



Community Planning & Economic Development

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TTY/TDD Line 711 or 1-800- 833-6388

Email: permit@co.thurston.wa.us

www.thurstoncountybdc.com

Supplemental Application VARIANCE

STAFF USE ONLY	DATE STAMP
<div style="text-align: center;"> <h1>LABEL</h1> <p>PLEASE NOTE: ALL APPLICATIONS AND SITE PLANS MUST BE COMPLETED IN BLACK OR BLUE INK <u>ONLY</u></p> </div>	<div style="text-align: center;"> <div style="border: 2px solid blue; padding: 5px; display: inline-block;"> Reset Form </div> </div>
	Intake by: _____

This application cannot be submitted alone. In addition to this form, a complete package includes:

Applicant Use	SUBMITTAL CHECKLIST	Staff Use Only
<input checked="" type="checkbox"/>	Master application	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Applicable processing fees. <i>Refer to current fee schedules. Depending on the adopted fee structure, additional fees may occur if base hours/fees at intake are exhausted.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One site plan on 8.5" x 11" or 11" x 17" sheet	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Site plan requirement checklist	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Special reports (may include wetland delineation, geotechnical report, mitigation plan, or other). <i>Submittal of special reports must include original paper documents and electronic .pdf files.</i>	<input type="checkbox"/>

Provide a Detailed Description of the Project. The project description shall be legible and include what is existing and what is proposed on the subject parcel. Be specific as to the parcel size, the use and activities proposed to occur on-site, the type of critical area, and the specific allowance or reduction being requested.

(Attach separate sheet as needed)

The existing project site is long narrow property which has an existing single family home near the north end of the property adjacent to 198th avenue. The rear yard is largely undeveloped lawn area.

The property is proposed for a 7 lot subdivision with 1 of the lots encompassing the existing home. The intended use is residential with density in line with the current property zoning.

The variance requested is 2 part based on the location of the property boundary and the existing home. The private road proposed for this project must travel down the east property boundary. Based on the location of the existing home the existing garage will be approximately 2' behind the back edge of sidewalk. We are asking for:

1. A reduction in easement adjacent to the existing building which would be placed at back of sidewalk.
2. Reduce the required setback to the existing edge of the building onsite.

The following questions must be answered completely. If additional space is needed, attach a separate sheet to the application. The attachment shall reference the question number.

1. List the specific provision(s) of the Zoning Ordinance from which you are seeking a variance.

We are requesting a setback variance from TCC 20.07.030.1.c requiring 20' setbacks from easement.

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

Please see page 4

3. What characteristics of your property prevent it from being used without a variance? (Also illustrate on the site plan). Check all that apply.

☒ Too Narrow ☐ Too Small ☐ Too Shallow ☐ Elevation ☐ Soil ☐ Slope
☐ Subsurface ☐ Shape ☐ Other

Explain: _____

4. To the best of your knowledge, was the hardship described above caused by an action of anyone having property interests in the land after the Zoning Ordinance or applicable part thereof became law? ☐ YES ☒ NO

If yes, explain why the hardship should not be regarded as self-imposed (self-imposed hardships are not entitled to a variance):

The existing building was built by previous land owners. The current land owners had no part in the placement or construction of the existing home.

5. If your variance request is granted, would it confer upon you a special privilege that is denied other lands in the same district? ☐ YES ☒ NO Explain Below:

This is a variance to keep an existing building as currently constructed. Other lands in the vicinity do have driveways and roads directly adjacent to garages, homes, and other structures. Other zoning in surrounding areas do have zero lot line setbacks.

6. How will the granting of the variance be in harmony with the neighborhood and not be detrimental to the public welfare or to the properties in the vicinity? Explain Below:

Please see page 4

7. Is this the minimum variance that will make possible the reasonable use of the land? ☒ YES ☐ NO Explain Below:

As said above the reduction in setback is intended to be limited to the area adjacent to the existing building only. The remaining 6 properties will adhere to the full setback widths.

