



Variance/Fence Waiver Application

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

Application for a Fence Waiver per the Longview Buildings and Construction Ordinance (Title 16)

LMC 16.48

Application Number: 3213

Related Case Number(s): LV-17-01658

THIS SECTION FOR OFFICE USE ONLY:

I hereby apply for a Fence Waiver from the following section of the Longview Municipal Code (LMC):

16.48.030 (1) The reason I am requesting a variance is because: on the northside of property 08440 the 100' unimproved city Right of way, the approved plan has Bioswell half on my property and half on rightofway. I would like to enclose to protect it enclose

at Street: 643 California Way, City of Longview, Washington.

Lot No. 08440 Block No. _____ Subdivision/Addition: _____

Zoning District: _____

Applicant: Jeff Trass (Print All Information) Phone: 360-430-6381

Contact Name: Jeff Trass Fax: 360-577-1459

Mailing Address: 28820 Grandview Dr. (Street or PO Box)

City: Rainier State: OR Zip: 97048

Is the applicant the property owner? YES NO If not, complete the following section.

Relationship to Owner: _____

Property Owner: _____ Phone: _____
(Print All Information)

Mailing Address: _____
(Street or PO Box)

City: _____ State: _____ Zip: _____

Justification: (attach additional sheets as necessary):

a. Describe the physical conditions and circumstances of the property (lot shape, slope, building location, easements, etc.) and how they affect the project for which the variance is being requested: Per existing plan the fence would go right through Bio swell and leave paved driveway exposed. This property need a security fence around entire property because the nature of Business

a. Explain how the requested variance will be in harmony with the purpose and intent of the fence ordinance, will not be injurious to the neighborhood, or detrimental to the public welfare:

Cannot think of any reason this fence would be detrimental to public. In fact would protect public from entering the Bio swell

The conditions under which the zoning board of adjustment may waive or reduce the requirements of this chapter, are as follows: (respond if property meets the conditions)

b. No improved alley exists at the rear of the lot of the applicant;

NO, Railroad right of way in Back

See sight plan

c. or The lot of the applicant is other than rectangular in shape;

Yes See sight plan

d. or The lot of the applicant contains more than one front yard as shown by the plat thereof;

NO

e. or The distance from the nearest property line of a corner lot to the traveled portion of the street is 11 feet or more:

Yes