



**PLANNING & DEVELOPMENT**  
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**NOTICE OF APPLICATION AND PUBLIC HEARING  
PROPOSED "Cooke/Shriver" VARIANCE - (Type III)  
FILE # Z16-561VAR**

Notice is hereby given that Oscar Torres, on behalf of Cooke Development Corporation has applied for a Type III Variance on July 14, 2016. This application was determined to be technically complete on August 11, 2016. There will be a public hearing on this proposal before the City of Spokane Hearing Examiner on **Thursday, September 29, 2016 at 9:00 am**, in the City Council Briefing Center, Lower Level of City Hall, 808 West Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing.

For additional information contact the Planning Department at:

*Planning Services Department  
Attn: Dave Compton, Assistant Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329  
Email: dcompton@spokanecity.org  
Phone (509) 625-6089*

**APPLICATION INFORMATION**

**Applicant/  
Property  
Owner:** Cooke Development L.L.C.  
c/o Bob Cooke/David Shriver  
503 E. 2<sup>nd</sup> Avenue  
Spokane, WA 99202  
509) 327-2282

**Agent:** Oscar Torres  
(509) 444-5270

**File Number:** Z16-561VAR

**Location Description:** The subject parcels to be used in this proposal are addressed as 614 & 618 S. Garfield Street, Spokane, WA.

**Description of Proposal:** The applicant is requesting to exceed the 20% maximum area allowed to be paved in the front yard setback on both street frontages (Garfield St. and Hartson Ave.) and install the required frontage landscaping in the city right of way. Both requests will allow the construction of on-site parking for the proposal due to excessive rock outcroppings that otherwise would have to be removed by blasting.

**SEPA:** Categorically Exempt

**Current Zoning:** RMF (Residential Multi-family)

**Legal Description:** (Parcel #'s 35201.5336 & 35201.5352). A full legal description of the subject property is available in Planning and Development, located on the 3<sup>rd</sup> Floor of City Hall, 808 West Spokane Falls Blvd., Spokane, WA 99201-3329.

**Public Comment Period:** Written comments may be submitted on this application and any

**environmental issues related to it by September 26, 2016.** Written comments should be sent to the Planning and Development address listed above or at the end of this document.

**Public Hearing Process** Once a Community Meeting has been completed, the applicant is authorized to make application to the City of Spokane for the review of the Variance. A combined Notice of Application and Public Hearing 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 400 hundred foot radius of any portion of the boundary of the subject property, including any property that is contiguous and under the same or common ownership and control. This combined Notice of Application and Public Hearing will initiate a 15-day public comment period in which interested person may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. Once the public comment period has ended a Public Hearing will be held in front of the City of Spokane Hearing Examiner. Written comments and oral testimony at the public hearing for this proposed action will be made part of the public record. **Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner.**

Written comments should be mailed, delivered or emailed to:

*Planning & Development*  
*Attn: Dave Compton, Assistant Planner* *DBC*  
*808 West Spokane Falls Boulevard*  
*Spokane, WA 99201-3329*

*Phone (509) 625-6089*

*Email: [dcompton@spokanecity.org](mailto:dcompton@spokanecity.org)*

*To view more information, including site plans for this project, please go to:*

*<https://my.spokanecity.org/projects/>*

August 18, 2016