

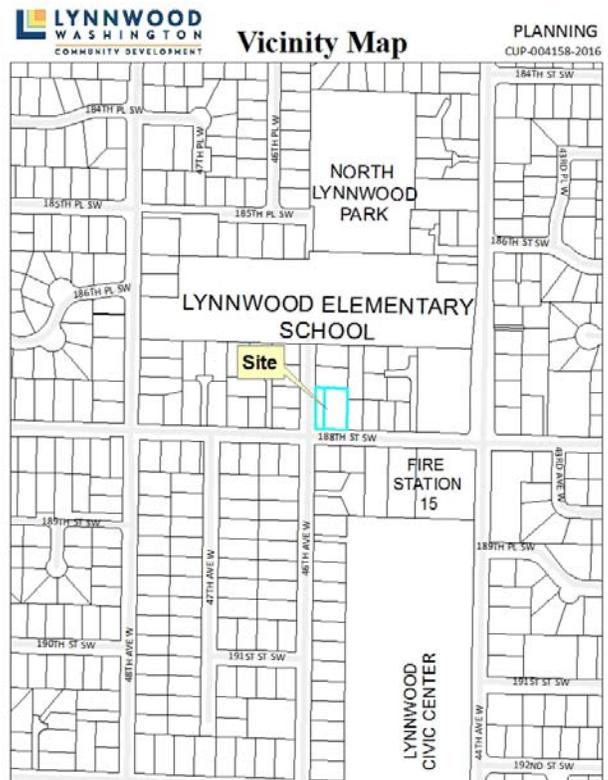
NOTICE OF HEARING EXAMINER'S DECISION
FILIPINO AMERICAN CHRISTIAN FELLOWSHIP CHURCH
Conditional Use Permit (CUP-004158-2016)

Decision:

On November 14, 2016, the Hearing Examiner approved a Conditional Use Permit (CUP) for the Filipino American Christian Fellowship Church to demolish a structure used as a church and construct a new 2,518 sq. ft., one-story church. Parking is provided for 17 vehicles. Maximum height of the building will be approximately 20 feet including the rooftop equipment. The development site is located on a 31,072 square foot site and is zoned Residential 8,400 sq. ft. (RS-8).

This Conditional Use Permit is subject to compliance with all applicable provisions, requirements, and standards of the Lynnwood Municipal Code, standards adopted pursuant thereto, and the following special conditions:

1. This Conditional Use Permit applies only to tax account parcels 00373400100808 and 00373400100812.
2. This Conditional Use Permit shall supersede Conditional Use Permit 95-CUP-0004 and the 2002 Amendment thereto upon the issuance of a demolition permit to remove the existing structure from the subject property.
3. Exhibit 1.8, 1.9 and 1.14 shall constitute the approved Conditional Use Permit development plans. The replacement facility shall be developed in accordance with those exhibits. Revision of approved plans is governed by LMC 1.35.180.
4. The currently missing segment of the six-foot tall, sight-obscuring fence along the east property line shall be restored to match the remainder of that fence; PROVIDED, that a six-foot tall, sight-obscuring pedestrian gate may be installed in the restored fence.
5. Prior to issuance of a building permit, the project shall receive Project Design Review approval, as required by LMC 21.50.105.
6. Prior to issuance of a building or demolition permit, the two parcels which make up the subject property (Tax Account Parcels 00373400100812 and 00373400100808) shall be consolidated or encumbered with an easement or other legal instrument to ensure continuous ownership, use, and maintenance of the church property as required by Chapter 10.60 LMC.
7. Should church activities lead to increased parking demand in the future, the Permittee must make arrangements for additional off-street parking.
8. After one year of occupancy, the City reserves the right to inspect the perimeter landscaping to determine adequacy of site-screening.

**Location:**

4521 188th Street SW, on the northeast corner of 188th St. SW. and 46th Ave. W.

Reconsideration and Appeal:

Any person who participated in the decision may request reconsideration by the Hearing Examiner by filing a request in writing with the Community Development Department by 4:00 p.m. on November 21, 2016. Any person who participated in the decision may file an appeal of the Hearing Examiner by filing the appeal to superior court pursuant to the Land Use Petition Act (Chapter 36.70C RCW) within 21 days from the date of issuance of the decision.

Contact:

The file on this project is maintained in the Community Development Department office and is available for review at the above listed address. If you have questions, please contact Gloria Rivera, Senior Planner, at (425) 670-5409 or grivera@lynnwoodwa.gov. Please make reference to file number CUP-004158-2016 when making contact.

Date of this Notice: November 17, 2014.

(425) 670-5409

**THIS NOTICE IS NOT TO BE REMOVED, MUTILATED OR CONCEALED
BY ANY UNAUTHORIZED PERSON**