



TECHNICALLY COMPLETE REVIEW:  
**Bellikka Townhouses**  
(2020-004-SPR/VAR) – July 23, 2020

July 23, 2020

Jack Bellikka  
709 NW 21<sup>st</sup> Street  
Battle Ground, WA 98604

Mr. Bellikka,

This letter is to inform you that we have reviewed the supplemental variance application material you provided on July 20, 2020 for the proposed four single-family attached residences at the southeast corner of the intersection of East Cedar Avenue and East 7th Street. The Director has determined that the variance letter submitted on behalf of the application for reducing the number of off-street parking spaces required under La Center Municipal Code (LCMC) Table 18.280.010 (12 spaces required) to 8 spaces is adequate for variance review. Therefore, your application is determined to be **complete**. The City acknowledges that the applicant is meeting the off-street parking requirement of the Medium Density Residential (MDR-16) zone (LCMC 18.140.040 [4][b]), which requires 1.75 spaces per dwelling unit (8 spaces required), and that a conflict exists between these code sections. However, under LCMC 18.10.100, if a conflict arises between two code standards, the most restrictive standard shall govern. The City will commence review of the variance application in compliance with the requirements in LCMC 18.260.

If you have any questions regarding this determination of completeness or questions about the overall review process, please contact me at 360/823-6138 or [ethan.spoo@wsp.com](mailto:ethan.spoo@wsp.com).

Sincerely,

A handwritten signature in black ink that reads "Ethan Spoo".

Ethan Spoo, AICP (WSP)  
Consulting City Planner