



ZONING VARIANCE
APPLICATION

Date Stamp

Exhibit D
 To the Hearing
 Examiner Staff Report

APPLICATION No. _____

Applicants shall be charged a **\$400.00** non-refundable fee for each zoning variance at the time of application. All zoning variance applications must be accompanied by two (2) copies of a scaled site plan on plans no smaller than 8.5"x11" showing lot lines, existing conditions, and proposed new construction. Additionally, each application must thoroughly and completely address the approval criteria found in SWMC 17.60.050. Failure to address all three criteria will result in the application being rejected.

THIS PAGE TO BE COMPLETED BY CITY STAFF AT THE TIME OF APPLICATION

Received	Required Submittal
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- 1 Completed application signed by applicant
- 2 Two copies (2): Scaled site plan showing lot lines, existing conditions and proposed new construction.
- 3 Legal description of the property and/or properties;
- 4 Three (3) sets of mailing labels and a signed affidavit of correct names and addresses.
- 5 Zoning Variance Fee(s) Paid.

Application Accepted? YES / NO **City Official** _____ **Date:** _____

If not accepted, list corrections required for approval:

Correction Description	Correction approved	Date Received

ZONING VARIANCE APPLICATION

SECTION I - APPLICANT INFORMATION

Fill out completely. Attach legal descriptions and supporting documents as necessary. Please be sure to complete sections I - IV. Failure to complete all sections will result in an incomplete application and will not be accepted by City staff.

Applicant:	JON KVERNMO		
Organization:	IVARSEN HOLDINGS LLC		
Primary Contact:	JON KVERNMO		
Mailing Address:	754 Humphrey Pl		
City/State/Zip:	Burlington	WA	98233
Email:	jon.kvernmo@gmail.com		
Telephone: ()		Cell Phone: (860) 333-1212	Fax: ()
OWNER INFORMATION (If Different from Applicant)			
Owner Name:	S		
Organization:	S		
Mailing Address:	S		
City/State/Zip:			Email:
Telephone: ()		Cell Phone: ()	Fax: ()

SECTION II - PROPERTY INFORMATION

Site Address:	523/527 BALL ST.
Parcel Number(s):	77102

ZONING DISTRICT (Please Refer to City Zoning Ordinance Title 17 for zoning information.)

Zoning District (circle one) : R-5 R-7 R-15 MC CBD I OS P			
Minimum lot size:	6000 s.d.	Lot width at building line:	40'
Front Setback:	20'	Lot width at public street:	20'
Side Setback:	5'	Maximum building height:	35'
Rear Setback:	10'	Maximum lot coverage:	50%

DESCRIBE THE CURRENT USE OF THE PROPERTY:

Two single family residences

SECTION III – ZONING VARIANCE INFORMATION - COMPLETE ALL SECTIONS

The Hearing Body will use the following criteria for evaluation when making a zoning variance determination on variance request from the lot size requirements, screening provisions, and any of the provisions found in SWMC Chapters 17.36 through 17.48 (SWMC 17.60.010 & 17.060.050). Please fill out all sections completely and thoroughly and attach any documents supporting your request.

DESCRIPTION OF PROPOSED VARIANCE (attach additional sheets as necessary):

- (1) Lot width - Lot # 1 - reduce to 39'-3"
- (2) Lot width - Lot # 2 - reduce to 30'-8 1/2"
- (3) Lot depth - Lot # 2 - reduce to 153'

See attached narrative for further details

17.60.050 (A) WILL THERE BE A DETRIMENT TO NEIGHBORS OR THE PUBLIC IN GENERAL IF THE VARIANCE IS GRANTED? (Describe how the zoning variance will not be a detriment your neighbors or the general public. Attach letters of support from neighbors or other supporting documents if possible. Add additional sheets as necessary)

See attached narrative

17.60.050 (B) SPECIAL CIRCUMSTANCES EXIST WHICH ARE NOT COMMON TO OTHER SIMILARLY RESTRICTED PROPERTIES.

