

SCANNED



# HEARING EXAMINER VARIANCE

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Staff Us

2004104043 23-111934 ZQ  
 Site: UNKNOWN  
 09090009000  
 Sub Type: Hearing Examiner  
 Area:

THURSTON COUNTY  
RECEIVED

SEP 22 2023

Date Stamp/Staff Initials

EA

## 1. Application Submittal Checklist - All items listed are required at the time of application. Incomplete applications will not be accepted.

- ☒ Master Application
- ☒ Application Fee. Refer to the current fee schedule. *Additional fees may occur if the base hours/fees are exhausted.*
- ☒ Project Narrative. Include what is existing and what is proposed on the subject parcel. Describe the uses and activities proposed to occur and the specific allowance or reduction being requested.
- ☒ One Site Plan - See Site Plan Submittal Requirements on page 3
- ☒ Special Reports if applicable. These may include wetland delineation, geotechnical report, mitigation plan, or others. All special reports must be submitted as original paper documents **and** electronic PDF files.

## 2. Project Description (Provide as much detail as possible. Attach separate sheet if necessary): Please see attached narrative for detailed description of the project.

## 3. Provide answers to the following questions: Attach a separate sheet if necessary.

- a. List the specific provision(s) of the Zoning Ordinance from which you are seeking a variance.  
 22.47.050 - Types of landscaping. H. Incompatible Uses. 3 Screening between incompatible uses.

The use incapability is between adjacent parcel #12709320200 and proposed lots 162-177.

- b. What are the exceptions or extraordinary circumstances which lead the applicant to believe a variance is justified?

This project previously received preliminary plat approval and construction document approval around 2007-2008. The sewer and roads were cut in before the developer had to cease work due to the housing market crash in 2008. The project's p-plat approval subsequently expired, and the project is now going back through the preliminary-plat process. Phase 2 of this project (Sienna II) was able to maintain preliminary plat approval and was constructed and received final plat approval in early 2023. Sienna II is accessed through Sienna I and utilizes the utilities that were installed prior to the project being put on hold in 2008. With that history in mind, rearranging the lots/moving utilities is not a possibility for Sienna I.

**Thurston County Building Development Center** | Community Planning & Economic Development

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For more information, visit [www.thurstoncountybdc.com](http://www.thurstoncountybdc.com) (Rev 12.21.2022)



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- c. What characteristics of the subject property prevent it from being used without a variance?

Due to the preliminary plat being previously approved, each of the proposed lots already has water and sewer connections. Moving the utilities is not an option due to their current service to existing homes.

- d. To the best of your knowledge, was the reason for requesting a variance caused by an action of anyone having property interests in the land? If "Yes" explain why the hardship should not be regarded as self-imposed (self-imposed hardships are not entitled to a variance).

No. The variance is being requested due to changes to the Thurston County Code regarding buffers between incompatible uses.

- e. If granted, would this variance confer upon you a special privilege that is denied other lands in the same district? ☐ YES ☒ NO

- f. How will the granting of this variance be in harmony with the neighborhood and not be detrimental to the public welfare or to the properties in the vicinity?

Type 2 Landscaping is being proposed to mitigate for the 30-foot buffer on 5 lots that abut the adjacent property (Parcel#12709320200) from which the buffer is required. The rest of the lots abutting the property are separated from the single family home on the adjacent property with existing forest greater than 30-feet in width. With these two conditions in mind, the harmony of the neighborhood will be undisturbed.

- g. Is this requested variance the minimum variance that will allow reasonable use of the land?

☒ YES ☐ NO Explain:

The requested variance is only to reduce the required 30-foot down to a more reasonable Type 2 landscaping buffer per T.C. Municipal Code 22.47.050.B This code section is used for compatible uses, which two abutting single family homes are a compatible use. The Type 2 is a reduction down to 8-feet in width.

- h. How will the granting of the variance be in harmony with the purpose and intent of the Zoning Ordinance?

The intent of the code section is create a visual and natural buffer between incompatible uses. We are proposing a Type 2 Visual Separation Buffer along with keeping the existing natural buffer between the two single family home uses. The 5 lots directly abutting the adjacent parcel propose to have 6-foot-tall cedar fence, with trees planted in each back yard along the fence at one tree every 25 lineal feet. Shrubs will be planted and it is proposed as a Type 2 8-foot wide landscape buffer. The rest of lots that abut the adjacent property will maintain the existing natural forest buffer.







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## 4. Site Plan Submittal Requirements

- Site plan shall be legible and drawn to a standard engineer scale on 11" X 17" or 8 ½" x 11" sheet.
- Example scales include 1" = 30' or 1" = 100'
- Aerial photographs are not accepted as site plans.
- All applicable items noted below shall be addressed on the site plan.

Applicant	Site Plan Checklist	Staff
<input checked="" type="checkbox"/>	a. North arrow, site address, tax parcel number and map scale used	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	b. All property line boundaries and dimensions. Property owner is responsible for knowing their property line locations and flagging them onsite if requested.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	c. All existing and proposed structures	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	d. Depict the proposed and required yard setbacks measured from the property line to the nearest portion of the outside wall or support column of structures over thirty inches above finished grade.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	e. All means, existing vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	f. All easements encroaching onto the property (for example: utility, road, railroad, etc)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	g. Location of all existing and proposed utilities such as septic tanks, drainfields, reserve drainfield areas, sewer lines, water lines, wells, and springs.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	h. Location of any critical areas and buffers (example: wetlands, ponds, streams, steep slopes, seasonal drainages, marine bluffs, flood plain, high groundwater, oaks, special habitat, etc)	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	i. Areas to be cleared, graded, filled, excavated or otherwise disturbed	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	j. Vicinity Map at a scale of not less than three (3) inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	k. Impervious surface calculation. Impervious area means pavement (compacted gravel, asphalt and concrete), roofs, revetments, or any other man-made surface which substantially impedes the infiltration of precipitation.	<input checked="" type="checkbox"/>

The project site must be identified in the field by posting an identification sign visible from the access road. The sign and flagging are provided by Thurston County to the applicant at the time of application.

Additional information may be necessary to make a determination. This could include full delineation and analysis of critical areas by a qualified professional at the applicant's expense.