



DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

Joan Davenport, AICP, Director

129 North Second Street, 2nd Floor, Yakima, WA 98901

ask.planning@yakimawa.gov • www.yakimawa.gov/services/planning

**CITY OF YAKIMA
NOTICE OF APPLICATION AND PUBLIC HEARING**

DATE: April 8, 2016
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director & Planning Manager
SUBJECT: Notice of Application for a Type (3) Review to construct a converted dwelling in the Single-Family (R-1) zoning district.

NOTICE OF APPLICATION

LOCATION: 514 S. 6th St.
TAX PARCEL NUMBERS: 191319-42496
PROJECT APPLICANT: Erika Lopez
FILE NUMBER: CL3#004-16
DATE OF APPLICATION: March 3, 2016
DATE OF COMPLETENESS: March 31, 2016

PROJECT DESCRIPTION

The City of Yakima Department of Community Development has received a Type 3 Review application from Erika Lopez (applicant/property owner) to construct an approximately 640 square foot addition to a single family home as a converted dwelling in the Single-Family (R-1) zoning district.

The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington.

REQUEST FOR WRITTEN COMMENT

Your views on the proposal are welcome. All written comments received by 5:00 P.M. on **April 28, 2016**, will be considered prior to issuing a decision. Your comments on this proposal may be mailed to:

**Joan Davenport, AICP, Planning Manager
City of Yakima, Department of Community Development
129 North Second Street, Yakima, WA 98901**

Please be certain to reference the file number(s) or applicant's name in your correspondence. (CL3 #004-16 Lopez)

NOTICE OF PUBLIC HEARING

The request requires that the Hearing Examiner hold an open record public hearing. The public hearing is scheduled to be held on **Thursday, May 26, 2016 beginning at 9:00 a.m.**, in the Council Chambers, City Hall, 129 N 2nd Street, Yakima, WA. Any person desiring to express their views on the matter is invited to attend the public hearing or to submit written comments. Following the public hearing, the Hearing Examiner will issue his decision within ten (10) business days.

NOTICE OF DECISION

A copy of the Hearing Examiner's decision will be mailed to parties of record once it is rendered.

The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North Second Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or e-mail to trevor.martin@yakimawa.gov.

Other Permits Required: N/A

Enclosed: Narrative, Site Plan, and Vicinity Map



Supplemental Application For:

TYPE (3) REVIEW

YAKIMA URBAN AREA ZONING ORDINANCE, YMC CHAPTER 15.15

PART II - LAND USE DESIGNATION

1. PROPOSED LAND USE TYPE: (As listed on YMC § 15.04.030 Table 4-1 Permitted Uses)

PART III - ATTACHMENTS INFORMATION

2. SITE PLAN REQUIRED: (Please use the City of Yakima Site Plan Checklist, attached)

3. TRAFFIC CONCURRENCY: (if required, see YMC Ch. 12.08, Traffic Capacity Test)

4. ENVIRONMENTAL CHECKLIST: (if required by the Washington State Environmental Policy Act)

PART IV - WRITTEN NARRATIVE: Please submit a written response to the following questions. Use a separate sheet of paper, if necessary.

A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.

REMODEL EXISTING HOME TO ADD \pm 640 SQ F.T. , IN LAW HOME

B. How is the proposal compatible to neighboring properties?

WITHIN A 400' RADIUS THERE ARE ATLEAST 5 OTHER MULTI-FAMILY UNITS (605 S. WACHES, 513 S 6TH ST. 516 E MAPLE, 416 S. 6TH ST) ADDITIONALLY THERE ARE MULTIPLE CLUSTERS OF SMALL LOT (2000 SQ FT

C. What mitigation measures are proposed to promote compatibility?

ALLEY ACCESS ALLOWS FOR OFF STREET PARKING.

