

# Woodland Creek Subdivision

## MINOR VARIANCE FOR SIGN SETBACKS

### **PROJECT IDENTIFICATION AND SITE CHARACTERISTICS**

The Woodland Creek Subdivision includes parcels 508280100, 508300100, 508200100, 508190100, 508210100, 508220100, 508230100, 508240100, 508250100, and 508260100. The site is located at 2336 Lewis River Road in Woodland, WA 98674. The total site area is 41.17 acres based on preliminary boundary survey by Minister Glaeser Survey. The property is zoned LDR8.5 (low density residential). The property located to the south is zoned P/Q-P/I (Public/Quasi-Public Institutional). The property to the west is zoned Low Density Residential (LDR-6). Properties to the east are zoned urban residential and unzoned and property to the north is also unzoned.

### **PROJECT DESCRIPTION**

The Woodland Creek Subdivision proposes to build a permanent sign identifying the newly built subdivision. This sign will be placed on the southeast corner of lot 1. The sign will be made from weathered, rough-cut timbers, corten or rust texture background with metal framing. It will also have rusted texture sign bracket hangers and a bolt through design for trellis.

### **VARIANCE REQUEST**

The applicant desires a minor reduction in the sign setback from property line due to the dimensional constraints of the site/parcel. This is the entrance to the Woodland Creek Subdivision and where the monument sign will be located.

### **17.81.180 - Minor variances or minor modifications to approved conditional uses or administrative conditional uses—Review and appeal authority. (Applicant's responses in bold text.)**

*A. The following variances shall be deemed minor in nature and may be approved, approved with conditions, or denied by the development review committee (DRC) without a public hearing based on the approval criteria outlined in WMC 17.81.180.B and in accordance with the notice requirements outlined in WMC [17.81.200](#):*

- 1. A reduction in lot area, setbacks, lot dimensions; and, an increase in lot coverage and building height, all by not more than thirty percent of that required by the applicable standard of the zoning district in which the proposal is located; **This is a minor variance request for up to a 30% reduction of the 10' sign setback to property line for lot 1.***
- 2. Any reduction in a side or rear yard setback below the minimum setback required by the applicable standard in the light industrial (I-1) or heavy industrial (I-2) zoning district; or **This section is N/A.***
- 3. The modification of pre-existing nonconforming structures housing permitted uses, to the extent that the modification will not cause a greater infringement than exists of any standard of the zoning district in which the proposal is located. **This section is N/A.***
- 4. The enlargement, addition, or modification to any non-conforming single-family residence built prior to 1968. **This section is N/A.***

*B. Approval Criteria for Minor Variances.*

- 1. No variance shall be approved by the DRC which will allow an increase in the number of dwelling units on a parcel greater than that permitted by the applicable zoning district, or which will permit the reduction in area of any lot created after the adoption of the ordinance codified in this chapter; **This variance is not requesting an increase in the number of dwelling units or a reduction in the area of lot 1 created with the Woodland Creek Subdivision. This variance request would allow the future homeowner of lot #1 to have a larger backyard and private outdoor living space.***

# Woodland Creek Subdivision

2. All major variance criteria outlined in WMC 17.81.020.B shall be met, except where a variance is proposed to side or rear setback standards applicable to the light industrial (I-1) or heavy industrial (I-2) zoning districts. In these cases, the DRC shall consider criteria 2—5 outlined in WMC 17.81.020.B. The DRC shall also consider whether or not the requested minor variance is necessary due to the unique physical characteristics of the existing site configuration, building, and/or use and consistent with the intent of applicable standard to which the minor variance is sought. **This section is N/A.**

## Variance Narrative Criteria from City Handout

*In order for Variance permits to be approved, they must meet certain criteria. Applicants shall submit a narrative that addresses the following criteria per Woodland Municipal Code 17.81.020 & 17.81.180:*

*· That such variance is necessary, because of special circumstances or conditions relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use, rights, and privileges, permitted to other properties in the vicinity and in the zone in which the subject property is located*

**This property is the only lot that will have an entrance sign on it, therefore it will be a special condition affecting the property and isn't common among the other lots. There is only one regulation being requested for sign setbacks to property lines in this variance application and therefore it triggers no cumulative effect issue. Pushing the sign 3 feet further into the lot would remove precious back yard where the future home owner will have private outdoor living space. Approving this variance will allow this future home owner the privilege and right of as much back yard space as their adjacent neighbors.**

*· That the granting of such 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 subject property is situated*

**There are no adverse impacts resulting in this variance request. Access and livability in this reduced sign setback from property line will remain adequate. No adjustment to existing fence lines or neighboring vegetation is necessary. This project still meets the intent of the comprehensive plan and zoning ordinance. This variance will not substantially impede vehicle or pedestrian access or safety. This reduction to the sign setback to property lines still provides enough area for pedestrians and bikes.**

*· Whether or not the requested variance is necessary due to the unique physical characteristics of the existing site configuration, building, and/or use and consistent with the intent of applicable standard to which the minor variance is sought*

**This variance does comply with the intent of the sign code because it is allowed to have at minimum one sign per entrance to any subdivision. The 3 foot reduction in setback will not be detrimental to the public health, safety or welfare or injurious to the other properties in the vicinity. This property is the only lot that will have an entrance sign on it, therefore it is a hardship affecting the property and isn't common among the other lots. Pushing the sign 3 feet further into the lot would remove precious back yard where the future home owner will have private outdoor living space. Strict compliance with the 10 foot setback would create an unnecessary hardship for lot 1. A 7 foot setback still meets the intent of the sign setback requirements. Sight distance for traffic on adjacent roadways will not be impacted by the approval of this variance. There will still be 7+ feet of landscaping in front of the sign keeping it separated from the public walking by on the sidewalk.**

Signs in this district require a minimum 10' setback from all property lines and we are requesting to place it 7 feet back from the property line on lot 1. The property line is also the public right-of-way line in this instance. This is a 30% reduction which is classified as a minor variance for sign setbacks. In this residential district, each entrance is allowed the minimum of one sign, either free standing or wall type. This variance would allow us to meet this criterion and not reduce the back yard of lot 1. A sign mounted on the verticrete fence would be far less attractive and not match the high quality of subdivision that Holt Home is providing.

# Woodland Creek Subdivision

This variance does not substantially detract from the livability or appearance of a residential area. It enhances the area by providing necessary housing and the sign gives adequate visual representation of where the new subdivision is located.

In summary, the applicant has satisfied the minor variance justification criteria in 17.81.180 Minor variances.

Your review and approval of this variance request is greatly appreciated.

Please feel free to contact Scott Taylor with SGA Engineering at 360-993-0911 with any questions or requests for additional information for this variance.

Sincerely,

Scott Taylor, Project Planner