

Lynnwood Hearing Examiner

AGENDA

Wednesday, July 8, 2009 - 7:00 p.m.

Lynnwood Civic Center
19100 44th Avenue West
Lynnwood, Washington

Public Hearing

- 1) Variance Extension: Gillen Hall Lakes Lots 1 & 2 (2006VAR0001 & 0002)

Request

To extend, for a one year period, the effective time period for two variances granted in December 2007 to allow a single-family residence on each of two adjacent 40 ft. wide lots in the RS8 zone where a 56 foot width (see additional background below) was required..

Additional Background

In December 2007, applicants were granted variances to develop a single-family residence on each of two adjacent 40 ft. wide lots in the RS8 zone. RZ8 zone standards require lots to be 70 ft wide, but lots established before incorporation or annexation and that are at least 80% of the zone standards can be developed without restriction. These lots are less than 80% of the required width (80% x 70 ft. = 56 ft.) so variances were necessary. Under LMC 21.26 Variances expire after 18 months unless a building permit has been issued for the development. The Hearing Examiner can grant a one-year extension to the variance on finding that: unforeseen circumstances necessitate the extension; the applicant did not cause the delay; not extending the variance would cause an unreasonable hardship to the applicant; and, the extension will not have a significant detrimental effect on surrounding uses or property.

The public is invited to attend.

Parking and meeting rooms are accessible for persons with disabilities.
Contact the City at 425-670-5001 with 24 hours advance notice for special accommodations.