



Agenda
Edmonds Hearing Examiner
COUNCIL CHAMBERS
250 5TH AVE NORTH, EDMONDS, WA 98020

MARCH 23, 2017, 3:00 PM

- I. CALL TO ORDER**
- II. PUBLIC HEARING**
 - 1. Appeal of Business License Denial - Lee Brady, Loyal Auto Repair
- III. ADJOURN**

Hearing Examiner Agenda Item

Meeting Date: 03/23/2017

Appeal of Business License Denial - Lee Brady, Loyal Auto Repair

Staff Lead: Scott Passey/Brad Shipley

Department: City Clerk's Office

Prepared By: Scott Passey

Background/History

N/A

Staff Recommendation

Staff recommends that the hearing examiner affirm the decision to deny the license application based on the City's zoning criteria.

Narrative

On January 25, 2017, Lee Brady submitted a City of Edmonds business license application on behalf of Loyal Automotive Inc. He proposed to operate a business specializing in general automotive service located at 18502 - 76th Ave W, Edmonds, WA 98026.

The City's Development Services Department (DSD) reviewed the license application and determined that the subject site is zoned BN (Neighborhood Business), which does not allow commercial garages. On February 9, 2017, DSD sent a letter to the applicant denying the license application based on ECDC 16.45.010(A)(2).

On February 14, 2017, Mr. Brady submitted a letter requesting a hearing under ECC 4.72.055 to appeal the decision to deny the license application. This hearing was scheduled in response to that request.

Attachments:

Brady License Denial

February 14, 2017

Brady Shipley
Associate Planner
City of Edmonds
121 5th Ave N.,
Edmonds, WA 98020
Brad.Shipley@edmondswa.gov

RECEIVED

FEB 22 2017

EDMONDS CITY CLERK

Dear Mr. Shipley,

I am requesting a hearing under Edmonds City Code 4.72.055 in regards to the denial of my business license application for my automotive maintenance and repair services, to be located at 18502 76th Ave. West.

Please let me know when the hearing will be scheduled. Thank you.

If you have any questions, please feel free to contact me. My email address is eddie@loyalautorepair.com.

Sincerely,

Lee Brady



Attachment: Brady License Denial (1923 : Appeal of Business License Denial - Lee Brady Loyal Auto Repair)



CITY OF EDMONDS

121 5th Avenue North, Edmonds WA 98020

Phone: 425.771.0220 • Fax: 425.771.0221 • Web: www.edmondswa.gov

DEVELOPMENT SERVICES DEPARTMENT • PLANNING DIVISION

February 9, 2017

Lee Brady
Loyal Automotive
7724 24th Ave NW
Seattle, WA 98117

Subject: Letter of Denial for Business License

Dear Mr. Brady,

The Planning Division reviewed your business license application for a proposed automotive repair shop to be located at 18502—76th Ave. West. Your application has been DENIED based on the following criteria:

- The subject site is zoned BN (Neighborhood Business) which does not allow commercial garages.

If you have any questions, please do not hesitate to contact me via phone at (425) 771-0220 or via email at Brad.Shipley@edmondswa.gov.

Sincerely,
Development Services Department - Planning Division

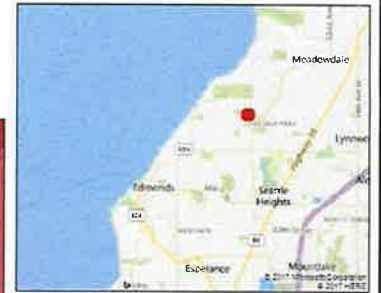
Brad Shipley
Associate Planner

Cc: Lee Brady, Loyal Automotive
Chelsea Merritt, Business License Clerk

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City of Edmonds Loyal Auto Repair



Legend

- ReZones
- PRD
- RoW**
- Zoning**
- RS-6
- RS-8
- RS-10
- RS-12
- RSW-12
- RS-20
- RS-MP
- RM-3
- RM-2.4
- RM-1.5
- RM-EW
- BD1
- BD2
- BD3
- BD4
- BD5
- OR
- WMU
- BP
- BN
- FVMU
- BC

