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DEPARTMENT OF COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT

Creating Solutions for Our Future

Joshua Cummings, Director

NOTICE OF APPLICATION

October 26, 2022

Project Name & Location: Deskins Hearing Examiner Variance for Preliminary Plat for property located at 6411 198th Avenue SW, Rochester, WA.

Case: 2021106455 (22-112339 ZQ)

An application for the project variance listed above was submitted to Thurston County on September 14, 2022 by Ryan Deskins (owner) and Cassie Fuller, Fuller Designs (point of contact). This application and any related documents are available for public review during normal business hours at the Building Development Center on the second floor of Building #1, Thurston County Courthouse, 2000 Lakeridge Drive SW, Olympia, Washington. For additional information, please contact Sharon Lumbantobing at (360) 628-2756 (mobile) or by e-mail at sharon.lumbantobing@co.thurston.wa.us

Project Description: This Hearing Examiner Variance application seeks a variance from TCC 20.07.030, the minimum yards required for building setbacks, for the corner lot of the applicant's concurrent proposal to subdivide 1.62 acres into 7 single-family residential lots. The corner lot contains an existing home which the applicants are proposing to retain while proposing 6 new homes and a private lane to be constructed to provide access to all lots. The minimum yard setback requirement for the existing house to the proposed flanking ROW of the private road (inclusive of sidewalk) is 10'. Applicants are requesting a variance to reduce the setback 100% to 0'.

Grand Mound sewer and water utilities are proposed to serve each lot. The property is located within the Grand Mound Urban Growth Area and is zoned Residential 3-6/1, three to six dwelling units per acre.

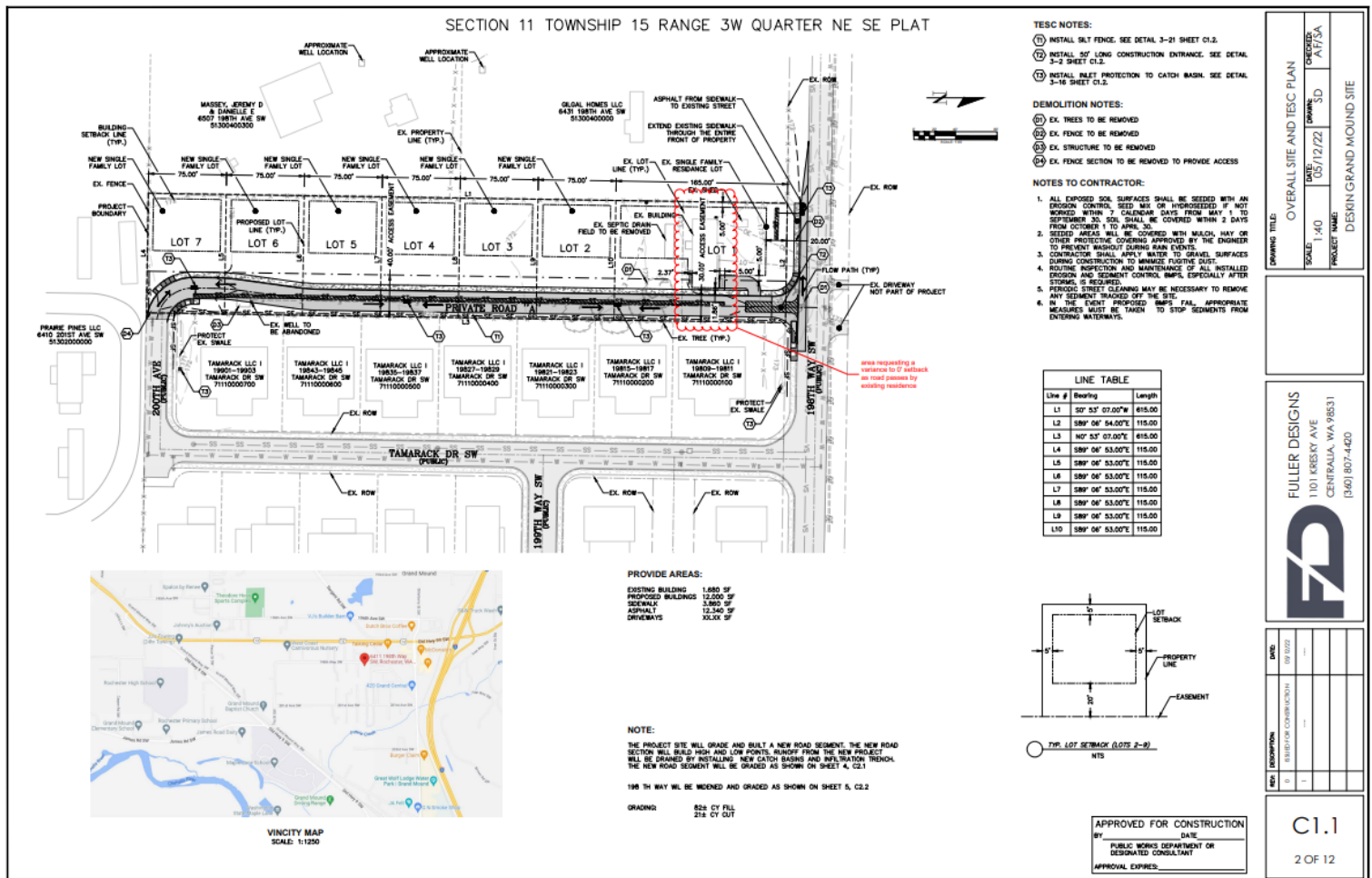
Permits Requested by the Applicant: Variance by Hearing Examiner

