



PLANNING & DEVELOPMENT
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**NOTICE OF APPLICATION AND PUBLIC HEARING
PROPOSED "Wilson Avenue" VARIANCE - (Type III)
FILE # Z1500062VAR**

Notice is hereby given that Bob Cooke has applied for a Type III Variance on August 7, 2015. This application was determined to be technically complete on August 21, 2015. There will be a public hearing on this proposal before the City of Spokane Hearing Examiner on **Thursday, September 24, 2015 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: Cooke Development L.L.C.
Property Owner/Agent: c/o Bob Cooke
503 E. 2nd Avenue
Spokane, WA 99202
(509) 327-2282

File Number: Z1500062VAR

Location Description: The subject parcels to be used in this proposal are addressed as 1623 & 1629 W. Wilson Avenue, Spokane, WA.

Description of Proposal: The applicant is requesting the front yard setback for 4 underlying lots (currently 2 parcels) be reduced from 20 feet to 7.5 feet to prevent further cutting into the adjacent hillside. This same variance request was approved for 3 adjacent parcels to the east of this proposal by the same property owner in 2005.

SEPA: Categorically Exempt

Current Zoning: RHD-35 (Residential High Density – 35 foot height limit)

Legal Description: Parcel #'s 25134.4715 & 25134.4722. A full legal description of the subject property is available in Planning and Development, located on the 3rd 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 23, 2015**. 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
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329*

Phone (509) 625-6089

Email: dcompton@spokanecity.org

To view more information including site plans for this project please go to beta.spokanecity.org/projects

September 1, 2015