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

Please see page 4

SUPPLEMENTAL AND SITE PLAN REQUIREMENT CHECKLIST

This application shall contain and/or address the following in a clear, accurate and intelligible form. Submit this checklist with your application. Check the box for each item addressed. Provide an explanation for any unchecked item.

Applicant Use		Staff Use Only
<input checked="" type="checkbox"/>	1. The project site must be identified in the field by posting an identification sign visible from the access road and by flagging the property corners and the center of the driveway/road access location. Signs and flags are provided by the Community Planning & Economic Development Department and can be obtained at the Building Development Center.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2. Narrative summary of all uses and activities proposed onsite. For nonresidential developments, provide hours of operation and a statement which indicates whether hazardous materials, as defined in TCC 17.15.200 of the Critical Areas Ordinance, will be used, stored or disposed of on-site, or as a result of site activities.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3. One 8.5" x 11" or 11" x 17" site plan drawing using a standard interval of engineer scale, which shall include or show the following:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	a. All information drawn to scale (standard engineer scale).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. A north arrow, map scale, date and directions to the site.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c. Property line boundaries and dimensions for <u>all</u> property lines.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d. The location of all existing and proposed structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, and storage tanks.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e. Description of proposed grading including a written estimate of both cut and fill quantities in cubic yards and a separate map showing the location of cut and fill areas.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	f. All means, existing and proposed 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 type="checkbox"/>
<input checked="" type="checkbox"/>	g. The location of all existing and proposed easements.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	h. The location of all existing public and on-site utility structures and lines, such as on-site septic tanks, drainfield and reserve areas, water lines, wells and springs.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	i. Vicinity sketch, 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 type="checkbox"/>
<input checked="" type="checkbox"/>	j. Location of critical areas or buffers affecting the site, both on-site and on adjacent properties, including but not limited to shorelines, wetlands, streams, flood zones, high groundwater, steep slopes and special habitats.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	k. The number of square feet covered by each existing and proposed building, total square feet in graveled, paved or covered surfaces, whether covered by buildings, driveways, parking lots or any other structure, and the total number of square feet in the entire subject parcel or parcels.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	l. All existing vegetation to remain and all proposed landscaping, including location and type.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	m. Setback distance measurements from all property lines (or road access easements) to all existing and proposed buildings.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4. Special reports (may include wetland delineation, geotechnical report, mitigation plan, or other). <i>Submittal of special reports must include original paper documents and electronic .pdf files.</i>	<input type="checkbox"/>

2) Reducing the setback in the area directly adjacent to the existing home will allow it to remain as currently constructed. The private roadway necessary to access the back lots must squeeze between the existing building and the adjacent property boundary. As designed, the building's wall will be approximately 1.9' away from the back of concrete sidewalk and the eve will be directly over the easement line. This is consistent with other zero lot line developments. Even with this smaller yard area the vehicular and pedestrian traffic will be unaffected. For this reason we feel that a variance to a zero lot line setback is appropriate.

6)The detail we are submitting is for a private roadway with local access only. The custom detail shows we are providing full pedestrian access along the west side of the roadway even with the reduced setback. Entrances are provided at both ends of the development of the two lane roadway at both 198th Ave and Tamarack Dr for safe access for emergency services to enter and exit. You will find fire hydrants are accessible within a 400 ft radius of the development at both Tamarack Dr and 198th Ave. The roadway is to be paved and is designed with an inverted crown for appropriate drainage purposes.

The main reason for request is to protect the existing structure and work within the existing property boundaries of the parcel. Without approval of the variance the existing structure would need to be demolished.

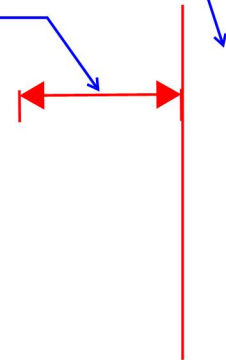
8)The main reason for request is to protect the existing structure and work within the existing property boundaries of the parcel. Without approval of the variance the existing structure would need to be demolished and a waste of natural resource. Demolishing the house also will affect the housing market negativity. The request is harmonious with the surrounding properties as the road and existing building are commensurate with the housing type, density, roads already in existence.