1: 1,128



0 47.02 94.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Edmonds

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR DESIGN OR CONSTRUCTION

Notes

16.45.010 Uses.**A. Permitted Primary Uses.**

1. Single-family dwellings, as regulated in RS-6 zone;
2. Neighborhood-oriented retail stores, retail service uses, **excluding uses such as commercial garages**, used car lots, taverns, theaters, auditoriums, undertaking establishments and those uses requiring a conditional use permit as listed below;
3. Offices and outpatient clinics, excluding commercial kennels;
4. Dry cleaning stores and laundromats;
5. Small animal hospitals;
6. Churches, subject to the requirements of ECDC [17.100.020](#);
7. Primary and high schools subject to the requirements of ECDC [17.100.050](#)(G) through (R);
8. Local public facilities designated and sited in the capital improvement plan, subject to the requirements of ECDC [17.100.050](#);
9. Neighborhood parks, natural open spaces, and community parks with an adopted master plan subject to the requirements of ECDC [17.100.070](#).

B. Permitted Secondary Uses.

1. Limited assembly, repair or fabrication of goods incidental to a permitted or conditional use;
2. Off-street parking and loading areas to serve a permitted or conditional use;
3. One dwelling unit per lot, in the story above the street floor, with a minimum lot area of 6,000 square feet;
4. Commuter parking lots that contain less than 10 designated parking spaces in conjunction with any local public facility allowed by this section. Any additionally designated parking spaces that increase the total number of spaces in a commuter parking lot to 10 or more shall subject the entire commuter parking lot to a conditional use permit as specified in subsection (D)(2) of this section, including commuter parking lots that are located upon more than one lot as specified in ECDC [21.15.075](#).

C. Primary Uses Requiring a Conditional Use Permit.

1. Commercial parking lots;
2. Drive-in businesses;
3. Businesses open to the public between the hours of 11:00 p.m. and 6:00 a.m.;
4. Convenience stores;
5. Local public facilities not planned, designated, or sited in the capital improvement plan, subject to the requirements of ECDC [17.100.050](#);
6. Day-care centers;
7. Hospitals, convalescent homes, rest homes, sanitariums;



**CITY OF EDMONDS
BUSINESS LICENSE APPLICATION – COMMERCIAL**

FEE: \$125.00

CITY CLERK'S OFFICE, BUSINESS LICENSE DIVISION
121 5TH AVENUE NORTH, EDMONDS, WA 98020 PHONE 425.775.2525

2.1.a

- Building
- Engineering
- Fire
- Planning
- Police

OFFICE USE ONLY

BL#	Customer #	SIC	Year	Class	SHD	Date Paid	TR#	Fee	Mailed	Deleted
	0033364	7919	2017	B	351	1/25/17	18502 76th ave W	125.00		

INSTRUCTIONS: Please complete the application in full and attach the required floor plan. Middle initial or name required of all parties concerned. If middle name, please indicate by writing NMN. Sign and return application with fee. Please advise of any change in status. New license required business changes location or ownership. Notification to City of Edmonds required if business closes. License expires December 31st each year. Renew must be submitted prior to January 31st to avoid late fees.

BUSINESS NAME Loyal Automotive Inc

BUSINESS ADDRESS 18502 76th ave W Edmonds WA 98026
Street City, State, Zip Code

MAILING ADDRESS 18502 76th ave W Edmonds WA 98026
Street or PO Box # Suite # City, State, Zip Code

BUSINESS PHONE 206, 453-5466 WA STATE TAX ID # (UBI)

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BUSINESS E-MAIL eddie @ loyalauto repair.com BUSINESS WEBSITE loyalauto repair.com

BUSINESS OWNER / MAIN CONTACT Lee E Brady (563) 513-8696
Name Phone Number

PROPERTY OWNER Greg R Payne (206) 784-5058
Name Phone Number

EMERGENCY NOTIFICATION (For Premise Access in Emergency):
Last Name Brady First Name Lee MI E Phone Number (563) 513-8696
Last Name Payne First Name Greg MI R Phone Number (206) 784-5058

NATURE OF BUSINESS (Provide a Detailed Description of Business Activities, Products & Services): Automotive Repair and maintenance services. General automotive service.

