

ADJUSTMENT APPLICATION -SRC 112.045(b). WRITTEN STATEMENT

This application for a Class 2 Adjustment is being made pursuant to the Planning Review Checklist dated February 28, 2023 concerning our Partition application (23-103036-PLN/ 23-103478-PLN) for property located at 4151 Gardner Rd. SE. In that review it was noted that Parcel 2 did not appear to meet minimum Lot Width standards as measured according to SRC 112.045(b). This minimum width is 40 feet as shown in SRC 511.010- Table 511.2 for the single family residential zone.

After some discussion with staff it was determined that the lot width on our revised site plan was calculated to be 30.10 feet. Thus, this Adjustment application requests that the minimum lot width of 40 feet per SRC 511.010, be reduced to 30.10 feet to accommodate the proposed partition Parcel 2. This would be a reduction from the standard of 9.9 feet or 25% (rounded). We are therefore requesting a Class 2 adjustment.

APPLICANT'S ANALYSIS

1. The specific development standard proposed for adjustment is SRC 511.010 - Table 511.2. Minimum lot width. Current criteria specified is 40 feet minimum.
2. Proposed minimum Lot width at midpoints points of side lines is computed (per SRC 112.045(b) is 30.10 feet. See site plan.
3. A Class 2 Adjustment process is required per SRC 250.005(a)(1)(B) since an adjustment of 40 feet down to 30.1 feet is a 25% adjustment.
4. It is presumed that the underlying reason for the 40 foot minimum lot width criteria contained in the development standard noted in numbered paragraph 1. above is so the lot is wide enough to fit the proposed home and maintain minimum side setbacks from the home to the side property lines. The minimum side setback dimension required in this case (SFR zone) is 5 feet per SRC 511.010 - Table 511.3.
5. The developer proposes to construct a mini-home and carport on Parcel 2 of the proposed partition as illustrated on the site plan. This mini-home is less than 10 feet wide. For analysis purpose let's just call it 10 feet. The lot width as proposed will therefore allow for a side setback of 9 feet on each side of the proposed mini-home. The proposed carport is 18 feet wide. The lot width as proposed will allow for a side setback of 5 feet on each side of the proposed carport. The proposed 30.1 foot average lot width is therefore greater than the width needed to satisfy the underlying purpose of the development criteria.
6. Once the development is completed the appearance of Parcel 2 will be no different than other lots on Gardner Road. The house will be smaller, but the opportunity for landscaping will be sufficient since all minimum city setbacks will be achieved. In addition, space will be provided off the street to park one vehicle. Excess storm water from created impervious areas will captured and directed to rain garden(s). It is also expected that one development condition will be to obligate the developer to construct frontage street improvements; albeit sometime in the future. These things, which are mostly dictated by City development standards, will ensure the development does not detract from the livability or appearance of the residential area.

