

**NOTICE OF PUBLIC HEARING
SPOKANE COUNTY HEARING EXAMINER**

TO: All interested persons, and owners/taxpayers within 400 feet.

YOU ARE HEREBY NOTIFIED THAT A PUBLIC HEARING WILL BE HELD ON THE LAND USE APPLICATION LISTED BELOW, AS FOLLOWS:

Application: VE-04-09: Variance request to allow the construction of additions to an existing single family residence with a front yard setback of 18 feet, a flanking yard setback of 10 feet from a public right of way and a side yard setback of 5'9", whereas the Rural Traditional (RT) zone requires minimum front and flanking yard setbacks of 25 feet, and a side yard setback of 7.35' for a building height of 27.35'.

Parcel No's: 55224.1701

Hearing Date and Time: October 14, 2009 @ 9:00 a.m.

Place: Commissioners Assembly Room, Lower Level, Spokane County Public Works Building, 1026 West Broadway, Spokane, Washington.

Applicant: Lexington Homes, Inc., c/o Cal Walker, 11917 E. Broadway Ave., Spokane Valley, WA 99206 (509) 999-4060

Location: The subject property is generally located east of Lilac Lane and east of Liberty Drive, in the SE ¼ of Section 22, Township 25 N., Range 45 EWM, Spokane County, Washington.

Comprehensive Plan: Rural Traditional

Zoning: Rural Traditional (RT)

Related Permits: In order for the project to be developed as proposed, additional permits must be obtained as required by other local, state and federal agencies.

Building and Planning Department Staff: Tammy Jones, Senior Planner, (509) 477-7225

HEARING EXAMINER PROCEDURES

Hearing Process and Appeals: The hearing will be conducted under the rules of procedure adopted in Spokane County Resolution No. 1-0700. All interested persons may testify at the public hearing, and may submit written comments and documents before or at the hearing. The Hearing Examiner may limit the time given to speakers. A speaker representing each side of the issue is encouraged. Any appeal of the Hearing Examiner's decision will be based on the record established before the Hearing Examiner, pursuant to County Resolution No. 96-0171. Environmental appeals shall follow the procedures set forth in the County SEPA Ordinance. All hearings will be conducted in facilities that are accessible to persons with physical disabilities.

Inspection of File, Copies of Documents: A Staff Report will generally be available for inspection seven days before the hearing. The Staff Report and application file may be inspected at the Spokane County Department of Building and Planning, 1st Floor Permit Center, Public Works Building, 1026 W. Broadway Ave. Spokane, WA 99260, between 7:30 a.m. and 4:00 p.m., weekdays, Monday through Thursday, except holidays. Copies of documents will be made available for the cost of reproduction. If you have any questions or special needs, please call the Department at (509) 477-3675. Send written comments to the Spokane County Department of Building and Planning, 1026 W. Broadway Ave., Spokane, WA 99260, Attn: Tammy Jones, File No. VE-04-09. Motions must be made in writing and submitted to the Spokane County Hearing Examiner, 1026 W. Broadway Ave., Spokane, WA 99260.

All meetings and hearings are conducted in facilities that are accessible to all members of the public. Additional information with regard to accessibility or notification of an ADA accommodation should be made to Tammy Jones, Senior Planner at (509) 477-7225 or TMJones@spokanecounty.org by October 5, 2009.