

NOTICE OF APPLICATION

Application Name: Girard Code Variance- Landscaping buffers

Application File Number: LU18-0023

Primary Contact: Tyler Litzenberger
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Application Submitted: August 13, 2018

Date of Complete Application: August 29, 2018

Notice of Application: September 7, 2018

Project Location: The subject property is located at 28009 Covington Way SE, and consists of Parcel No. 3522059215 in Covington, Washington. The site is situated in the SE Quarter of Section 35, Township 22N and Range 5E in the City of Covington, King County, WA.

Project Description: The applicant is requesting a Zoning Code Variance from CMC 18.31.130 (3)(a) Landscaping Buffers to reduce the 20-foot landscaping buffer to 5 feet. Pursuant to the code section, the property is required to have a minimum 20-foot-wide landscape buffer within the required setback for the GC zone.

Comp Plan/Zoning Designation: The zoning designation is Downtown District, General Commercial (GC) zone.

Consistency with Applicable City Plans and Regulations: This proposal will be reviewed for compliance with all applicable City of Covington ordinances; including Title 18-Zoning, Title 13-Public Utilities regulations, and applicable design requirements.

Other known permits not included in this Application: None. This is a zoning code variance request.

Comment Period: September 7, 2018 – September 28, 2018

*This is a Type 3 Application in accordance with CMC 14.30.040 whereby a Public Hearing before the City of Covington's Hearing Examiner is required. Notification of the public hearing will occur at least 14 days prior to the scheduled hearing. The Hearing Examiner will issue the final decision that is appealable to King County Superior Court. To make written comments, please mail, email, or hand-deliver specific comments to City Hall, Community Development Department, 16720 SE 271st Street, Covington, WA 98042, no later than **September 28, 2018**. Please contact Permit Services at 253-480-2400, or via email at permitservices@covingtonwa.gov should you have any questions or comments pertaining to this proposal. Reference project documents online: permits.covingtonwa.gov/citizen (Search permit #LU18-0023).*