You must document that the reason for the regulation from which relief is requested is unnecessary because special circumstances exist here which are not common to other similarly restricted properties (these circumstances may include physical features of the subject property, nature of surrounding improvements and uses, or proposed designed elements that will meet the same purpose as the regulation from which relief is requested (Attach additional sheets as necessary)

17.60.050 (C) DESCRIBE HOW THE ABOVE SPECIAL CIRCUMSTANCES ARE SUFFICIENTLY UNIQUE THAT THE CUMULATIVE EFFECT OF SUCH VARIANCES WILL NOT UNDERMINE THE PURPOSE AND INTENT OF THIS CITY'S ZONING CODE (Attach additional sheets as necessary).

Please see attached narrative.

SECTION IV - SIGNATURE

Complete for this application. Failure to complete will result in an incomplete application

Application is hereby made for a **ZONING VARIANCE** for an exception from the lot size requirements, screening provisions, and any of the provisions found in SWMC Chapters 17.36 through 17.48 and **NOT** for any other City regulation concerning the above stated activity. I certify that I am familiar with the information contained in this application, 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 officials of the City of Sedro-Woolley the right to enter the above-described location to inspect the proposed or completed work.



Date: 8/31/2020

Signature of Applicant or Designated Agent (REQUIRED)

VARIANCE REQUEST NARATIVE, ADDRESSING reduced lot width for proposed Lot #1, and reduced lot area for proposed lot #2.

LOT WIDTH VARIANCE (REDUCTION) FOR PROPOSED LOT #1

IF THE MINIMUM LOT WIDTH (40') FOR 523 BALL St. (LOT 1) IS MAINTAINED IN THE PROPOSED SHORT PLAT, IT RESULTS IN THE EXISTING HOME AT 527 BALL St. (LOT 2) ENCROACHING ON ITS MINIMUM 5' SETBACK FROM THE SHARED LOT LINE. THIS VARIANCE IS REQUESTED TO REDUCE THE LOT WIDTH FOR 523 BALL St. (LOT 1) TO 39'-3". GRANTING THIS VARIANCE WILL PROVIDE FOR THE 5' SETBACK FOR 527 BALL (LOT 2), AND THE MINIMUM LOT AREA (6000 sf) FOR LOT #1 IS FULFILLED BY INCREASING ITS DEPTH.

LOT WIDTH VARIANCE (REDUCTION) FOR PROPOSED LOT #2

ALLOW REDUCTION OF LOT WIDTH FOR 527 BALL St. (LOT #2) DUE TO ACCESS EASEMENT WIDTH NOT ALLOWED TO COUNT TOWARD LOT WIDTH. RESULTS IN LOT WIDTH OF 30' 8 1/2".

LOT DEPTH VARIANCE (REDUCTION) FOR PROPOSED LOT #2

ALLOW REDUCTION OF NET LOT AREA FOR PROPOSED LOT #2 AS ILLUSTRATED ON THE ATTACHED PLAT DRAWING, BY MAKING THE EASTERLY LOT LINE OF LOT #2 CONNECT WITH THE SOUTHEAST CORNER OF LOT #1, AND CONTINUE DIRECTLY TO THE SOUTH PROPERTY LINE OF LOT #2. GRANTING THIS VARIANCE WILL REMOVE AN OTHERWISE AWKWARD L-SHAPED LOT CONFIGURATION, AND RESULTS IN LOT AREA OF 4699 sf.

GRANTING THESE VARIANCES WILL NOT RESULT IN A DETRIMENT TO NEIGHBORS OR THE PUBLIC IN GENERAL. BOTH HOMES HAVE BEEN IN THEIR RELATIVE POSITIONS FOR MORE THAN 75 YEARS, AND CASUAL OBSERVATION GIVES NO INDICATION OF PRIOR DEFICIENCIES, NOR WILL THESE VARIANCES RESULT IN NEGATIVE IMPACT TO THE INTENT OF THE NEW DEVELOPMENT ORDINANCES.

THE RELATIVE POSITIONS OF THE TWO HOMES IN QUESTION HAVE BEEN STATIC FOR MANY YEARS. RECENT CHANGES TO ZONING AND DEVELOPMENT CONDITIONS RESULT IN NEGATIVE IMPACT ON THE PROPOSED NEW LOTS. GRANTING THESE VARIANCES WILL (1) ALLOW ADDITIONAL RESIDENTIAL HOUSING IN KEEPING WITH THE PURPOSE AND INTENT OF THE CITY 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 THESE GOALS.