



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 2012-1

Related Case Number: E 2012-1

THIS SECTION FOR OFFICE USE ONLY

CITY OF LONGVIEW

JAN 05 2012

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: VALLEY CHRISTIAN FELLOWSHIP (Print All Information) Phone: 425-5640

Mailing Address: 2844 30TH AVENUE (Street or PO Box) Fax:

City: LONGVIEW State: WA Zip: 98632

Property Owner: Phone:

Mailing Address: (Street or PO Box) Fax:

City: State: Zip:

Applicant: DNE CONSTRUCTION (Print All Information) Phone: 423-2245

Mailing Address: 1081 COLUMBIA BLVD. (Street or PO Box) Fax: 423-2272

City: LONGVIEW State: WA Zip: 98632

Relationship to Property Owner: GENERAL CONTRACTOR

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: EXISTING FACILITY IS A CHURCH. PROPOSED PROJECT IS TO ADD ON TWO RESTROOMS AND TWO OFFICES.

Second phase of project is an 8,800 sq. ft. expansion for a new sanctuary/gymnasium. See attached project letter. AT

Address of Property: 2844 30TH AVE, LONGVIEW Parcel No. #0884002

Comprehensive Plan Designation: Low Density Residential Zoning District: R-1 RESIDENTIAL

Current Use of Property: CHURCH FACILITY

Gross land area of the site to be developed: 79,625 Square Feet 1.83 Acres

Net land area (gross land area minus land dedicated for public purposes): 79,625

Describe any existing structures on the site: EXISTING CHURCH FACILITY

Number and surface type of all existing driveways at the site: THREE - CONCRETE

Number, type and dimensions of existing signage at the site: TWO SIGNS - 4' X 8'

Describe signage proposed for the land use requested: NONE

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

North: _____ Current Land Uses: RESIDENTIAL

South: _____ Current Land Uses: RESIDENTIAL

East: _____ Current Land Uses: RESIDENTIAL

West: _____ Current Land Uses: RESIDENTIAL + CHURCH

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

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

Portions of the church property contain CDID drainage ditch 6 and a bioswale. Staff

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

OFFICE HOURS FOR FOUR DURING WEEK

Proposed hours of operation: WORSHIP SERVICE FOR 400 ON SUNDAY MORNINGS

Describe how parking will be accommodated for the proposed use: ADDING 33 PARKING

STALLS TO BRING TOTAL TO 128

Describe how the proposed use will impact traffic circulation: NO IMPACT. PEAK HOURS

ON WEEKENDS, SITE SERVED BY PACIFIC WAY & 307TH AVENUE.

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:

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

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:	670 \$652.00
SEPA Review Fee:	558 \$543.00
Total Fees:	<u>\$1,195.00</u>
Comments: _____	

LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled: Date: _____ 4:30 PM

Comments: _____

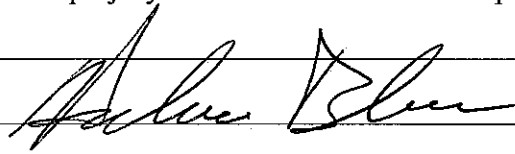
SIGNATURES:

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:



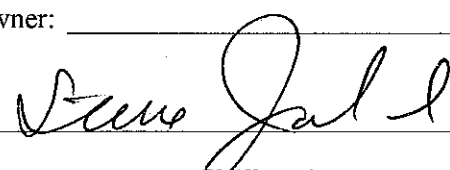
Date:

1/5/12

Signature of Property Owner:

Date:

Signature of Applicant:



Date:

1/5/2012

(If different than property owner)

FOR STAFF USE ONLY:

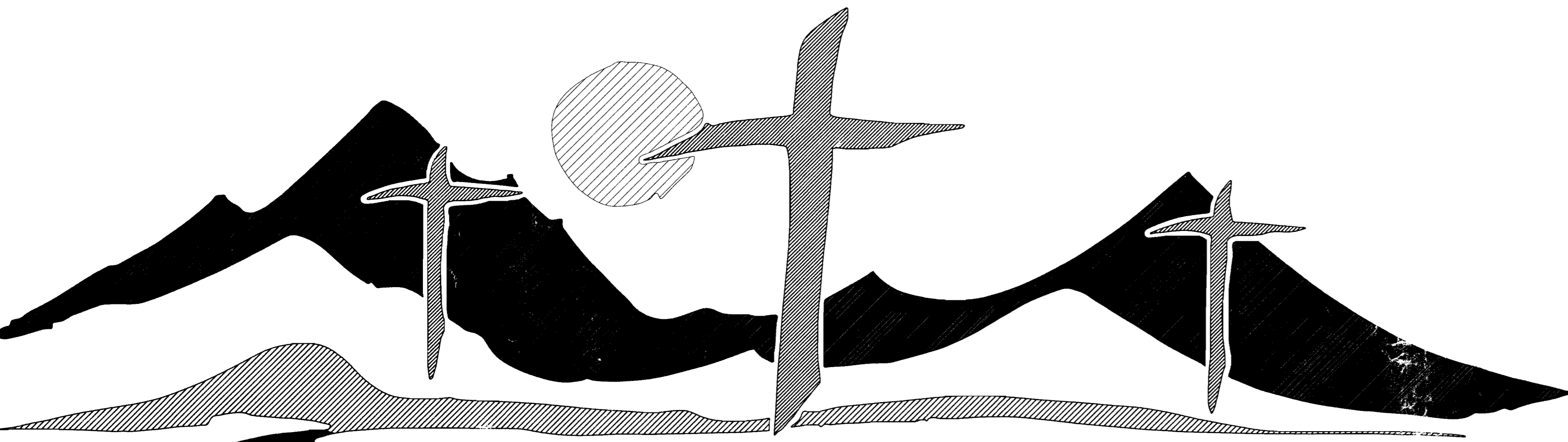
- _____ Telecommunications Facility Propagation Map provided, if applicable.
- _____ Legal Description of Property.
- _____ Copy of Deed Restrictions and Restrictive Covenants (CCR's).
- _____ One copy of the property deed; and, if the applicant is not the owner, a notarized statement (affidavit of legal 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.

Comments: _____



Valley Christian Fellowship

FELLOW SHIP

JAN 05 2012

INDEX TO DRAWINGS

0.0 COVER SHEET

CIVIL

DSL-1 SITE PLAN (EXISTING)
 DSL-2 SITE PLAN (PROPOSED)

ARCHITECTURAL

DB1-1.0 FLOOR PLAN (EXISTING)
 DB1-1.1 FLOOR PLAN (PROPOSED)
 DB1-2.0 EXTERIOR ELEVATIONS (PROPOSED)
 DB1-2.1 EXTERIOR ELEVATIONS (EXISTING)
 DB1-3.0 RESTROOM INTERIOR ELEVATIONS (PROPOSED)

Corporate Office
 1081 Columbia Blvd.
 Longview, WA 98632
 Phone: (360) 423-2245
 Fax: (360) 423-2272



www.pnecorp.com

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 The design and construction of this project are the responsibility of the architect and engineer. The architect and engineer are not responsible for the design and construction of any other project or for the performance of any other project.

