



Special Property Use Permit Application to the Appeal Board of Adjustment

Community Development Department ♦ 1525 Broadway, P.O. Box 128 ♦ Longview, WA 98632 ♦ 360.442.5086/Fax 360.442.5953

Special Property Use Permit Application To the Appeal Board of Adjustment

LMC 19.12

Case Number: ABA 2018-2

Related Case Number: _____

THIS SECTION FOR OFFICE USE ONLY:

City of Longview

JUN 07 2018

Community Development

APPLICATION AND AUTHORIZING SIGNATURES

Each current property owner of record must sign the application or provide a letter authorizing an agent or representative to act on his or her behalf.

I hereby apply for the Special Property Use Permit as described in this application and certify that the information provided is accurate. I further certify that I am authorized to make the application and that there are no covenants, conditions, or restrictions that may limit or prohibit the Special Property Use Permit requested.

Property Owner: House of Prayer for All Nations Longview Phone: 360-425-0279
(Print All Information)

Mailing Address: 868 9th Ave Fax: _____
(Street or PO Box)

City: Longview State: WA Zip: 98632

Property Owner: _____ Phone: _____

Mailing Address: _____ Fax: _____
(Street or PO Box)

City: _____ State: _____ Zip: _____

Applicant: Same (Property Owner) - Rep Laverne Russell Phone: _____
(Print All Information)

Mailing Address: _____ Email: _____
(Street or PO Box)

City: _____ State: _____ Zip: _____

Relationship to Property Owner: _____

BASIC INFORMATION ABOUT THE SITE AND PROPOSAL (attach additional pages if necessary)

Briefly describe the proposed project (land use) and/or type of business you wish to conduct: _____

Remodel to the existing church including: Replacement of the roof, reconfiguration of the entry ramp and patio, reconfiguration of the restrooms for handicap accessibility, addition of 16-feet to the back (east end) of the building for an office and children's classroom, the addition of (3) parking spaces with permeable pavement

Address of Property: 870 9th Ave, Longview WA 98632 Parcel No. 08624

Comprehensive Plan Designation: Residential Zoning District: R-4

Current Use of Property: Existing church

Gross land area of the site to be developed: approx 1,200 Square Feet _____ Acres

Net land area (gross land area minus land dedicated for public purposes): 4,800 sf

Describe any existing structures on the site: Existing 1,500 sf church building

Number and surface type of all existing driveways at the site: None

Number, type and dimensions of existing signage at the site: There is an existing sign on the front wall of the church building

Describe signage proposed for the land use requested: No new signage is proposed

Existing zoning and land uses of adjacent properties (including across the street, if applicable):

North: _____ Current Land Uses: Apartments

South: _____ Current Land Uses: Single Family Residential

East: _____ Current Land Uses: Apartments across alley

West: _____ Current Land Uses: Victoria Freeman Park

Describe any Critical Areas identified on or located within 300 feet of the site: None known of

Describe any private wells, septic tanks, drain fields, etc. located on the site: None known of

BASIC INFORMATION ABOUT THE SITE AND PROPOSAL (CONT'D)

Proposed hours of operation: Sunday morning - , Tuesday evening -

Describe how parking will be accommodated for the proposed use: There is currently no off-site parking.

All parking is on-street. The proposed development will include the addition of (3) off-street parking spaces, utilizing permeable pavement (either permeable pavers or permeable asphalt or concrete)

Describe how the proposed use will impact traffic circulation: The proposed improvements will improve traffic circulation by creating off-street parking where there was not any before.

To assess whether the City will need additional information and/or whether you need to obtain additional permits or applications from other departments or agencies, please answer the following questions:

- Will the proposed land use: demo of existing ramp/patio/
east wall, roof structure ↓
- a) Require removal or demolition of any existing structure(s)? Yes x No
 - b) Affect historic structures or historically significant features? Yes No x
 - c) Require a Variance from a development standard? Yes No x
 - d) Involve fill or removal of contaminated soils or hazardous materials? Yes No x
 - e) Involve grading/fill over an existing public storm drain, sanitary sewer or water line? Yes No x
 - f) Involve land that has a slope of 15% or greater? Yes No x
 - g) Require an Environmental Checklist be submitted and reviewed under the SEPA Rules (WAC 197-11)? Yes No x
 - h) Be located within 300 feet of a shoreline? Yes No x

If you answered yes to any of the above, please contact the Planning Division before submitting your application.

SPECIAL PROPERTY USE PERMIT REVIEW CRITERIA AND DEVELOPMENT STANDARDS

In accordance with LMC 19.12.050, the Appeal Board of Adjustment shall exercise jurisdiction in receiving, granting or denying applications for Special Property Uses. No Special Property Use Permit shall be issued by the Board until after a public hearing, and until after the Building Official has found that all other provisions of the Longview Municipal Code have been fulfilled.

Criteria reviewed by the Appeal Board of Adjustment include:

- 1) The proposed use is consistent with the intended character of the zoning district and the operating characteristics of the neighborhood.
- 2) The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, or that the proposal identifies acceptable mitigation measures.
- 3) The transportation system is capable of supporting the proposed land use in addition to the existing land uses in the area. Evaluation factors include street capacity and level of service, availability of off-street parking to accommodate the proposed land use, access requirements, neighborhood impacts, and pedestrian safety.
- 4) Public services for water, sanitary and storm sewer, and to ensure that fire and police protection are capable of servicing the proposed land use and the immediate area.

Criteria that the Board utilizes to review all applications is established in LMC §19.12.050.

FILING FEES:

Public Hearing Fee: 696.00 Per LMC 19.06.060

SEPA Review Fee(if applicable): ~~Per LMC 17.02.070~~ N/A.

