

**TOWN OF BEAUX ARTS VILLAGE
10550 SE 27TH STREET
BEAUX ARTS, WA 98004
(425) 269-6985**

**NOTICE OF APPLICATION
VARIANCE**

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

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."

Any person may request additional information, express his or her views, or be notified of the action taken on this application by contacting Sue Ann Spens, Clerk Treasurer in writing within 14 days of this notice by mail or email.

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

On March 28, 2024, after review of the application and other information on file with the Town, the Town of Beaux Arts responsible official determined the application to be complete.

Written comments on the variance application will be accepted by the Town of Beaux Arts until 5:00p.m. (Pacific Standard Time), April 15, 2024. A public hearing on the variance application will be held at a later date. New notices with the date and time of the public hearing will be posted at least 14 days prior to the public hearing.

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

Dated this 2nd day of April, 2024

Sue Ann Spens, Clerk/Treasurer

Posted: April 2, 2024