Custom details:

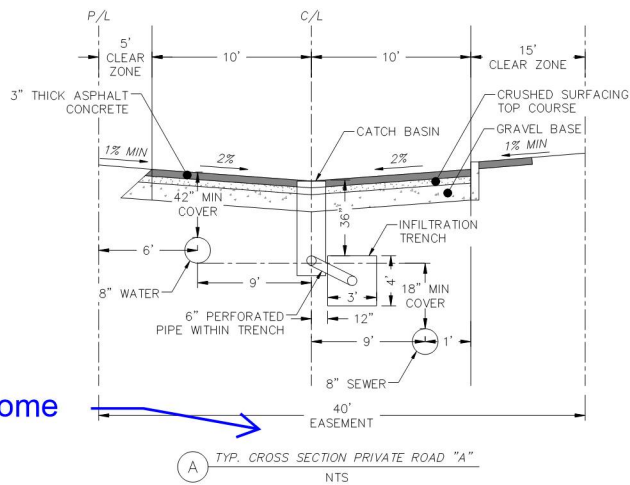
Detail A below shows the road and easement cross section when adjacent to the as shown on the civil plans adjacent

Building envelope area

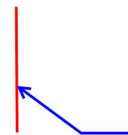
Standard 20' setback



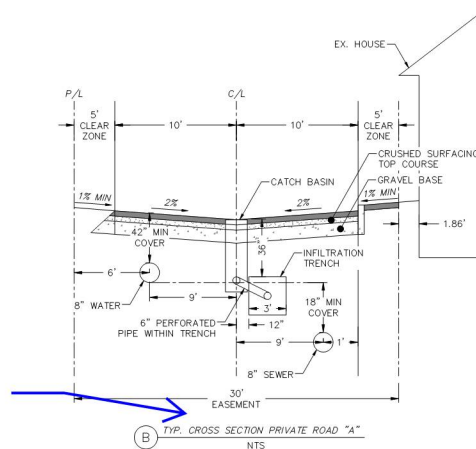
cross section as
typical for new home
areas



