



**BNSF RAILWAY COMPANYATTN PROPERTY TAX DEPARTMENT  
PO BOX 961089  
FORT WORTH, TX 76161-0089**

**NOTICE OF PUBLIC HEARING  
Longview Appeal Board of Adjustment  
October 17, 2017starting at 4:30 P.M.**

**Case No:** ABA 2017-1

**Applicant:** Chinook Rentals

**Location:** 643 California Way, Longview, WA (Parcel Number 06489), described as AP 5 LOT:9

**Request:** Fence Waiver per section §16.48.030 [Fences; General Requirements] of the Longview Municipal Code, to allow a private fence to encroach into unimproved City right-of-way beside a new paved driveway (also in the unimproved ROW) in the mixed-use commercial/industrial zone.

**Why You Are Receiving This Notice:** You own real property located adjacent to or abutting the property affected by the Special Property Use request. The Longview Municipal Code requires all property owners owning real property located adjacent to or abutting a land use proposal subject to a public hearing to be notified of the proposal and of the hearing date, place, and time. Contact: Adam Trimble, Planner 360-442-5092

Copies of the Fence Waiver application are available for review at the City of Longview Community Development Department located at 1525 Broadway Street, between the hours of 7:00 a.m. to 6:00 p.m., Monday through Thursday, except holidays.

**Comments:** If you would like to provide comments in writing on this proposal, please submit them **no later than 4:00 p.m. Tuesday, October 17, 2017** to the City of Longview Community Development Department, PO Box 128, Longview, WA 98632, **ATTN: Adam Trimble, Planner.** For electronic submissions, provide your comments along with full name, address and contact information to [adamt@mylongview.com](mailto:adamt@mylongview.com)  
**RE: ABA 2017-1**

**Public Hearing:** You are invited to attend the Appeal Board of Adjustment public hearing scheduled for **4:30 p.m. on Tuesday, October 17, 2017.** You may provide comments either for or against this petition at this meeting. The public hearing will be held in the Longview City Council Chambers, located on the 2<sup>nd</sup> floor of City Hall at 1525 Broadway Street, Longview, Washington.

Attachment: Fence location site plan.

*Date Mailed: Thursday October 12, 2017*

The site plan for Parcel 08439 shows a proposed building complex with the following features:

- Proposed Building:** A large rectangular structure divided into a "SHOW FLOOR 3,750 SQ-FT", "PARTS/ WAREHOUSE 1,875 SQ-FT", and a "SHOP 3,750 SQ-FT". It includes a "BIORETENTION FACILITY 1" and a "BIORETENTION FACILITY 2".
- Parking Lot:** A large paved area with multiple parking spaces, including a "10' BUILDING SETBACK 11.8'" and a "10' TRAVEL LANE".
- Access and Driveways:** An "EXTG DRIVEWAY" and "EXTG CURB & GUTTER" are shown along the top boundary. A "10' TRAVEL LANE" is also indicated on the left side.
- Surrounding Infrastructure:** The plan is bordered by "CALIFORNIA WAY" to the north, "BNSF RAILWAY" to the south, and "PARCEL 08440" to the east. A "PROPERTY LINE (TYP)" is shown on the left and bottom.
- Other Features:** The plan includes various radii (e.g., 50' RAD, 15' RAD, 20' RAD, 25' RAD, 47' RAD), setbacks (e.g., 18' LANDSCAPE STRIP, 7' LANDSCAPE STRIP), and a "14' OVERHEAD DOOR".

