

**NOTICE OF APPLICATION  
FOR A CONDITIONAL USE PERMIT – Type II  
“CHABAD” (Religious Institution)  
File No. Z25-268CUP2**

Notice is hereby given that Dwight Hume with Land Use Solutions, representing Chabad, applied for a Type II Conditional Use Permit (CUP) on April 9, 2025, to establish a religious institution in a residentially zoned neighborhood. This application was determined to be technically complete on May 8, 2025. A Type II CUP is required for new religious institutions in residential zones and is reviewed by the Planning and Development Department. Any person may submit written comments on the proposal.

For additional information contact City of Spokane Planning and Development at:

*Planning and Development Services  
Attn: Tavis Schmidt, Planner II  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329  
Phone: (509) 625-6646  
Email: [tschmidt@spokanecity.org](mailto:tschmidt@spokanecity.org)  
Web: [www.spokaneplanning.org](http://www.spokaneplanning.org)*

**APPLICATION INFORMATION:**

**Applicant/Agent:** Land Use Solutions & Entitlement  
c/o Dwight Hume  
9101 N Mt. View Lane  
Spokane WA 99218

**Property Owner:** CHABAD  
4116 E 37<sup>th</sup> Ave  
Spokane, WA 99223

**File Number:** Z25-268CUP2

**Public Comment Period:** Written comments may be submitted on this application by **June 3, 2025 at 5pm.** Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

**SEPA:** The City of Spokane has reviewed the proposed project and determined that it does not have a probable significant adverse impact on the environment and expects to issue a Determination of Non-significance (DNS). This decision was made after review of a completed environmental checklist, City of Spokane Municipal Code Title 17, a site assessment, and comments from affected agencies. This information is available to the public on request.

**Description of Proposal:** The applicant is proposing to construct a new religious institution with associated parking and landscaping. The existing zoning is Residential 1 (R1) which allows for religious institutions if approved through the Conditional Use Permit (CUP) process. Building permits will be reviewed and approved prior to construction, as a separate process from this CUP.

This application will be reviewed as a Type II Conditional Use Permit and is subject to administrative review by the Planning and Development Department and a decision issued by the Planning Director.

**Location Description:** The proposed project is located at 4111 E 39<sup>th</sup> Ave. Parcel number 35344.0330

**Legal Description:** LINCOLN HEIGHTS 2ND ADD LOTS 3, 4 AND 5, BLOCK 131. EXCEPT THE W20FT OF SAID LOT 5 AND EXCEPT THE N1/2 OF SAID LOTS 3, 4 AND 5.

**Current Zoning:** Residential 1 (R1)

**ONLY THE APPLICANT AND PERSONS SUBMITTING WRITTEN COMMENTS MAY APPEAL THE DECISION OF APPROVAL OR DENIAL OF THIS APPLICATION**

*Comments will be considered on this application. All written comments received will become part of the record.*

**Public Comment Process:** This Notice of Application will be posted on the property and mailed to all **property owners** and **taxpayers** of record, as shown by the most recent Spokane County Assessor's record, and **occupants** of addresses of property located within a four-hundred-foot radius of any portion of the boundary of the subject property. This Notice of Application will initiate a 15-day public comment period in which interested person may submit written comments to the address of the City Staff. Once the public comment period has ended, staff will prepare a staff report and issue an appeal deadline. Only the applicant and persons submitting written comments may appeal the decision of the Planning & Development Director.

Written comments should be mailed, delivered or emailed to:

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808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329*

*Phone: (509) 625-6646  
EMAIL: [tschmidt@spokanecity.org](mailto:tschmidt@spokanecity.org)*

*To view more information including site plans for this project please go to:  
<https://my.spokanecity.org/projects>*