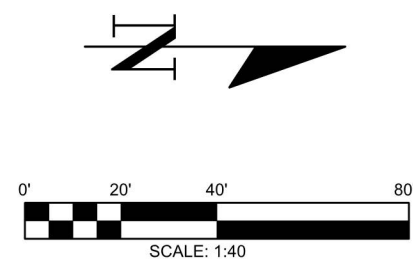
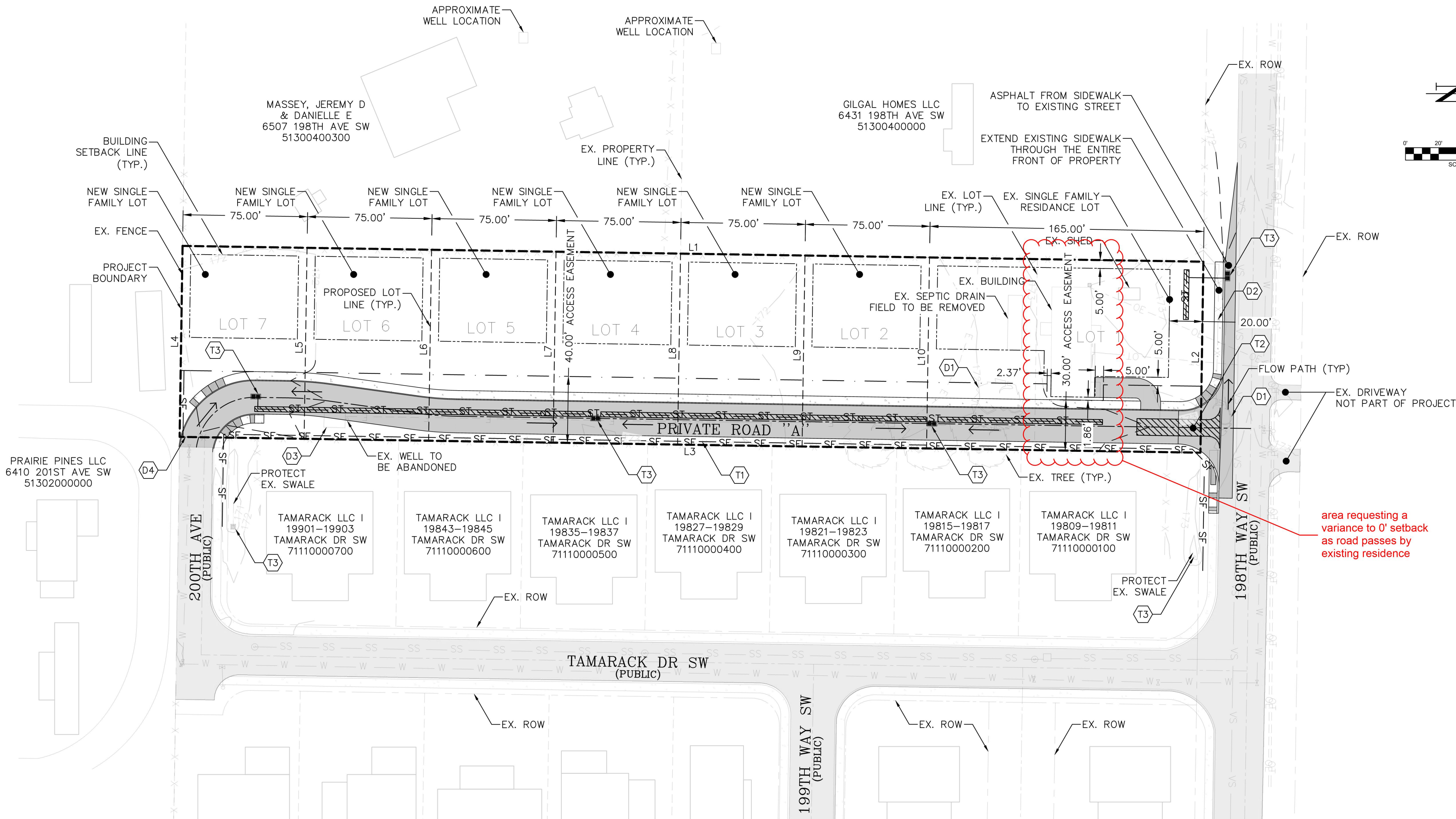
Eve of existing
building will touch
easement in this area



cross section for
existing home area
where reduced
setback is requested



SECTION 11 TOWNSHIP 15 RANGE 3W QUARTER NE SE PLAT



TESC NOTES:

- (T1) INSTALL SILT FENCE. SEE DETAIL 3-21 SHEET C1.2.
- (T2) INSTALL 50' LONG CONSTRUCTION ENTRANCE. SEE DETAIL 3-2 SHEET C1.2.
- (T3) INSTALL INLET PROTECTION TO CATCH BASIN. SEE DETAIL 3-16 SHEET C1.2.

DEMOLITION NOTES:

- (D1) EX. TREES TO BE REMOVED
- (D2) EX. FENCE TO BE REMOVED
- (D3) EX. STRUCTURE TO BE REMOVED
- (D4) EX. FENCE SECTION TO BE REMOVED TO PROVIDE ACCESS

NOTES TO CONTRACTOR:

- ALL EXPOSED SOIL SURFACES SHALL BE SEEDED WITH AN EROSION CONTROL SEED MIX OR HYDROSEDED IF NOT WORKED WITHIN 7 CALENDAR DAYS FROM MAY 1 TO SEPTEMBER 30. SOIL SHALL BE COVERED WITHIN 2 DAYS FROM OCTOBER 1 TO APRIL 30.
- SEEDED AREAS WILL BE COVERED WITH MULCH, HAY OR OTHER PROTECTIVE COVERING APPROVED BY THE ENGINEER TO PREVENT WASHOUT DURING RAIN EVENTS.
- CONTRACTOR SHALL APPLY WATER TO GRAVEL SURFACES DURING CONSTRUCTION TO MINIMIZE FUGITIVE DUST.
- ROUTINE INSPECTION AND MAINTENANCE OF ALL INSTALLED EROSION AND SEDIMENT CONTROL BMPS, ESPECIALLY AFTER STORMS, IS REQUIRED.
- PERIODIC STREET CLEANING MAY BE NECESSARY TO REMOVE ANY SEDIMENT TRACKED OFF THE SITE.
- IN THE EVENT PROPOSED BMPS FAIL, APPROPRIATE MEASURES MUST BE TAKEN TO STOP SEDIMENTS FROM ENTERING WATERWAYS.