Valley Christian Fellowship
 2844 30th Avenue
 Longview, Washington 98632

Drawn by: W.D.J.
 Approved: B.V.
 Issued Date: 11/14/11

Revisions

Drawing Title:
 Cover Sheet

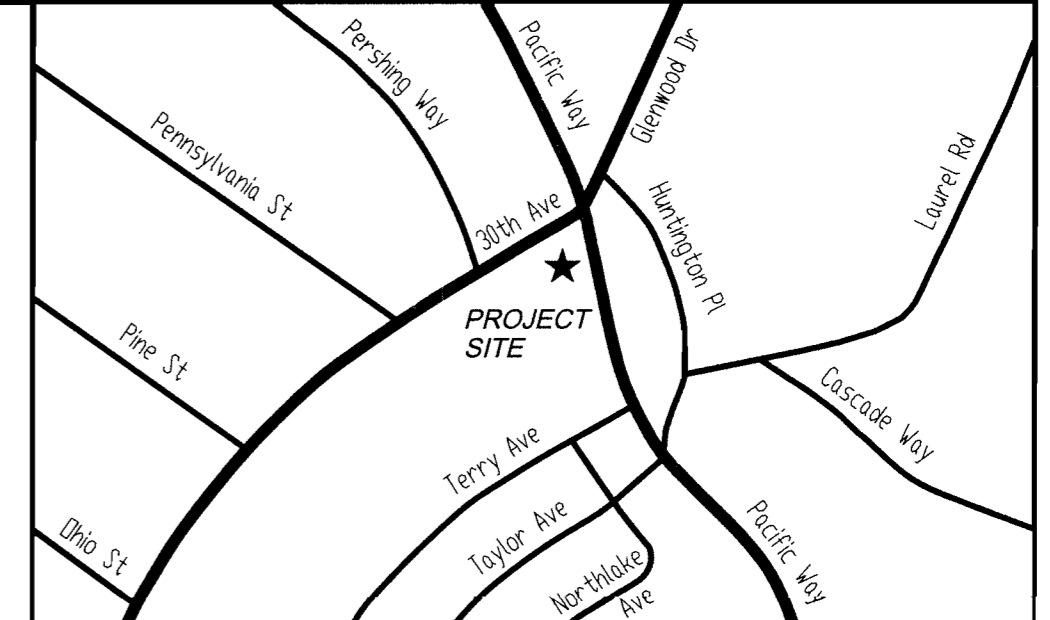
COV
 0.0

Project No:

CONSULTANTS

DESIGNER
 P.N.E. CORP.
 1081 COLUMBIA BLVD.
 LONGVIEW, WASHINGTON 98632
 TEL: (360) 423-2245
 FAX: (360) 414-1454

VICINITY MAP



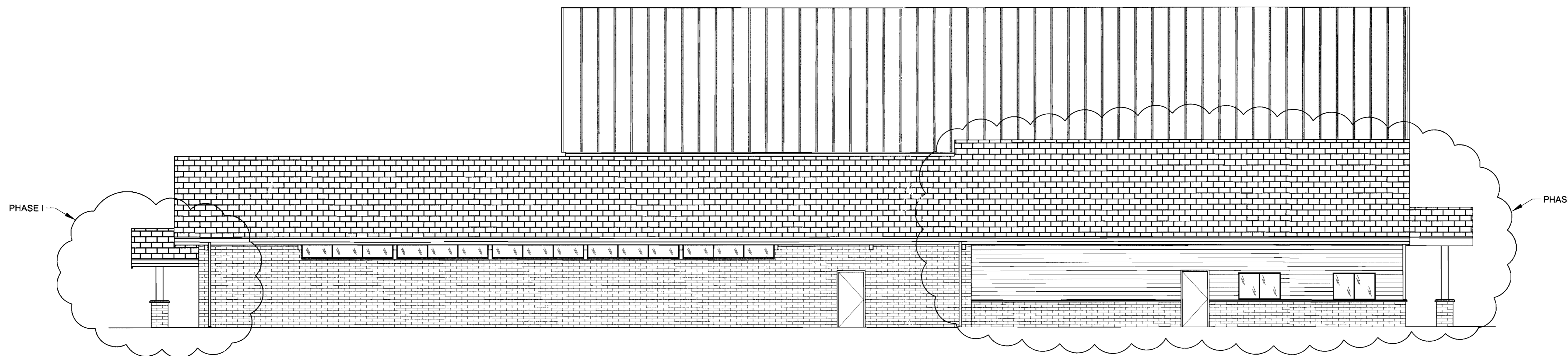
Commercial Construction >>> Fuel Facility Construction >>> Environmental Services >>> Design & Layout Services



