

BAILEY FIVE-PLEX PROJECT DESIGN REVIEW
(File No. PDR-003507-2016)

On October 31, 2016, the Community Development Director approved a Project Design Review for a three story building with five residential units and garage parking on a lot that measures approximately 12,027 square feet in size. The site is zoned Multiple Residential Medium Density (RMM) and is designated Medium Density Multiple Family (MF-2) in the City of Lynnwood Comprehensive Plan. The site is located at 17519 52nd Ave. West, Lynnwood.

The following condition of approval must be fulfilled prior to issuance of a building permit, except as noted in the conditions:

1. Per Public Works the driveway shall be reconstructed to current standards.
2. Prior to building permit issuance, applicant shall provide and record documents (quit claim and tax affidavit) for the ROW dedication on 52nd Ave.
3. Per City Fire Inspector's applicant shall comply with all fire codes, ordinances and fire flows.
4. All contractors, subs, engineers, architects, etc., that come into Lynnwood to work on this project shall have a business licenses.
5. Details of the trash enclosure design that conform to the city requirements must be submitted prior to building permit issuance.
6. Any existing septic tanks shall be properly decommissioned by pumping the tank and crushing and filling the void space prior to issuance of the building permit. This is a non-permitted activity and requires no prior approval or follow-up inspection by the SHD.
7. The applicant will be required to comply with the requirements of the Public Works Department and the Fire Department prior to the issuance of the building permit.
8. Traffic impact fees will be required to be paid at the time of issuance of the building permits.

The complete decision and/or findings of fact and conclusions of law are available for review at the City of Lynnwood Community Development Department located at 4114 198th St. SW, Suite #7, Lynnwood, WA. When requesting any information on this application please use the file number and file name indicated above.

Any person who participated in the decision may appeal the Director's decision by filing a written request with the Community Development Department, by 4:00 p.m., November 17, 2016.

An affected property owner may request a change in valuation for property tax purposes resulting from this action, notwithstanding any program of revaluation.

Comments/Contact:

The file on this project is maintained in the Community Development Department office and is available for review at 4400 198th St. SW. If you have questions or would like to provide comments, please contact Michele Q. Szafran, Associate Planner, at 425-670-5408 or mszafran@lynnwoodwa.gov. Applicable documents are available on the at the City website at www.lynnwoodwa.gov →City Services→Planning and Development→Public Land Use Notices.

Date of this Notice: November 3, 2016

APPEAL PERIOD ENDS: November 17, 2016

(425) 670-5408