D. How is your proposal consistent with current zoning of your property?

ADDITION WILL STILL MEET SET BACK & BUILDING HEIGHT RESTRICTION

E. How is your proposal consistent with uses and zoning of neighboring properties?

SEE SECTION 'B' ABOVE

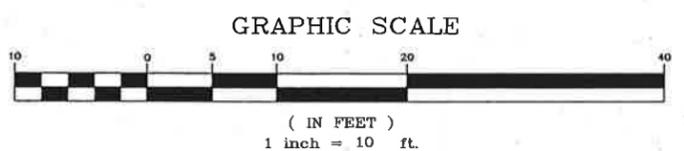
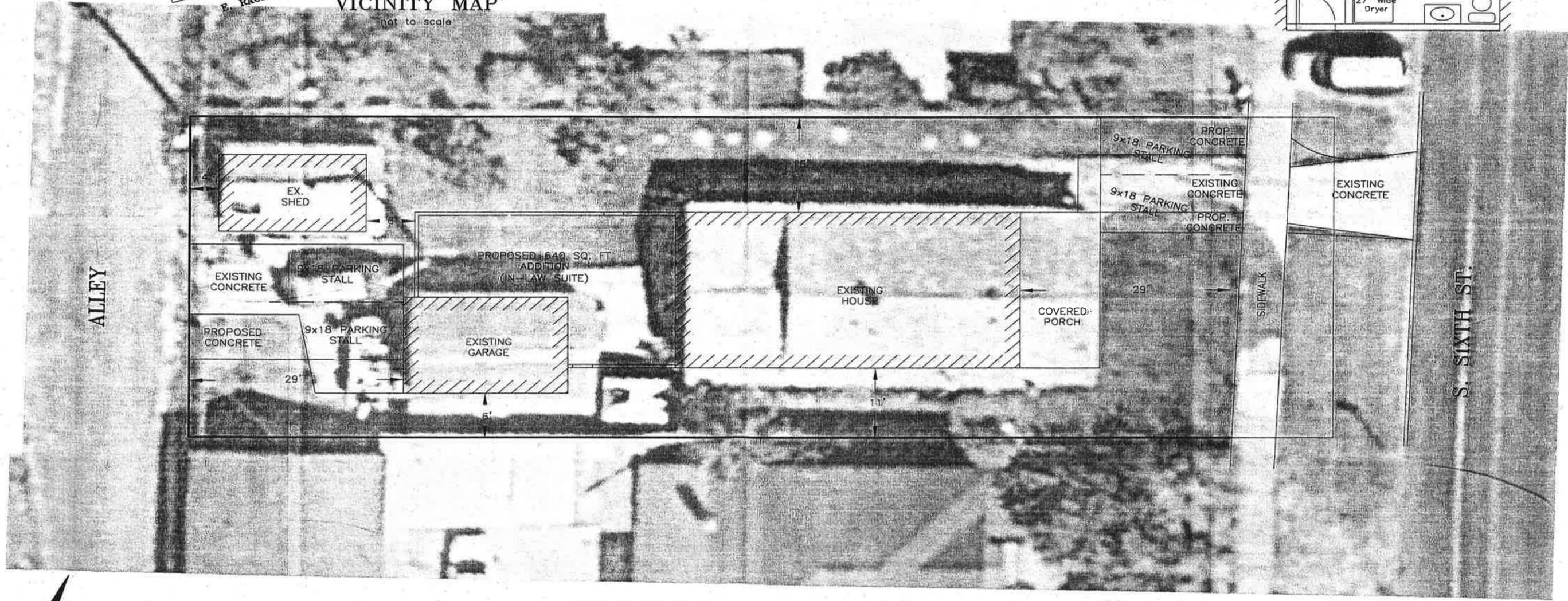
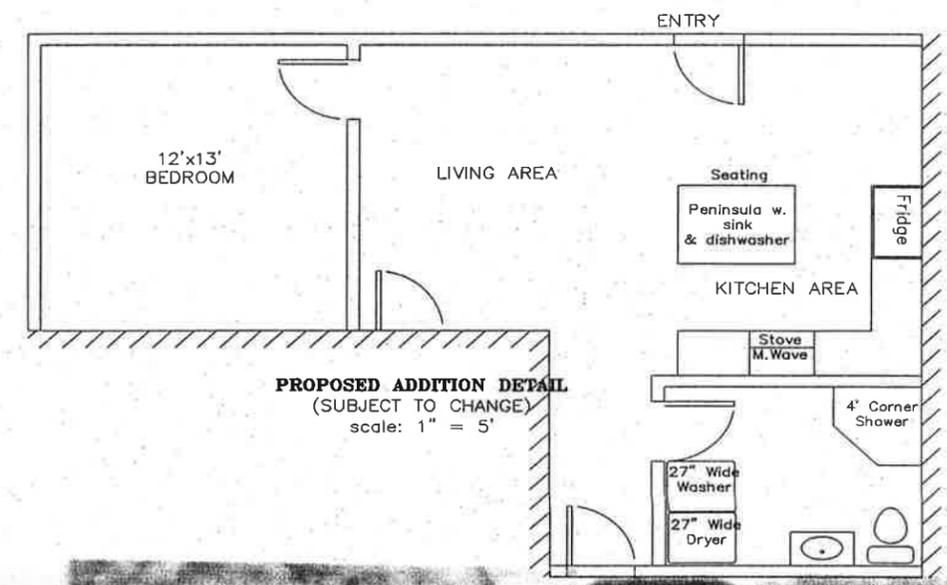
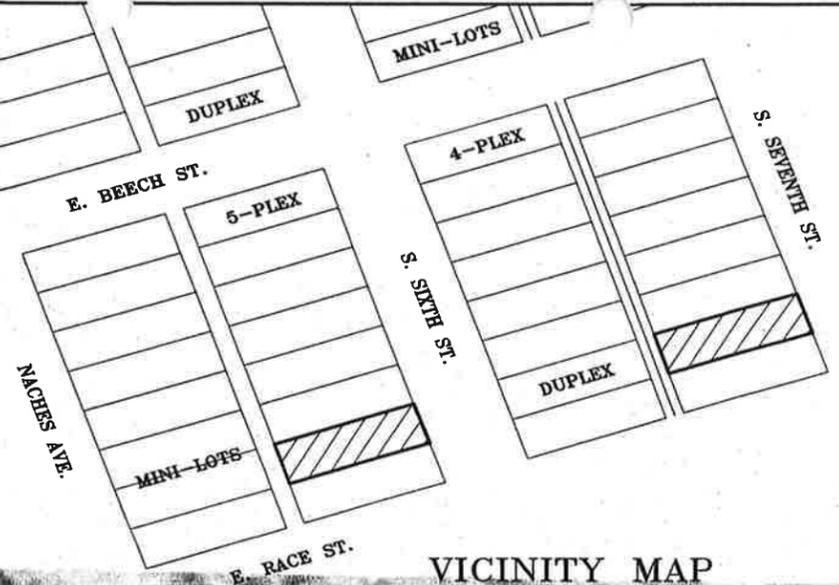
F. How is your proposal in the best interest of the community?

