



NOTICE OF APPLICATION TYPE II

BUILDING AND PLANNING DEPARTMENT

This Notice of Application is being provided to affected agencies and owners/taxpayers of property located within 400 feet of a proposed land use application received by the Spokane County Building and Planning Department. This notice is to advise you that the land use application may affect you and to invite your comments on the project. Written comments may be submitted by any person regarding this project. All comments received by **May 2, 2022**, will be considered by the project planner prior to preparation of a staff report to the Hearing Examiner. Comments will continue to be welcomed up through the public hearing. The project file may be examined between 7:30 a.m. and 4:00 p.m. Monday through Thursday and 7:30 a.m. and 12:00 p.m. Friday, except holidays, in the Building and Planning Department of the Public Works Building, 1st Floor Permit Center West, 1026 West Broadway, Spokane, Washington. If you have questions, you may call the project planner at the phone number identified at the end of this notice. Please reference the *PROJECT FILE NUMBER(S)* in all your communications.

PROJECT FILE NUMBER(S): VE-01-22

APPLICANT/AGENT: Bowie McCanna, PE
9401 E. Appleway Blvd.
Spokane Valley, WA 99206
(509) 954-6604
bo@mccannaengineering.com

PROJECT DESCRIPTION: Variance request to allow an addition to an existing garage to be located 14 feet from the property line along Shoreline Drive, whereas Table 618-3 of the Spokane County Zoning Code requires a minimum front yard setback of 25 feet from the property line in the Rural Traditional (RT) zone.

PARCEL No.: 55221.0135

PROJECT ADDRESS AND LOCATION: The subject property is generally located southeast of and adjacent to Shoreline Drive and west of the shoreline of Liberty Lake, in the North ½ of Section 22, Township 25 North, Range 45 EWM, Spokane County, Washington.

DATE APPLICATION SUBMITTED: March 24, 2022

COMPREHENSIVE PLAN DESIGNATION: Rural Traditional

EXISTING ZONING: Rural Traditional (RT)

ADDITIONAL PERMITS: Additional permits are required such as a building and access permits.

ADDITIONAL STUDIES REQUESTED: No additional information is being requested at this time. Additional information/studies may be requested prior to the scheduling of a public hearing for the proposed land use action.

DEVELOPMENT REGULATIONS: The proposed project shall comply with the regulations and development standards identified in the Spokane County Zoning Code, Spokane County Subdivision Ordinance, Spokane County Shorelines Program, Spokane County Critical Areas Ordinance, Uniform Building Code, Spokane County Standards for Road and Sewer Construction, Spokane County Guidelines for Stormwater Management, Stormwater Guidelines of the Liberty Lake Water & Sewer District and the regulations of the Spokane Regional Health District.

ACTION: This project is subject to a future public hearing. You will be receiving a Notice of Hearing, which will be issued a minimum of fifteen (15) days prior to the public hearing. A written report, including a staff analysis of the project and recommendation of decision, will be available for inspection seven (7) calendar days prior to the public hearing. Participation in the public hearing is encouraged. A copy of the Notice of Decision issued by the Spokane County Hearing Examiner, which identifies the findings of fact, conclusion, decision and appeal rights will be provided to those individuals who testify at the public hearing and will be available to all others upon request.

ATTACHMENTS: Please find an attached Site Plan and Vicinity Map for your review.

REVIEW AUTHORITY: Tammy Jones, Planning Manager
Spokane County Building and Planning Department
1026 West Broadway Avenue
Spokane, Washington 99260-0050
(509) 477-7225
tmjones@spokanecounty.org

Date Issued: April 18, 2022

Signature: _____