1/4.0

EAST ELEVATION

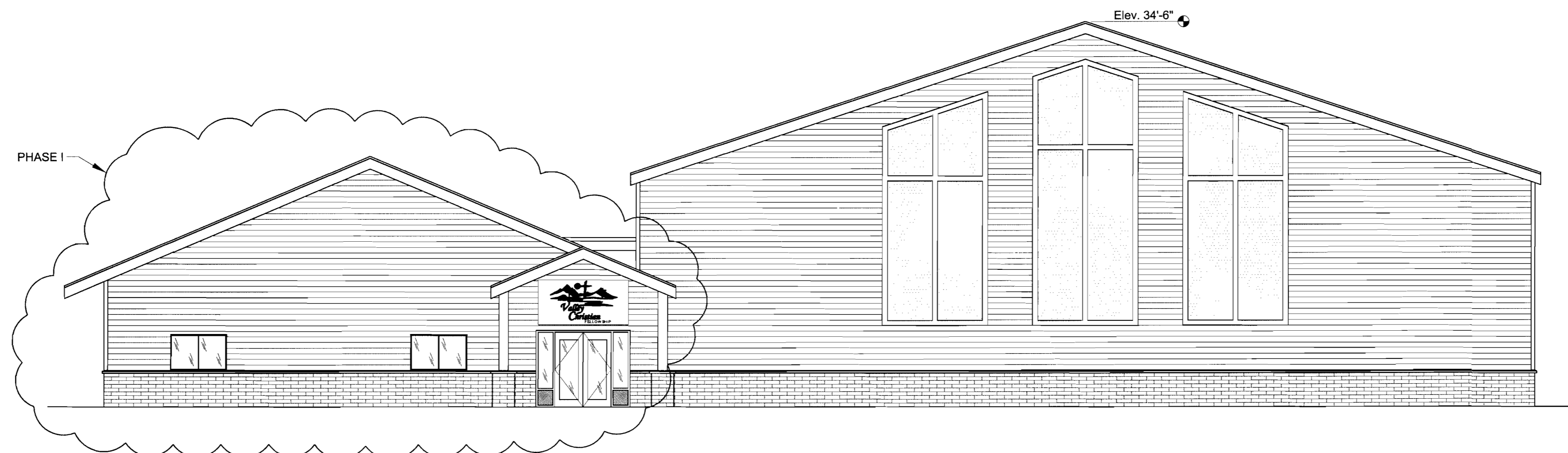
SCALE: 1/8" = 1'-0"



2/4.0

NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3/4.0

WEST ELEVATION

SCALE: 1/8" = 1'-0"

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Valley Christian Fellowship
2844 30th Avenue
Longview, Washington 98632

Drawn by: W.D.J.
Approved: B.W.
Issued Date: 10/17/11

Revisions

Drawing Title:
Elevations
(Proposed)

DB1
2.0

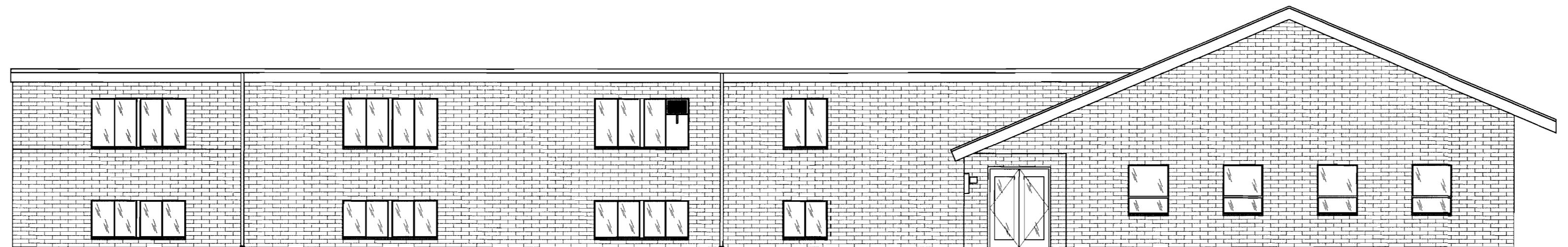
Project No:

