



VARIANCE APPLICATION

Department of Community & Economic Development

321 E. 5th Street, Port Angeles, WA 98362
360.417.4750 | www.cityofpa.us | ced@cityofpa.us

file no.

A **variance** is permission for an adjustment or relaxation to the literal requirements of the City's Zoning Regulations for a particular property or structure and/or building on a particular property.

VARIANCE CRITERIA

The City's Hearing Examiner is authorized to hear and decide on all variance applications. No variance shall be granted by the Hearing Examiner until after a public hearing is adequately noticed and held. The Department of Community and Economic Development must find that the provisions of all other ordinances have been fulfilled.

The Hearing Examiner must find the following criteria to be true:

- The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located; and
- That such variance is necessary, because of special circumstances 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 zone in which the subject property is located; and
- That the granting of such variance shall 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.

Please describe in detail the ways in which your variance will meet these criteria in your project narrative.

REQUIRED APPLICATION MATERIALS CHECKLIST

Only completed applications will be accepted. An application must include all of the following information:

Please check the each box to identify that is included in your application package:

- VAR Application:** A completed application signed by the applicant or applicant's representative
- Project Narrative:** A detailed explanation of the variance(s) requested with citations to relevant municipal code sections, project goals, and how the proposal meets the three variance criteria above
- A Vicinity Map:** Showing the relation to surrounding properties, zoning, and land use
- A Site Plan (x2):** Accurate drawing complete with all property lines, existing and proposed structures, parking plan (if applicable), required setbacks, and significant vegetation (Scale: 1" = 20')
- Mailing Addresses:** Mailing labels and a list (MS Excel format) of property owners within 300 feet of the proposed site, obtained from the Clallam County Assessor's Office.

APPEALS

The decision of the Hearing Examiner is the final decision of the City. In those cases the decision of the Hearing Examiner may be appealed to Superior Court. The appeal to Superior Court must be filed within 15 days of the date the Hearing Examiner's decision is issued.

Please reference Port Angeles Municipal Code Section 17.96.080 for more information on variances.



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APPLICANT INFORMATION

Applicant Name: James Niederschmidt (Property Owner: Yes No)
 Mailing Address: 719 S E St, Port Angeles, WA 98363
 Phone: 206-822-5677 Email: english_sciences@yahoo.com
 Applicant's Representative (If other than applicant): Lara Kawal
 Phone: 360-460-7151 Email: larakawal@hotmail.com

SUBJECT PROPERTY

Full Street Address: 736 East 9th St., Port Angeles, Wa, 98362
 Full Legal Description: LOT 9 BLK 284 TPA of the City of Port Angeles
 Property ID / Parcel #: 58677/ #063000028440 Current Zoning: P-PBP/ P-RS7
 Property Owner(s): DAVID LUX (Same as Applicant)
 Property Owner Address: 717 St. Joseph Lane, Park Hills, Ky 41011-3813
 Lot Dimensions: 139.98' x 49.95'
 Total Area: 6992.8 (sq. ft.) Percent Site Coverage: 9.5% Percent Lot Coverage: 9.5%

Site Coverage: The amount of impervious surface on a parcel, including structures, paved driveways, sidewalks, patios, and other impervious surfaces. (PAMC 17.08.095[H])

Lot Coverage: The percent of ground area of a lot on which buildings are located. (PAMC 17.08.065[N])

Physical Characteristics: The parcel is situated on an east-facing, gently (0-10%) to steeply (>70%) sloping forested terraced outwash hillslope that extends down to a low gradient area adjacent to Peabody Ck & bordering the northern flanks of the Olympic Mountains to the south.
 (i.e. flat, sloped, developed, etc.)

Structures Description: One J-shaped single-family dwelling with a 430-sqft footprint. The 884-sqft two-story house will have roof access. The south section (13-ft by 8-ft) will have a living green roof. It is connected to the north section (18-ft by 12-ft) by a 13-ft by 8-ft section. The top floor of the northeast corner will be cantilevered out 2-ft
 (i.e. # of buildings, use, size, etc.)

Variance Summary: Two variances are requested from the minimum R7-zone setbacks of PAMC 17.10.50 for this residential construction project on the- 1. the rear (an undeveloped alleyway) from 20' to 2' and 2. the side (Francis Street) from 13' to 2'. Both setbacks are needed to construct a modest family home. A parking variance is also requested to waive the residential off-street parking requirements for a one-bedroom home. This variance is necessary because of the extremely limited buildable area on the lot.
 (1-2 Sentences)

I have read and completed the application and attached all application materials and know it to be true and correct. I am authorized to apply for this permit and understand that additional information may be required and it is my responsibility to determine what other permits are required and to obtain permits prior to work, use, or activity. I understand that I will forfeit fees if I withdraw the application prior to permit issuance.

3/16/22 James Niederschmidt

DocuSigned by:

59554C7C1D144FBD

Date _____ Print Name _____ Signature (Owner Representative)

Notes:

Fees: \$300

DATE STAMP