



SCANNED

# ADMINISTRATIVE VARIANCE

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Staff Use Only

2023104064 23-110781 ZQ Area:  
 Site: 6411 198TH AVE SW ROCHESTER  
 51300100000  
 Sub Type: Administrative

THURSTON COUNTY  
RECEIVED

AUG 28 2023

BUILDING DEVELOPMENT CENTER

Date Stamp/Staff Initials

## 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.*
- ☒ One Site Plan - See Site Plan Submittal Requirements on page 4
- ☒ 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** PDF files on a flash drive.

## 2. Project Description (Provide as much detail as possible. Attach separate sheet if necessary):

The project will remove the existing dwelling and subdivide the property into 7 lots as well as construct a road along the east side of the property.

## 3. Which reductions are being requested? Check all that apply.

- |   |                         |                         |
|---|-------------------------|-------------------------|
| <input type="checkbox"/> Front Yard           | Required Setback: _____ | Proposed Setback: _____ |
| <input type="checkbox"/> Side Yard            | Required Setback: _____ | Proposed Setback: _____ |
| <input checked="" type="checkbox"/> Rear Yard | Required Setback: 30'   | Proposed Setback: 15'   |

Other: (Describe) *incompatible use buffer*  
 (West side of the property)

## 4. Provide detailed answers to the following statements. Attach a separate sheet if necessary.

For additional information, refer to Thurston County Code section 20.07.050

- a. Such variance for a structure, including any porch, deck or stairway over thirty inches above grade, will not reduce any required yard by more than fifty percent and no roof overhang will extend more than thirty-three percent into the reduced setback.

The requested variance is to reduce the incompatible use buffer from 30' to 15'. This 50% reduction approved by staff is supported by TCC 23.36.190.A.2.c and subsequently 23.66.020.



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## 5. 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"/>	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"/>	c. All existing and proposed structures	✓
<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 inched above finished grade.	✓
<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"/>	f. All easements encroaching onto the property (for example: utility, road, railroad, etc)	✓
<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"/>	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"/>	i. Areas to be cleared, graded, filled, excavated or otherwise disturbed	✓

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.