SPACE ALTERATIONS TO BE MADE: YES ___ NO DESCRIPTION _____

PREVIOUS BUSINESS AT THIS ADDRESS _____
NUMBER OF EMPLOYEES 2 SQUARE FOOTAGE OF BUSINESS SPACE 1800

TYPE OF BUSINESS – PLEASE CHECK APPROPRIATE CATEGORY:

- CONSTRUCTION
- FINANCE, INSURANCE, REAL ESTATE
- LANDSCAPE, HORTICULTURAL
- MANUFACTURING
- NON-PROFIT
- RETAIL
- SECONDHAND DEALER
- SERVICES
- WHOLESALE
- OTHER

PROPOSED OPENING DATE: 6-1-17

BUSINESS HOURS: 8am - 5pm

DAYS OPEN:

- SUNDAY
- MONDAY
- TUESDAY
- WEDNESDAY
- THURSDAY
- FRIDAY
- SATURDAY

AMUSEMENT DEVICES ON PREMISES? YES ___ NO IF YES, TOTAL NUMBER _____ LIQUOR SOLD ON PREMISES? YES ___ NO
GAMBLING? YES ___ NO CIGARETTES SOLD ON PREMISES? YES ___ NO
FLAMMABLE OR HAZARDOUS MATERIALS USED OR STORED? YES NO ___ IF YES, PLEASE PROVIDE A LIST OF MATERIALS AND QUANTITIES:
engine oil = less than 10 gal misc automotive fluids = less than 5gal misc cleaners = less than

PARKING SPACES ON SITE: TOTAL SPACES 7 ACCESSIBLE SPACES FOR HANDICAP PARKING 2
DOES THE BUSINESS CONTAIN AN ENTRANCE ACCESSIBLE TO PERSONS WITH DISABILITIES? YES NO ___

APPLICANT

NAME Lee E Brady [Signature]
Printed Name Signature
TITLE Owner / President DATE 1-23-17

Attachment: Brady License Denial (1923 : Appeal of Business License Denial - Lee Brady Loyal Auto Repair)

SOLE PROPRIETORSHIP

NAME _____
 LAST FIRST MIDDLE INITIAL

ADDRESS _____
 STREET SUITE/APT/UNIT # CITY/STATE/ZIP CODE

HOME PHONE(_____) DRIVERS LICENSE OR ID # & STATE _____

DATE OF BIRTH _____ CITY/STATE OF BIRTH _____ COUNTRY OF BIRTH _____

PARTNERSHIP - PARTNER 1

NAME _____
 LAST FIRST MIDDLE INITIAL

ADDRESS _____
 STREET SUITE/APT/UNIT # CITY/STATE/ZIP CODE

HOME PHONE(_____) DRIVERS LICENSE OR ID # & STATE _____

DATE OF BIRTH _____ CITY/STATE OF BIRTH _____ COUNTRY OF BIRTH _____

PARTNERSHIP - PARTNER 2

NAME _____
 LAST FIRST MIDDLE INITIAL

ADDRESS _____
 STREET SUITE/APT/UNIT # CITY/STATE/ZIP CODE

HOME PHONE(_____) DRIVER'S LICENSE OR ID # & STATE _____

DATE OF BIRTH _____ CITY/STATE OF BIRTH _____ COUNTRY OF BIRTH _____

CORPORATION/ LLC or PLLC

NAME OF CORPORATION: Loyal Automotive Inc FEDERAL TAX ID# 45-3653125

CORP. ADDRESS 7724 24th ave NW Seattle WA 98117 (206) 453-5466
 Street Suite, Apt. Unit # City, State and Zip Code Phone Number

CORPORATE OFFICERS:

