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## Holley Park lot 12 Variance Request Narrative

2/8/2021

City of La Center  
Planning Services  
305 NW Pacific Highway  
La Center, WA 98629  
Attn: Sarah Dollar

Dear Sarah,

This narrative is to accompany the requested “Type II” Variance for lot 12 in the Holley Park subdivision. The purpose of this narrative is to prove that we, New Tradition Homes (hereafter known as The Applicant), have sustained the burden of proving that the requested “Type II” Variance meets the conditions in **LCMC 18.260.040**. This is specifically addressed by the following two points:

**LCMC 18.260.040 (1)** states that “Unusual circumstances or conditions, such as size, shape, topography and location of an existing legal development on the site, apply to the property and/or the intended use such that the strict application of this title would deprive the owner of the subject property of rights and privileges enjoyed by owners of other properties in the vicinity in the same zone”.

The intended use of this property is for a family who has a person with mobility limitations. This person will not be able to live in a home with a stairway. Property and/or homes are very limited in the City and the County as a whole, especially affordable property and/or homes. This property is perfect for the family, but the City’s building lot coverage code **LCMC 18.130.090(1)** states that “Maximum building lot coverage shall not exceed 35 percent”. This maximum building lot coverage code limits the usability of the property for a family with mobility limitations.

Additionally, the property was created with an unusual lot width. Typically, developers and their planning Engineers attempt to divide property in such as manner as to create building envelope widths of even increments. For example, a property of this size (7500+ square feet) would have a usable building envelope of at least 50 feet. This property has an irregular building envelope width of 49.45 feet, if the typical building setbacks are maintained.

The aforementioned limitations restrict the lot by not allowing the desired moderately sized single-level home and also would require a builder to develop a custom floorplan. The creation of custom house plans is very expensive compared to using plans that are developed to fit typical building envelope widths. And, these

limitations would require a person with mobility limitations to search for a larger property, which are even more rare and expensive than this property size.

**LCMC 18.260.040 (2)** states that “The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity and zone in which the property is situated.”

The impact(s) of the proposed variance has been carefully considered. From an environmental perspective, the potential concern of overburdening the stormwater systems of the subdivision in which the property is situated. This concern was addressed by noting that, of all the homes that have been built as of the date of this letter, the homes average a much smaller size than is allowed by the Maximum building lot coverage code **LCMC 18.130.090(1)**. Of the 27 homes that had been built, the average Building lot coverage was only 28.91 percent, while the code allows up to 35 percent Building lot coverage. These findings support the conclusion that there would be no adverse impact to the stormwater systems of the subdivision.

Other aspects of potential detriments to the public welfare and/or injuries to the property or improvements in the vicinity and zone in which the property is situated were also considered. Because the proposed home is no different (in size or architectural design) from many of the homes that have been built within the same subdivision, there are no aesthetic concerns. Because the proposed side building setback reduction is only 0.55 feet (7.3% variance to the standard), there is no concern that the proposed variance would create a significant, unusual precedent or injure the property(s) or improvements in the vicinity.

In conclusion, The Applicant strongly feels that the facts that have been stated herein meet the burden of proof that is required of an applicant in **LCMC 18.260.040**.

Please do not hesitate to write to me with any concerns regarding this proposed variance.

Sincerely,

Jarret Helmes  
Design Manager  
New Tradition Homes  
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jarret.helmes@newtraditionhomes.com