENDA

Wednesday, May 25, 2005 - 7:00 p.m.

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

I. INFORMAL PUBLIC MEETING

Item 1: Wilson Manor Preliminary Plat (2005PLT0001)

Wilson Manor is a Preliminary Plat Application located at 5707 180th ST SW in the City of Lynnwood.

The subject property is zoned Single Family Residential (RS-8) with a minimum lot size of 8,400 square feet. If approved, this project will subdivide approximately 1.7 acres into 6 single-family lots. The project property is currently wooded, with one single-family dwelling and a detached garage. The dwelling is to remain. The garage will be demolished.

II. PUBLIC HEARING

Item 1: Hall Lake Joint Venture Lot 6 Reasonable Use)

The applicant proposes to reduce the 15-foot building setback required by Lynnwood Municipal Code (LMC) 17.10.066 from a sensitive area buffer for a Category 3 stream. The reduced setback will be a minimum of 8 feet from the edge of buffer. There is an existing Category 3 stream that bisects the lot approximately in a northeast to southwest alignment. The applicant proposes to relocate the stream to the north and west sides of the lot to create a buildable lot. The building setback reduction will allow a reasonable width in which to construct a new single family residence. The applicant has submitted a request for reasonable use exception, under LMC 17.10.048. This lot is located on the east side of 56th Ave. W, about 130 feet north of 208th St. SW.

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.