

Lynnwood Hearing Examiner

AGENDA

Wednesday, November 14, 2007 - 7:00 p.m.

Lynnwood Civic Center
19100 44th Avenue West
Lynnwood, Washington

Public Hearings

1. Gillen - Halls Lake Lots 1 & 2 (2006-VAR-0001 & 0002)

If approved, this variance would allow construction of a three-story, 3750 sq.ft. single-family residence on each of two adjacent, existing, 40 ft. wide, vacant, waterfront lots. The lots are part of the Halls Lake Waterfront Addition platted in 1937 and located at the east end of Halls Lake Way on the north shore of Halls Lake. Current Lynnwood development standards require lots in the RS8 zone be minimum 70 ft. wide. Non-conforming uses regulations allow lots established prior to incorporation or annexation to be developed with any use allowed in the zone if their dimensions are at least 80% of the current standard, but these lots are 57% of the RS8 zone standard width. The proposed residence will comply with all other City regulations (such as side, front and rear setbacks, building height and lot coverage). In addition to the variances, development of these lots will require improvements to road access and to utility services in the area.

2. Lynnwood Medical Building Variance (2004-VAR-0001) Extension

Request for second extension of a variance for a project generally located along the south side of 188th St SW between Highway 99 and 55th Ave W, in the Limited Business (B2) zone. The applicant is requesting a second one-year extension of a variance granted on February 28, 2005. This variance allows a reduction of the required building setback distance from an adjoining single-family area for a new medical office building. The Lynnwood Municipal Code requires commercial buildings to be setback a minimum of 50- feet from a single-family zone. As proposed, the portion of the parking garage that is below grade would be about 12 feet from a single-family property line. This portion of the lower parking level would be located under a drive aisle on the south side of the building, behind a retaining wall. The height of the retaining wall would vary from about eight feet at the south end to zero at the north end. The aboveground portions of the building would not encroach into the required 50-foot building setback. If approved, the expiration date will be extended one year from August 28, 2007 to August 28, 2008.

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.