Commercial Construction

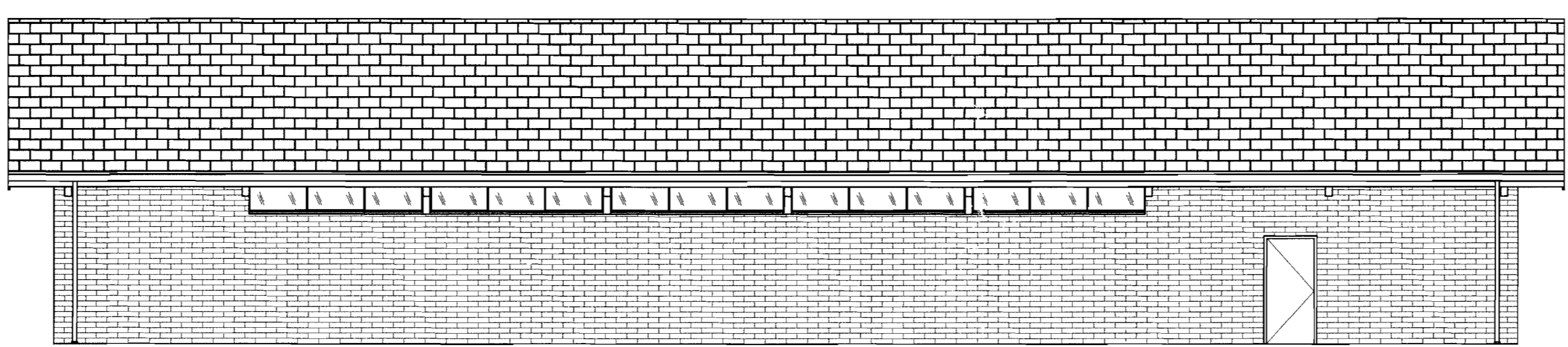
Fuel Facility Construction

Environmental Services

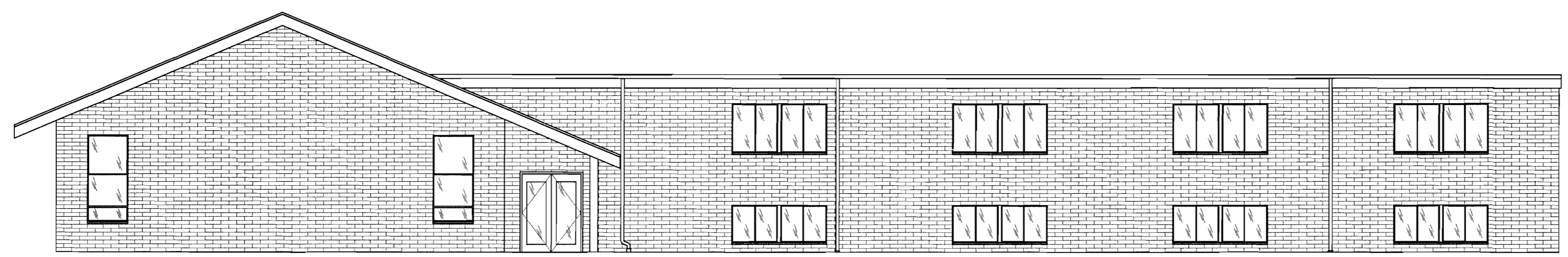
Design & Layout Services



1/2.0	EAST ELEVATION	SCALE: 1/8" = 1'-0"
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2/2.0	NORTH ELEVATION	SCALE: 1/8" = 1'-0"
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3/2.0	WEST ELEVATION	SCALE: 1/8" = 1'-0"
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 1081 Columbia Blvd.
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 Longview, Washington 98632

Drawn by: W.D.J.
 Approved: B.W.
 Issued Date: 04/29/09

Drawing Title:
 Elevations
 (Existing)

DB1
 2.1

Project No:

Environmental Services >>> Design & Layout Services >>> Fuel Facility Construction >>> Commercial Construction