

**Building Development Center**

2000 Lakeridge Dr. SW, Olympia, WA 98502

(360)786-5490 / (360)754-2939 (Fax)

TDD Line (360) 754-2933

Email: permit@co.thurston.wa.uswww.thurstoncountybdc.com*Creating Solutions for Our Future***MASTER APPLICATION**

This application must accompany a project specific supplemental application.

STAFF USE ONLY	DATE STAMP
2021106455 22-112339 ZQ Area: Site: 6411 198TH AVE SW ROCHESTER 51300100000 Sub Type: Hearing Examiner	<div style="text-align: right;"> THURSTON COUNTY RECEIVED SEP 14 2022 RESET FORM DEVELOPMENT SERVICES </div>
Gopher Soils <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Prairie Soils <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Intake By:

PROJECT DESCRIPTION Variance of reduced setback**PROPERTY INFORMATION**

1. Tax Parcel Number(s) 51300100000 ; _____ ; _____
2. Subdivision Name Deskins Grand Mound Lot # _____
3. Property Address 6411 198th Ave SW City Rochester Zip Code 98579
4. Directions to Property (from Thurston County Courthouse)
 Take I-5 South to exit 88. Go west on Hwy 12 to Hwy 99. Take a left on Hwy 99. Right onto 198th. Follow to 6411 198th on the left hand side.

PROPERTY ACCESS

5. Property Access ☒ Existing ☐ Proposed
6. Access Type ☒ Private Driveway ☐ Shared Driveway ☐ Private Road ☐ Public Road
7. Property Access Issues (locked gate, gate code, dogs or other animals) ☒ No ☐ Yes
 Point of contact will be contacted for gate code prior to site visit. Gate codes written on this form are public information. Property owner is responsible for providing gate code and securing animals prior to site visit.


WATER/SEPTIC

8. Water Supply ☐ Existing ☒ Proposed
9. Water Supply Type ☐ Single Family ☐ Two Party Well ☒ Group A ☐ Group B
 WATER SYSTEM NAME Grand Mound
10. Waste Water Sewage Disposal ☐ Existing ☒ Proposed
11. Sewage Disposal System Type ☐ Individual Septic System ☐ Community System ☒ Sewer
 NAME OF PUBLIC SYSTEM Grand Mound


BILLING OF INVOICES

The fee charged at the time of application covers base hours listed on the fee schedule. When base hours by a Department are used, a monthly billing invoice is generated at the hourly rate listed on the fee schedule. Should review of the project exceed the base hours allotted, billing invoices shall be mailed to: ☒ Owner ☐ Applicant ☐ Point of Contact


PROPERTY OWNER (additional property owner sheet can be obtained online at www.thurstoncountybdc.com)

Property Owner Name <u>Ryan Deskins</u>			
Mailing Address <u>19810 Old Hwy 99 SW</u>	City <u>Rochester</u>	State <u>WA</u>	Zip Code <u>98579</u>
Phone (<u>360</u>) <u>701-1652</u>	Cell (<u>360</u>) <u>827-5268</u>	Fax ()	
EMAIL <u>ryan@nfrrealty.com</u>			
Communication from staff provided by Email? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Property Owner Signature* <u></u>	Rep. for <u>Ryan Deskins</u>	Date <u>06/23/2022</u>	

APPLICANT

Applicant Name <u>Fuller Designs - Cassie Fuller</u>			
Mailing Address <u>1101 Kresky Ave</u>	City <u>Centralia</u>	State <u>WA</u>	Zip Code <u>98531</u>
Phone (<u>360</u>) <u>807-4420</u>	Cell ()	Fax ()	
EMAIL <u>admin@fullerdesigns.org</u>			
Communication from staff provided by Email? <input type="checkbox"/> YES <input type="checkbox"/> NO			
Signature* <u></u>	Date <u>06/23/2022</u>		

POINT OF CONTACT (Person receiving all County correspondence)

Name <u>Fuller Designs - Cassie Fuller</u>			
Mailing Address <u>1101 Kresky Ave</u>	City <u>Centralia</u>	State <u>WA</u>	Zip Code <u>98531</u>
Phone (<u>360</u>) <u>807-4420</u>	Cell ()	Fax ()	
EMAIL <u>admin@fullerdesigns.org</u>			
Communication from staff provided by Email? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Signature* <u></u>	Date <u>06/23/2022</u>		

*DISCLAIMER

Application is hereby made for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in the application package and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work only after all necessary permits/approvals have been received.



Community Planning & Economic Development

2000 Lakeridge Dr. S.W., Olympia, WA 98502

(360)786-5490 / (360)754-2939 (Fax)

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

Email: permit@co.thurston.wa.us

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Supplemental Application VARIANCE

STAFF USE ONLY	DATE STAMP
<p>2021106455 22-112339 ZQ Area: Site: 6411 198TH AVE SW ROCHESTER 51300100000 Sub Type: Hearing Examiner</p> <p>ALL APPLICATIONS AND SITE PLANS MUST BE COMPLETED IN BLACK OR BLUE INK <u>ONLY</u></p>	<p>THURSTON COUNTY RECEIVED</p> <p>SEP 14 2022</p> <p>DEVELOPMENT SERVICES</p> <p><i>[Signature]</i></p>
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 variance from Thurston County Road Standards Grand Mound Minor Collector and Local Roadways Standard 16A. We are submitting a request for approval of custom detail for road section and easement width. (Please see attached Detail). We are also 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.

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.

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. The road section is more in-line with other private road standards in the area.

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) Based on this projects pre-submission meeting notes, we are required to follow road standards consistent with the Grand Mound UGA Minor Collector and Local Roadway Standard 16A. The intent of the Grand Mound road standards is to be public roads. This project proposes a private roadway adjacent to the existing homes which already have access to Tamarack Dr. This road also travels by an existing home which is 34 feet away from the neighboring property line. To accommodate the location of the existing home, the turn radius required to turn onto Tamarack Dr, as well as the width of the existing parcel, we are requesting a variance from Roadway Standard 16A to a custom detail as shown on the civil construction plans. Also a custom cross section exhibit has been included in this application for quick access. The major differences between this custom road section and road standard 16A are:

1.) Curb, gutter and sidewalk to follow along the west side of the development only. We are requesting a variance from the 16A standard which requires curb, gutter and sidewalk on both sides of the roadway.

2.) The Grand Mound Road Standards requires a planter strip between the curb and sidewalk. This development is requesting a private road to be maintained by an HOA. No through traffic is expected and will be designated to local traffic only. The custom detail we are requesting does not have a planter strip.

3.) Standard 16A requires each lane of traffic be 11ft wide. We are requesting a variance to each lane of traffic to 10 ft as shown in the custom detail.

6) The custom detail we are submitting is for a private roadway local access only. The custom detail will show we are providing full pedestrian access along the west side of the roadway. 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 as to Standard 16A 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.