

OFFICE OF THE HEARING EXAMINER
TOWN OF BEAUX ARTS VILLAGE, WASHINGTON

**NOTICE PUBLIC HEARING
VARIANCE APPLICATION**

**A PUBLIC HEARING WILL BE CONDUCTED ON
10:00AM ON WEDNESDAY, May 15th, 2024
FOR THE FOLLOWING MATTER:**

**VARIANCE 24-1, HADLEY, 2730 104th Ave SE
Reconfigure front yard setback
Reconstruction of an existing nonconforming residence**

The public hearing is for the purpose of taking testimony in an open record hearing on the variance application. The applicant has a corner lot with a non-conforming attached garage and is requesting two variances. The first variance would be to change the property's front yard setback to come off SE 28th Street even though the driveway would remain off of 104th Ave SE in generally the same location. The second variance would be to reconstruct an existing non-conforming residence. Although the proposed improvements will meet the Town's height, lot coverage, and gross floor area requirements, the Beaux Arts Village Municipal Code (BAVMC) 18.10.160 (2) (c) requires a variance for the reconstruction of nonconforming structures and BAVMC 18.10.080 (12) states "If lot abuts the intersection of two town or WABA streets, a front setback of 20 feet, as prescribed in subsection (1) of this section, shall be required on the addressed street."

Notice is hereby given that the Town of Beaux Arts Village Hearing Examiner will conduct a **Public Hearing on May 15, 2024**. This hearing will be held using remote meeting technology. To participate in this hearing, please email the Town at bldgdept@beauxarts-wa.gov at least one hour before the scheduled meeting time and you will receive further instructions. Additionally, written comments for this application may be submitted prior to the hearing via mail or email and such comments will be given the same weight as public testimony.

By Mail: Town of Beaux Arts
ATTN: Addie Tych – Variance 24-1
10550 SE 27th Street
Beaux Arts, WA 98004

By Email: bldgdept@beauxarts-wa.gov

Date of Application: February 14, 2024
Date of Completeness: March 28, 2024

Dated this 29th day of April, 2024

ADDIE TYCH, DEPUTY TOWN CLERK

NOTICES POSTED ON MAILBOX STANDS ON 4/29/24

PROPERTY OF THE TOWN OF BEAUX ARTS VILLAGE
PLEASE DO NOT REMOVE. THANK YOU.