

Seattle City Clerk's Office

Comptroller File

242207

(GENERAL)

FILE NO. 248207

Appeal
OF
John Graham & Co.
from

decision of Board of Adjustment on a height
variance application at 219-27 Fourth North.

*3/27/61 - Sec's hearing 4/5/61
Ref Bd. Adj.
4/5/61 - Rec. appeal. It is sustained +
the John Graham & Co. is with
to assign the variance right to
the Special Middle Corp. of N. City
MAR 27 1961 Bd. Adj. - Board Dept
+ pet.*

FILED
C. G. ERLANDSON
COMPTROLLER AND CITY CLERK

BY *W. A. Perry* DEPUTY

ACTION OF THE COUNCIL

REFERRED	TO
MAR 27 1961	PUBLIC SAFETY
REFERRED	TO
REFERRED	TO
REPORTED	DISPOSITION
APR 10 1961	SUSTAINED
RE-REFERRED	TO
REPORTED	DISPOSITION

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
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REPORT OF COMMITTEE

Mr. President:

Your Public Safety Committee

to which was referred the within appeal

would respectfully report that we have considered the same and respectfully recommend that

the within appeal of JOHN GRAHAM AND COMPANY and ASSIGNS, re. property located at

219-27 4th Avenue North, be SUSTAINED, and that the appellant, Board of Adjustment,

and the Superintendent of Buildings be so notified.

CHAIRMAN

M. Edward
Acting CHAIRMAN

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Public Safety Committee

-2-

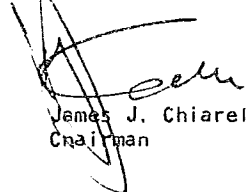
March 31, 1961

John Graham & Co.

Board Findings

1. Subject use having an unusual relationship with the Century 21 Exposition, being located within the ultimate Civic Center development area and with public buildings on publicly owned property on the Century 21 site area eligible for special height limit exception which does not apply as well to the use in question, there are circumstances present which warrant some degree of Variance relief.
2. Variance authorization limiting permit life to duration of Century 21 Exposition to which the subject use is related, extends applicant a generally comparable privilege as to height as will be enjoyed by public buildings on publicly owned property a part of the Century 21 Exposition.
3. Variance authorization as delimited will not redound to the detriment of other properties in the same zone and vicinity and will not be contrary to the public interest.
4. Development as authorized will not be contrary to the Comprehensive Land Use Plan nor with the intent and purpose of the zoning ordinance.

Very truly yours,



James J. Chiarelli,
Chairman

GM:ARR:mf

Attach: 1) C.F. #242207

2) Board File (Please return to Board Office)

including: plot plans

Names and addresses of individuals notified of hearing

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March 27, 1961

Board of Adjustment
of Planning Commission
City of Seattle

Dear Members:

Attached is File No. 242207, appeal of John Graham and Company from the decision of the Board of Adjustment on variance application for permit to construct restaurant in the General Commercial (CG) Zone, exceeding allowable height limit (Ref. Sec. 18.61) at 219-27 4th Avenue North.

Please return the file, together with your report and recommendation in duplicate.

The Public Safety Committee will conduct a public hearing on this appeal on Wednesday, April 5, 1961, at 10 a.m. in the Council Chambers. Please have your representative present to take part in the discussion.

Very truly yours,

PUBLIC SAFETY COMMITTEE

Clarence F. Massart, Chairman

ej
Att.

cc: Mr. Fred B. McCoy
Superintendent of Buildings

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March 27, 1961

Mr. John Graham
John Graham and Company
1426 5th Avenue
Seattle 1, Washington

Dear Mr. Graham:

This is to notify you that your appeal from the decision of the Board of Adjustment on your variance application for permit to construct restaurant in the General Commercial (CG) Zone, exceeding allowable height limit, at 219-27 4th Avenue North, will be before the Public Safety Committee of the City Council for hearing on Wednesday, April 5, 1961, at 10 a.m., in the Council Chambers, 513 County City Building.

You and your representatives are invited to be present and take part in the discussion.

Very truly yours,

PUBLIC SAFETY COMMITTEE

Clarence F. Massart, Chairman

CFM:cj

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Date March 27, 1961

City Council
514 County City Building
Seattle 4, Washington

Honorable Members:

Appeal is hereby made from the decision of the Board of
Adjustment in conditionally granting authorization for
(denying or granting)
height variance concerning the
(variance, conditional use, or special exception)
development of property located in a General Commercial (CG)
(zoning classification of property)
at 219-27 Fourth Avenue North. The property is
(street address)

legally described as Lots 2 and 3, Block 50, D. T. Denny's Third
Addition to North Seattle

John Graham and Company has made an offer to
Owner (or lessee) of property: purchase this property which has been accepted by
Seattle City Ordinance.
Address 1426 Fifth Avenue, Seattle Telephone MU. 2-6700

Name of applicant for variance/conditional use/or special exception:

John Graham and Company

Name and address of party (or parties) appealing the decision of the

Board of Adjustment: John Graham and Company

Address: 1426 Fifth Avenue, Seattle, Washington

Comments: This appeal is from the one year limitation imposed by the
Board of Adjustment in its grant of the height variance. A permanent
height variance is requested for the Space Needle.

Respectfully submitted,
John Graham and Company

by [Signature]
(Signature of Appellant)

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by [Signature]
(Signature of Appellant)

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City of Seattle

OFFICE OF THE COMPTROLLER
Seattle 4, Washington



April 11, 1961

Mr. James J. Chiarelli, Chairman
Board of Adjustment
City of Seattle

Attention: Mr. A. R. Sedburn, Secretary

Dear Sir:

The City Council at its meeting on Monday, April 10, 1961, adopted the RECOMMENDATION of its Public Safety Committee on the following matter:

File No. 242207, Appeal of John Graham & Co. from decision of Board of Adjustment on a height variance application at 219-27 Fourth North. COMMITTEE RECOMMENDED that the within appeal of JOHN GRAHAM AND COMPANY AND ASSIGNS, re. property located at 219-27 4th Avenue North, be SUSTAINED, and that the appellant, Board of Adjustment, and the Superintendent of Buildings be so notified.

Very truly yours,

JOHN B. KALLEN
Acting Comptroller and City Clerk

Sy:
Assistant City Clerk

WJ/da

cc: Mr. John Graham
Superintendent of Buildings

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CITY OF SEATTLE
BOARD OF ADJUSTMENT

Room 503 County-City Building • Seattle 4, Washington • Telephone MAin 2-6000

March 31, 1961

Public Safety Committee
of the City Council
City of Seattle

Subject: Board of Adjustment Appeal Report
Comptroller's File No. 242207

Honorable Members:

Appeal Description

Petition of John Graham & Co. appealing the action of the Board of Adjustment on their application to construct restaurant in the General Commercial (CG) Zone at 219-27 4th Ave. No. exceeding allowable height limit, in variance from provisions of Sec.18.61 of the Zoning Ordinance.

Board Action (Unanimous) (March 24, 1961 Public Hearing)

GRANT - with permit thus authorized to continue in effect for the duration of the Century 21 Exposition (understood any decision as to more permanent authorization to be by City Council)

Property Description

120' x 120' CG-zoned plot located on the west side of 4th Ave. No. approximately 50 ft. south of Thomas St.

Proposed Development

Erect a 550 ft. high tower with restaurant-observation facilities at or near its highest point of projection.

Reason Variance Authorization Necessary

General Commercial Zone provisions of the zoning ordinance applicable in this instance limit height to a maximum 60 ft.

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