

# Lynnwood Hearing Examiner

## AGENDA

**Wednesday, November 28, 2007 - 7:00 p.m.**

Lynnwood Civic Center  
19100 44th Avenue West  
Lynnwood, Washington

### **Public Hearings**

#### **1. 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 188<sup>th</sup> St SW between Highway 99 and 55<sup>th</sup> Ave W, in the Limited Business (B-2) 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.

#### **2. Rekhi Mixed Use Project Conditional Use Permit (2007-CUP-0003)**

If approved, this application would allow a mixed-use development in two buildings at 6606 202<sup>nd</sup> St. SW. Both buildings would have two stories of occupied space above semi-enclosed above-grade parking. The front build would be occupied by office uses; the gross floor area would be about 4,224 sq. ft. The rear building would be occupied by 12 units of multiple family residences. The project site is zoned "Medium Density Multiple Family Residential" (RMM) with the "College District Overlay" zone; approval of a conditional use permit is needed for offices uses in this zone. This application includes two requests to reduce Zoning Code requirements: 1) reduce the required interior setbacks by five feet to allow balconies at the multiple family residences to extend out from the face of the building; and 2) allow a proposed clock tower to exceed the maximum building height of 35 feet by two feet.

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.