LINE TABLE		
Line #	Bearing	Length
L1	S0° 53' 07.00"W	615.00
L2	S89° 06' 54.00"E	115.00
L3	N0° 53' 07.00"E	615.00
L4	S89° 06' 53.00"E	115.00
L5	S89° 06' 53.00"E	115.00
L6	S89° 06' 53.00"E	115.00
L7	S89° 06' 53.00"E	115.00
L8	S89° 06' 53.00"E	115.00
L9	S89° 06' 53.00"E	115.00
L10	S89° 06' 53.00"E	115.00

PROVIDE AREAS:

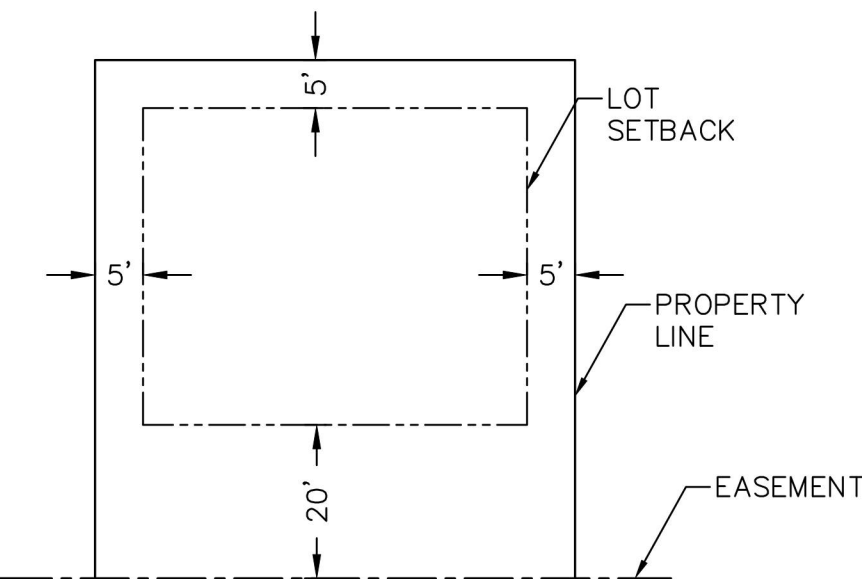
EXISTING BUILDING	1,680 SF
PROPOSED BUILDINGS	12,000 SF
SIDEWALK	3,860 SF
ASPHALT	12,340 SF
DRIVEWAYS	XX.XX SF

NOTE:

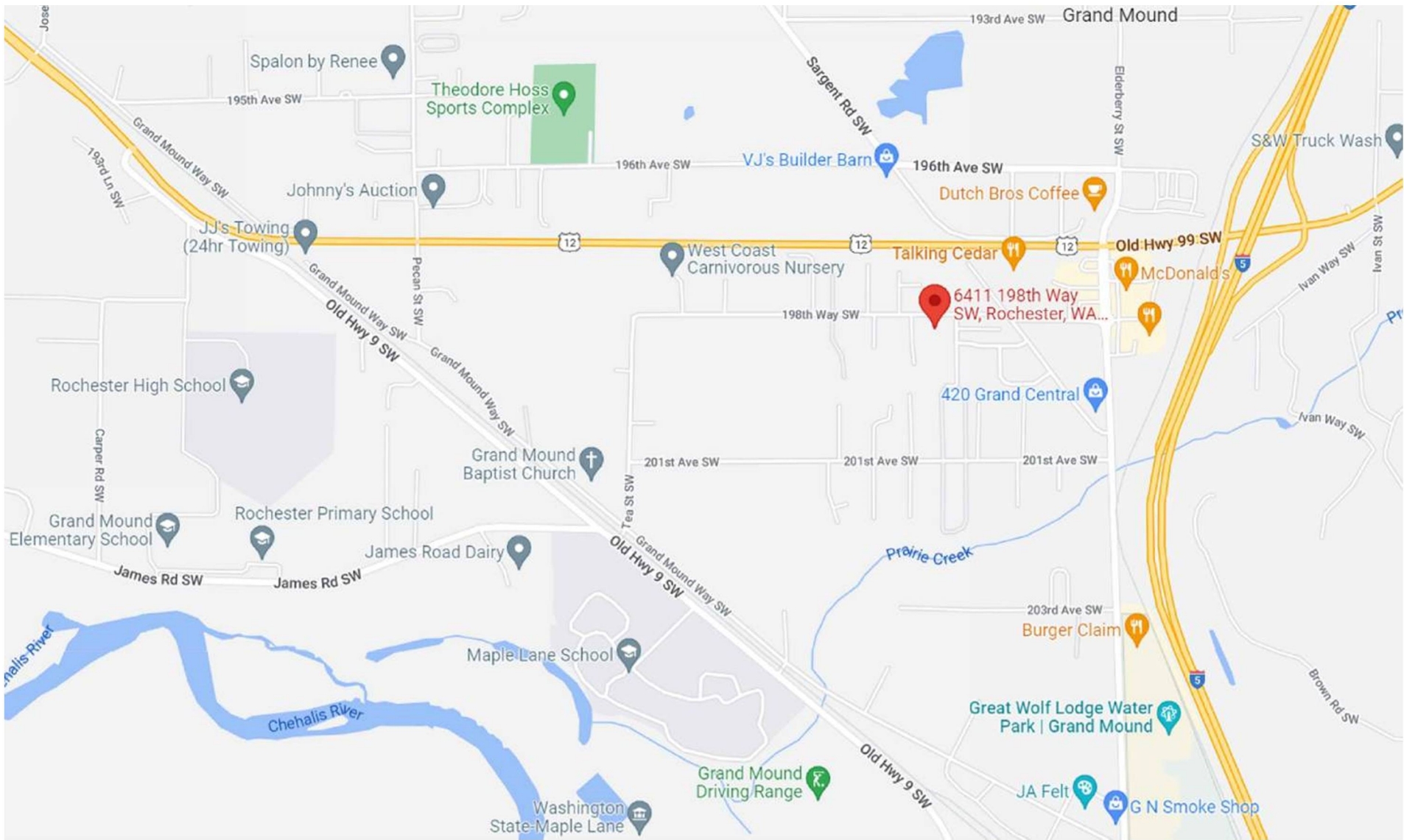
THE PROJECT SITE WILL GRADE AND BUILT A NEW ROAD SEGMENT. THE NEW ROAD SECTION WILL BUILD HIGH AND LOW POINTS. RUNOFF FROM THE NEW PROJECT WILL BE DRAINED BY INSTALLING NEW CATCH BASINS AND INFILTRATION TRENCH. THE NEW ROAD SEGMENT WILL BE GRADED AS SHOWN ON SHEET 4, C2.1

198 TH WAY WIL BE WIDENED AND GRADED AS SHOWN ON SHEET 5, C2.2

GRADING:	82± CY FILL
	21± CY CUT



TYP. LOT SETBACK (LOTS 2-9)
NTS



VINCITY MAP
SCALE: 1:1250

APPROVED FOR CONSTRUCTION
BY _____ DATE _____
PUBLIC WORKS DEPARTMENT OR
DESIGNATED CONSULTANT
APPROVAL EXPIRES: _____

OVERALL SITE AND TESC PLAN			
DRAWING TITLE:	SCALE: 1:40	DATE: 05/12/22	CHECKED: AF/SA
		DRAWN: SD	
		PROJECT NAME:	DESKIN GRAND MOUND SITE

FULLER DESIGNS
1101 KRESKY AVE
CENTRALIA, WA 98531
(360) 807-4420

REV.	DESCRIPTION:	DATE:
0	ISSUED FOR CONSTRUCTION	05/12/22
1		