

SCANNED

PROJECT NARRATIVE – REASONABLE USE EXCEPTION

Address:

654 Sandra Lee Ct SE
Olympia, WA 98513

Tax Parcel(s) #:

65120000400

RECEIVED

OCT 03 2023

Corresponding Documents:

- Master Application
- Reasonable Use Exception Application
- Geotechnical Report
- Site Plan

Narrative:

The project under consideration is a 706 sq ft addition to an existing single-family residence. To give a little background; the homeowners are a senior couple, and the husband is a retired veteran who has a number of cancers caused by exposure to agent orange while he was serving in the military during the Vietnam War. He currently has limited mobility with a walker but will likely soon need a wheelchair full time. Their current residence provides them with close proximity to the treatment centers he frequently needs to travel to and considering the cost of real-estate and their limited fixed income, moving isn't really a feasible option at the moment. The house has steps at the entrance, narrow doors, a stepped down living room, and no wheelchair friendly bathrooms or shower facility. Their intention was to construct this addition with no steps, wide doors, and a bathroom where he can wheel directly into the shower. Their son plans to move back in as a caretaker and occupy the extra bedroom made available by creating this addition.

It has been determined that the subject property is located within the Nisqually Hillside overlay district. Per 24.15.021 – Nisqually hillside overlay district – Standards. Subsection A. "Residential development within this overlay district is prohibited". Due to the entire lot existing within the Nisqually hillside overlay district, there is no area within the parcel that falls outside of the standards defined in the municipal code stated above, and therefore no other reasonable use of the property is permitted.

The subject property was originally platted in 1966, and the existing residence was then constructed in 1967. Since these actions were taken prior to the implementation of the Nisqually hillside overlay district in 2012, the inability to derive reasonable use is not a result of a self-created hardship.

A Geotechnical Engineer was hired to evaluate the current and historical slope stability within the vicinity of the proposed construction and recommend a buffer/setback that would eliminate any potential impact on slope stability. It is their professional opinion that a 50ft setback is appropriate and the proposed addition location appears suitable. With slope stability maintained, the proposed development will not result in any damage to other property and will not threaten the public health, safety, or welfare on or off the development proposal site, or increase public safety risks.

Any alterations permitted to the critical area shall be the minimum necessary to allow for reasonable use of the property.