

## VARIANCE REQUEST NARRATIVE

**LOT WIDTH VARIANCE (REDUCTION) FOR PROPOSED LOT #1** - If the minimum lot width (40') for Lot 1 is maintained in the proposed short plat, it results in the existing home at Lot 2 encroaching on its 5' setback from the shared lot line. This variance is requested to reduce the lot width for Lot 1 to 39'-3". Granting this variance will provide for the 5' setback for 527 Ball St., and the minimum lot area (6000 sf) for Lot 1 can be fulfilled by increasing its depth.

**LOT WIDTH VARIANCE (REDUCTION) FOR PROPOSED LOT #2** - Allow reduction of lot width for Lot 2 due to access easement width not allowed to count toward lot width in newly enacted zoning ordinances. Granting this variance will result in Lot 2 being 30'-8 1/2" wide.

**LOT SIZE VARIANCE (REDUCTION) FOR PROPOSED LOT #2** - Allow reduction of lot area for proposed Lot 2 as illustrated on the attached plat drawing. The easterly lot line of Lots 1 & 2 will align with each other. Granting this variance will make unnecessary an awkward L-shaped lot configuration that would serve no practical purpose. Net result – Lot area for Lot 2 becomes approximately 4700 sf.

**SECTION III – 17.60.050 (A) Will there be a detriment to neighbors or the public in general?** Granting these variances will not result in a detriment to neighboring properties or the public in general, because both homes have been in their relative positions for more than 75 years, and casual observation gives no indication of prior deficiencies. Granting these variances will not have negative impact on the intent of the relatively new development ordinances.

**SECTION III – 17.60.050 (B) Special circumstances exist which are not common to other similarly restricted properties.** (1) The two existing houses on the property were built without regard to potential changes to the zoning and development ordinances which have come into effect over the ensuing 75+ years. The relatively recent and increasing restrictiveness of changes to said ordinances make it difficult or impossible to comply with set-back and lot width requirements, thus hindering the purpose and intent of the City of Sedro Woolley to promote habitation.

(2) The possibility of demolishing one of the existing residences in order to facilitate complying with current ordinances would further contradict the mission of promoting habitation. It would remove a perfectly habitable single family residence that currently provides a home for potentially vulnerable citizens.

**SECTION III – 17.60.050 (C) Describe how the above special circumstances are sufficiently unique . . .** The relative positions of the two homes in question have been static for many years. Recent changes to zoning and development conditions have resulted in negative impact to proposed new lots. Granting these variances will (1) allow additional residential housing in keeping with the purpose and intent of the City of Sedro Woolley, which are to promote the public health, safety and general welfare of its inhabitants, and (2) will promote the purpose and intent of the city's zoning code to provide habitation, within the standards established by the city and state. Granting the requested variances will promote those goals.