Total Fees: _____

Comments: _____

LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled: Date: _____4:30 PM

Comments: _____

FOR STAFF USE ONLY:

- _____ Telecommunications Facility Propagation Map provided, if applicable.
- _____ Legal Description of Property.
- _____ Copy of Deed Restrictions and Restrictive Covenants (CCR's).
- _____ One copy of the property deed; and, if the applicant is not the owner, a notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.
- _____ Title Report, if applicable.
- _____ Critical Area Permit, if required.
- _____ SEPA Environmental Checklist, if required.
- _____ Certificate of Appropriateness issued by the Historic Preservation Commission, if applicable.

Comments: _____

NOTES TO APPLICANT/OWNER:

1. If the Appeal Board of Adjustment or City Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. The applicant or authorized representative must attend the Appeal Board of Adjustment public hearing and be prepared to respond to any questions the Appeal Board may have.
5. **Time limitation for Special Property Uses:** if such building permit and/or occupancy permit is not obtained by the applicant within six months from the date of the board's decision, the board's decision shall cease to be effective.

Comments: _____

SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete for a public hearing. No public hearings will be scheduled on this application until all outstanding issues have been resolved and the application is considered complete.

I/we agree that the City of Longview staff may enter upon the subject property at any reasonable time to consider the merits of the application, to make assessments, take photographs and to post public hearing notices.

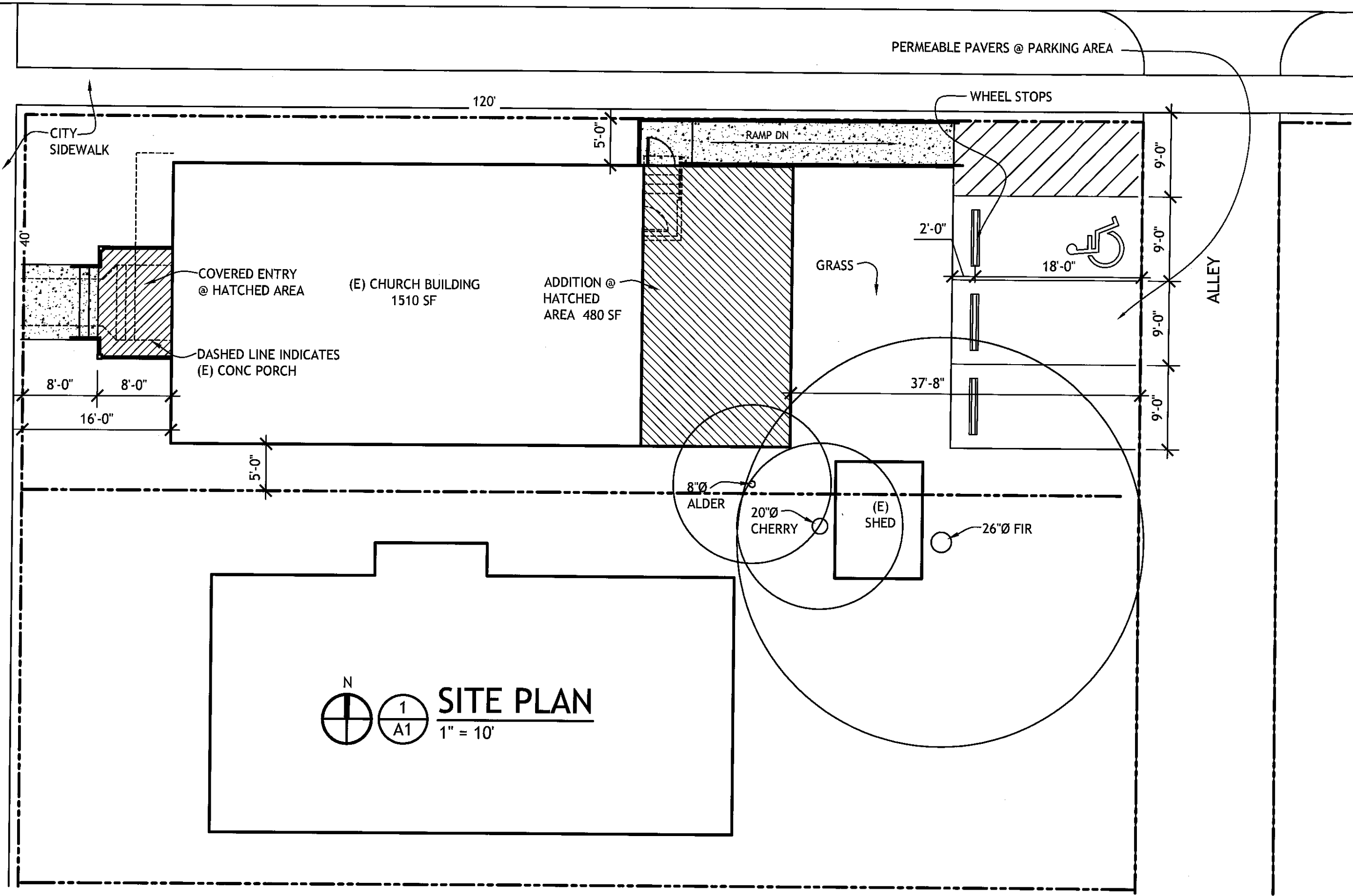
I/we declare under penalty of the perjury laws that the information provided on this form/application is true, correct and complete.


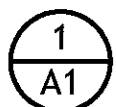
Signature of Property Owner: _____ Date: _____

Signature of Property Owner: _____ Date: _____

Signature of Applicant: Corinne J. Russell Date: 6-7-18

(If different than property owner)





SITE PLAN
 1" = 10'