MATCHES USAGE OF SURROUNDING PARCELS

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division - 129 N. 2nd St., Yakima, WA or 509-575-6183

RECEIVED
MAR 03 2016
CITY OF YAKIMA
PLANNING DIV

REVISION
LAST UPDATE



AREA CALCULATIONS

LOT AREA	
LOT AREA TOTAL:	7043 SQ. FT.
BUILDING AREA	
EXIST. LOT AREA COVERAGE	1700 SQ. FT. (24%)
PROP. LOT COVERAGE:	2340 SQ. FT. (33%)
IMPERMEABLE AREA	
EXIST. LOT AREA COVERAGE	2630 SQ. FT. (37%)
PROP. LOT COVERAGE:	3520 SQ. FT. (50%)

RECEIVED
MAR 03 2016
CITY OF YAKIMA
PLANNING DIV

NAME ERIKA LOPEZ	
LOCATION 514 S. 6TH STREET, YAKIMA, WA 98901	
DRAWING TYPE CITY OF YAKIMA PROPOSED HOUSE ADDITION	
DRAWN BY: JPT	SCALE: 1"=10'
CHECKED BY: D.S.G.	DATE: 03/01/2016
PROJECT NO. 16000	SHEET 1 OF 1
PARCEL NO. 191319-42496	