Last Name	First Name	MI	Title	Date of Birth	Driver's License or Other ID# / State
<u>Brady</u>	<u>Lee</u>	<u>E</u>	<u>President</u>	<u>10/24/64</u>	<u>BRADYLE162P4</u>

LOCAL CONTACT Brady Lee E President 10/24/64
 Last Name First Name MI Title Date of Birth
BRADYLE162P4 /WA (206) 513-8686
 Driver's License or Other ID# / State Phone Number

CITY USE ONLY:

BUILDING DEPT. APPROVE DISAPPROVE DATE _____ SIGNATURE _____

OCCUPANT LOAD _____ BUILDING PERMIT _____ OCCUPANCY GROUP _____

COMMENTS _____

ENGINEERING APPROVE DISAPPROVE DATE _____ SIGNATURE _____

FIRE DEPT. APPROVE DISAPPROVE DATE _____ SIGNATURE _____

U.F.I.R. _____

COMMENTS _____

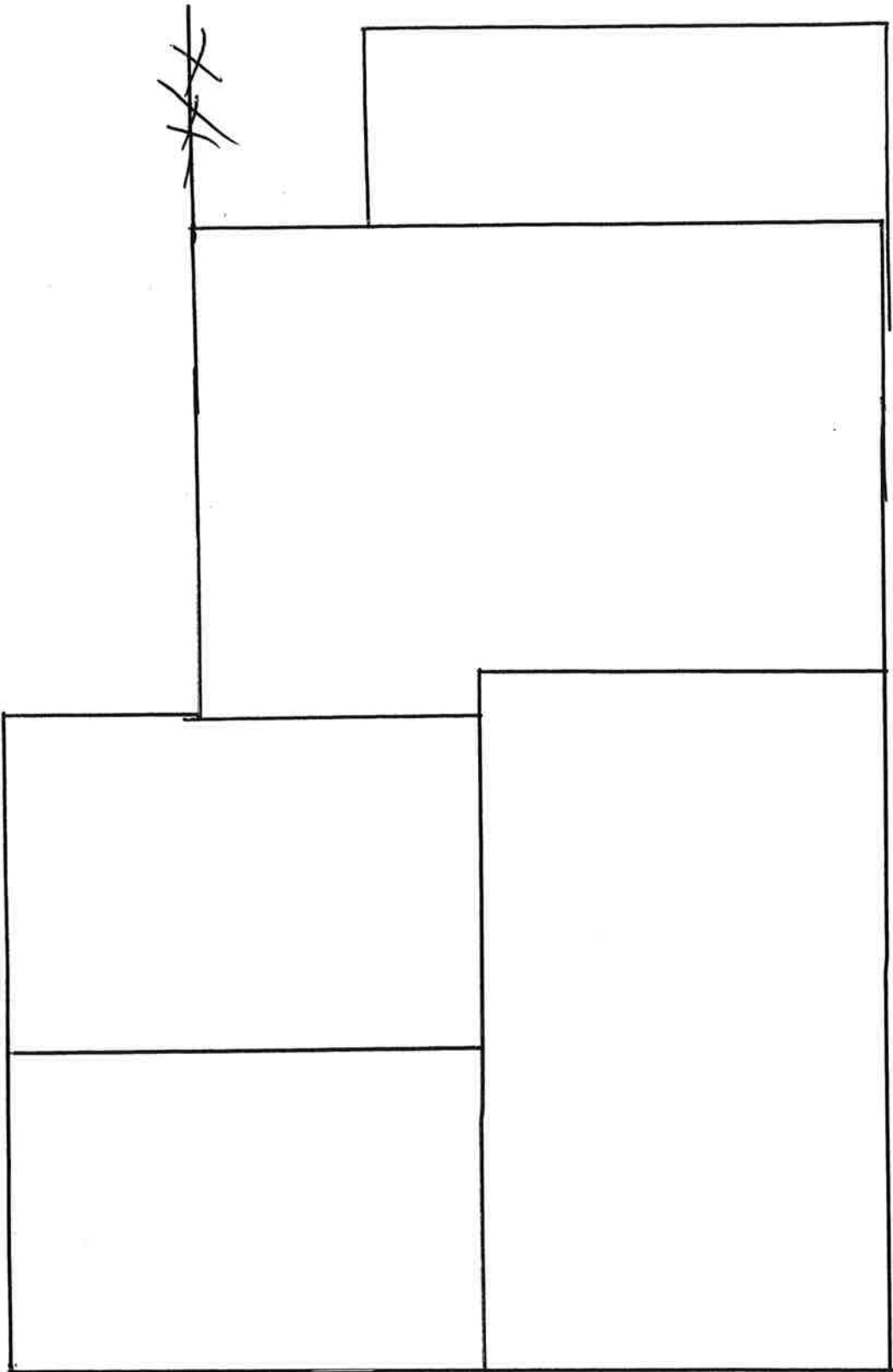
PLANNING DEPT. APPROVE DISAPPROVE DATE _____ SIGNATURE _____

