



Notice of Land Use Application
Bellikka Townhomes Variance (File # 2020-004-SPR/VAR)

Applicant: J2 Builders LLC, 709 NW 21st Street, Battle Ground, WA 98604, WA 98604

Applicant's Representative: Same as Applicant

Location of proposal: Southeast corner of the intersection of East Cedar Avenue and East 7th Street (no site address). The property is described as: Lot 2 block 2 McCanns Addition to La Center, 0.23A, PIN 64455000

Description of proposal: The Applicant proposes to develop four single-family attached residences on the subject property. The attached single-family houses would be two story homes of approximately 1,400 square feet each. Each pair of units would be served by a 22-foot wide shared driveway and would face north toward East 7th Street. The applicant requests a variance to reduce the minimum number of parking spaces required by LCMC 18.280 from 3 spaces per unit to 1.75 spaces per unit in compliance with LCMC 18.140.040(4).

Application review process: The application is subject to a Type II variance process. The applicant filed the application materials on July 20, 2020, and the City determined the application complete on July 23, 2020. Staff has final decision authority for this application.

SEPA: The proposal is exempt from SEPA review under WAC 197-11-800 (1) and LCMC 18.310.080.

Public Review: The file may be examined between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, by appointment (except holidays) in the La Center Public Works Office, 305 NW Pacific Highway, La Center, WA; The city contact person and telephone number for any questions on this review is Sarah Dollar, Permit Technician, 360.263.7665.

Comment Period: You may comment on this application within fourteen (14) days of this notice publication date; July 24, 2020. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends August 7, 2020.

The public may submit written comments to:

Bellikka Townhouses Application Review
305 NW Pacific Highway
La Center, WA 98629
Contact: Sarah Dollar, Permit Technician, 360.263.7665, sdollar@ci.lacenter.wa.us

Issued: July 24, 2020