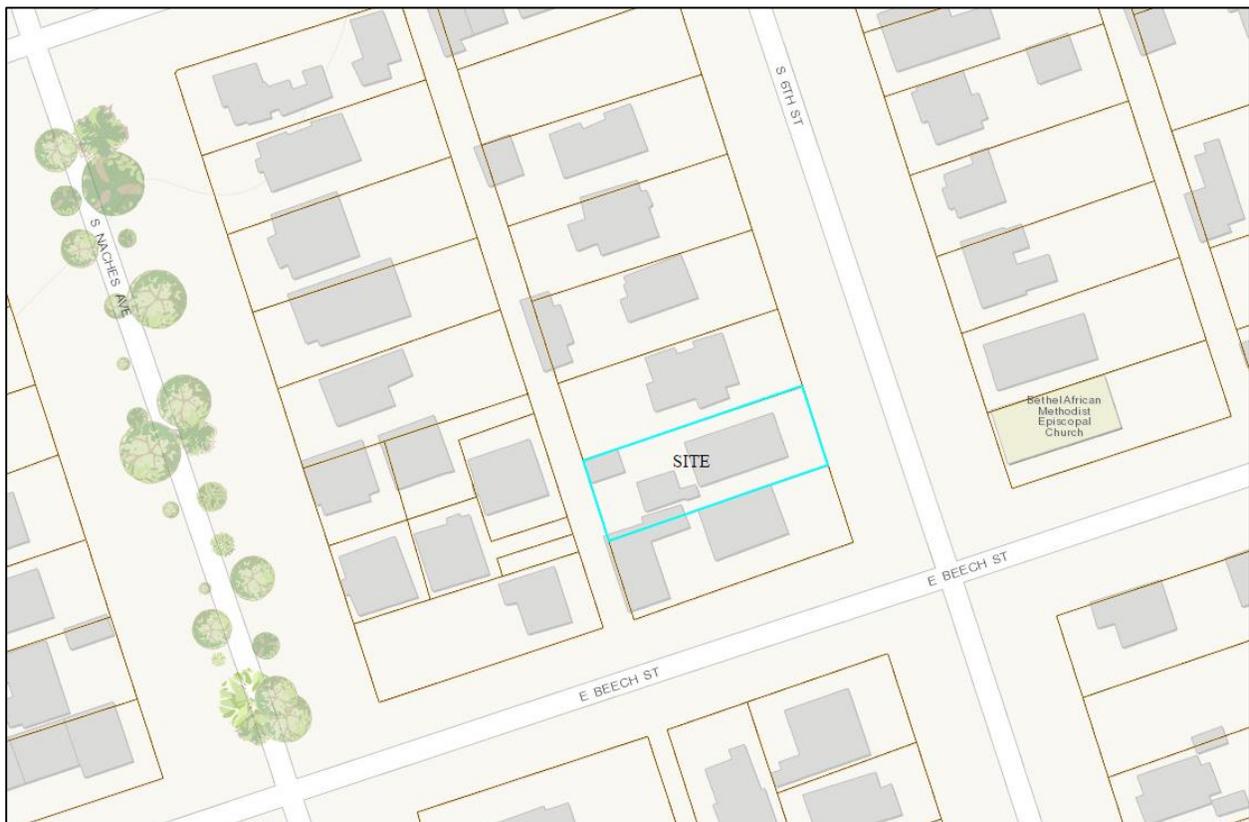
VICINITY MAP



File Number: CL3#004-16

Project Name: ERIKA LOPEZ

Site Address: 514 S 6th St



Proposal: Proposal to add an approximately 640 sq ft dwelling unit to an existing single-family home in the R-1 zoning district.

Contact the City of Yakima Planning Division at (509) 575-6183

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.