ZONING CODE _____ CONDITIONAL USE PERMIT _____ COMMENTS _____

POLICE DEPT. APPROVE DISAPPROVE DATE 2/10/17 SIGNATURE Morgan

COMMENTS _____

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SOLE PROPRIETORSHIP

NAME _____
 LAST FIRST MIDDLE INITIAL
 ADDRESS _____
 STREET SUITE/APT/UNIT # CITY/STATE/ZIP CODE
 HOME PHONE() DRIVERS LICENSE OR ID # & STATE
 DATE OF BIRTH CITY/STATE OF BIRTH COUNTRY OF BIRTH

PARTNERSHIP - PARTNER 1

NAME _____
 LAST FIRST MIDDLE INITIAL
 ADDRESS _____
 STREET SUITE/APT/UNIT # CITY/STATE/ZIP CODE
 HOME PHONE() DRIVERS LICENSE OR ID # & STATE
 DATE OF BIRTH CITY/STATE OF BIRTH COUNTRY OF BIRTH

PARTNERSHIP - PARTNER 2

NAME _____
 LAST FIRST MIDDLE INITIAL
 ADDRESS _____
 STREET SUITE/APT/UNIT # CITY/STATE/ZIP CODE
 HOME PHONE() DRIVER'S LICENSE OR ID # & STATE
 DATE OF BIRTH CITY/STATE OF BIRTH COUNTRY OF BIRTH

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NAME OF CORPORATION Loyal Automotive Inc FEDERAL TAX ID# 45-3653125
 CORP. ADDRESS 7724 24th ave NW Seattle WA 98117 (206) 453-5466
 Street Suite, Apt. Unit # City, State and Zip Code Phone Number

CORPORATE OFFICERS:
 Last Name First Name MI Title Date of Birth Driver's License or Other ID# / State
Brady Lee E President 10/24/84 BRADYLE162D4

LOCAL CONTACT Brady Lee E President 10/24/84
 Last Name First Name MI Title Date of Birth
BRADYLE162D4 / WA 663 515-8686
 Driver's License or Other ID# / State Phone Number

CITY USE ONLY:
 BUILDING DEPT. APPROVE DISAPPROVE DATE _____ SIGNATURE _____
 OCCUPANT LOAD _____ BUILDING PERMIT _____ OCCUPANCY GROUP _____
 COMMENTS _____
 ENGINEERING APPROVE DISAPPROVE DATE _____ SIGNATURE _____
 FIRE DEPT. APPROVE DISAPPROVE DATE _____ SIGNATURE _____
 U.F.I.R. _____
 COMMENTS _____
 PLANNING DEPT. APPROVE DISAPPROVE DATE _____ SIGNATURE _____
 ZONING CODE _____ CONDITIONAL USE PERMIT _____ COMMENTS _____
 POLICE DEPT. APPROVE DISAPPROVE DATE 2/10/17 SIGNATURE S.J. Morrison #1750
 COMMENTS CLN WACIC / WACIC / NO RMS

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