

# Lynnwood Hearing Examiner

## AGENDA

**Thursday, June 24, 2010 - 2:00 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 second 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 up to two one-year extensions to a variance. The first extension request was granted in 2009. The applicant has filed for a second extension request, which is the subject of this public hearing.

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.