



Variance Application

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

Application for a Variance to the Longview Buildings and Construction Ordinance (Title 16)

LMC 16.48

Application Number:

ABA 2015-6

Related Case Number(s): _____

THIS SECTION FOR OFFICE USE ONLY:

City of Longview

SEP 08 2015

Community Development

I hereby apply for a **Variance** to the following section of the Longview Municipal Code (LMC):

16.48.030 (1) _____. The reason I am requesting a variance is because: Two large
slumps with spikes extend to sidewalk and 4 to 5 ft
into property. Adjustment fence need to be next to sidewalk.

at Street: 302 Douglas, City of Longview, Washington.

Lot No. 21 Desc. Block No. 38 Subdivision/Addition: Hwy 6 lands
21C 40 + 21A

Zoning District: _____

Applicant: Demetrius Pye
(Print All Information)

Phone: (253) 279-0546

Contact Name: Same

Fax: _____

Mailing Address: PO Box 893
(Street or PO Box)

City: Manchester

State: WA

Zip: 98353

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

Relationship to Owner: _____

Property Owner: Demetrius Pye
(Print All Information)

Phone: (253) 279-0546

Mailing Address: PO Box 893
(Street or PO Box)

City: Manchester

State: WA

Zip: 98353

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: Sidewalk had to be replace by city program

Trees roots and overhanging branch were dangerous
stumps with -spikes- were left. Stumps extend to side walk
and 4-5 ft in to property.

- 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:

The Tree stumps are so big I would have to move the
fence back 4 to 6 ft. The variance would allow the fence to be
Symmetrical

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;

yes

Incorrect: An
improved gravel
alley exists at the
rear of the lot.

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

yes

- 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

NOTICE TO APPLICANT:

According to the Longview Municipal Code, the Appeal Board of Adjustment may authorize the granting of a variance to the Building and Construction ordinance, Title 16, where compliance with the requirements of the ordinance are impractical or impossible. No application for a variance shall be granted unless the Board finds:

- (1) The height and location of the proposed fence does not affect safety or the public welfare; taking into consideration the prevention of fires, the public health and safety and the surrounding neighborhood.
- (2) The conditions under which the zoning board of adjustment may waive or reduce the requirements of this chapter, are as follows:
 - (a) Where no improved alley exists at the rear of the lot of the applicant; or
 - (b) Where the lot of the applicant is other than rectangular in shape; or
 - (c) Where the lot of the applicant contains more than one front yard as shown by the plat thereof; or
 - (d) Where the distance from the nearest property line of a corner lot to the traveled portion of the street is 11 feet or more. (Ord. 1166 § 1, 1963).

FILING FEES:

Public Hearing Fee: \$ n/a

SEPA Review Fee, if applicable: (DNS \$558.00/MDNS \$837.00)..... \$

Total Fees: \$

Comments: _____

LONGVIEW APPEAL BOARD OF ADJUSTMENT:

Public Hearing Scheduled: Date: _____ 4:30 PM

Comments: _____

FOR STAFF USE:

- _____ Legal Description of Property.
- _____ Site Plan and/or building elevations, floor plans.
- _____ Copy of Deed Restrictions and Restrictive Covenants (CCR's).
- _____ Responses to the justification section addressing the nature of and reason for the variance, and information demonstrating that the requested variance conforms to the requirements contained in LMC 19.12.140.
- _____ 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.

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.

The information provided is "said to be true under penalty of perjury by the Laws of the State of Washington."

Signature of Applicant:

Remelius Oye

Date:

8/31/15

Signature of Property Owner:

Remelius Oye

Date:

8/31/15

Signature of Property Owner's Agent:

(If different than property owner)

Date:



Trees are now stumps.

302 DOUGLAS ST.

302 Douglas St

Google earth

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