Other permits that must be obtained, to the extent known by the County, include: Preliminary Plat, Construction permits

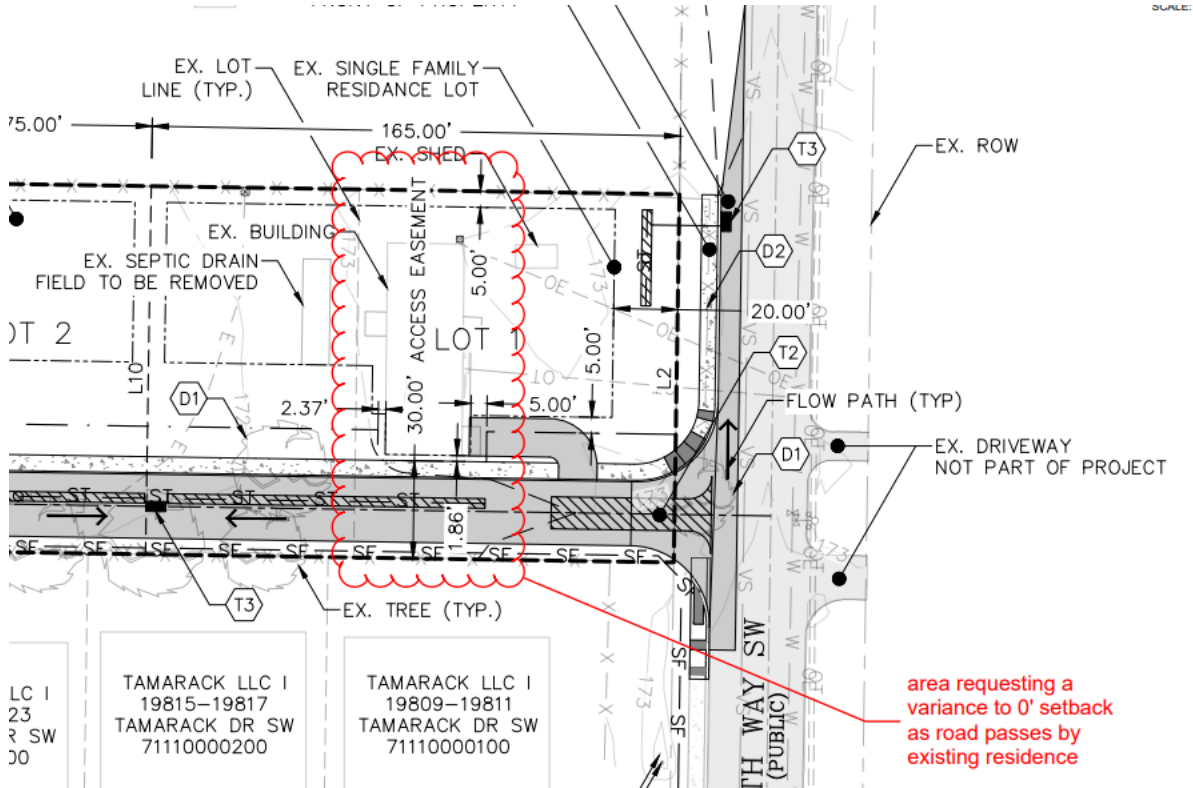
Environmental and Other Documents Submitted with the Application: Environmental Checklist, Administrative Variance application for private road standard, Integrated Pest Management Plan, Final Drainage and Erosion Control report, Mazama Pocket Gopher and Thurston County Regulated Prairie Absence Report, narrative summary, preliminary plat survey and subdivision site plans.

Additional Information or Project Studies Requested by the County: Cultural resource surveys for Squaxin Island and Nisqually Tribes, and verification of water availability. Nothing else known at this time.

No preliminary determination of consistency with County development regulations has been made. At minimum, this project will be subject to the following plans and regulations: Thurston County Comprehensive Plan, Zoning Ordinance (TCC 20), Critical Areas Ordinance (TCC 24), Stormwater Drainage Design and Erosion Control Manual (TCC 15.05), Uniform Building Code (TCC 14), State



H.E. Variance request detail:



(aerial photos following)

2019 aerial photos:

