

MEMO

TO: City of Woodland
FROM: Windsor Engineers – Dan Koistinen, EIT
CC: Homestead LLC – Roger Foley
Windsor Engineers – Travis Tormanen
DATE: July 5, 2023
SUBJECT: 748 Minor Lot Width Variance Memo
Homestead LLC
21035.1 748 Homestead

INTRODUCTION

The purpose of this memo is to request a variance to City of Woodland Code Section 17.16.070.B, lot width, for parcel #50346, located at 748 Washington Street in Woodland, Washington. The property is a 0.75 acre parcel zoned for Low Density Residential (LDR-6). Per City Code section 17.16.070, LDR-6 has the following lot sizing requirements:

- a minimum lot square footage of 6,000 square feet → Requirements Met
- **a minimum lot width of 60 feet → Variance requested on Lots 3, 4, and 5**
- a minimum lot street frontage of 15 feet → Requirements Met

This memo will outline the extenuating circumstances for the parcel that deem a variance request necessary for Lots 3, 4, and 5 of the development. See Lots 3, 4, and 5 in Figure 1 below.

The minor variance criteria code is found in 17.81.180 of the Woodland Municipal Code (WMC) addresses minor variances. Minor variances are as follows in the code:

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 variance request fits within the minor variance definition and is described in more detail below.

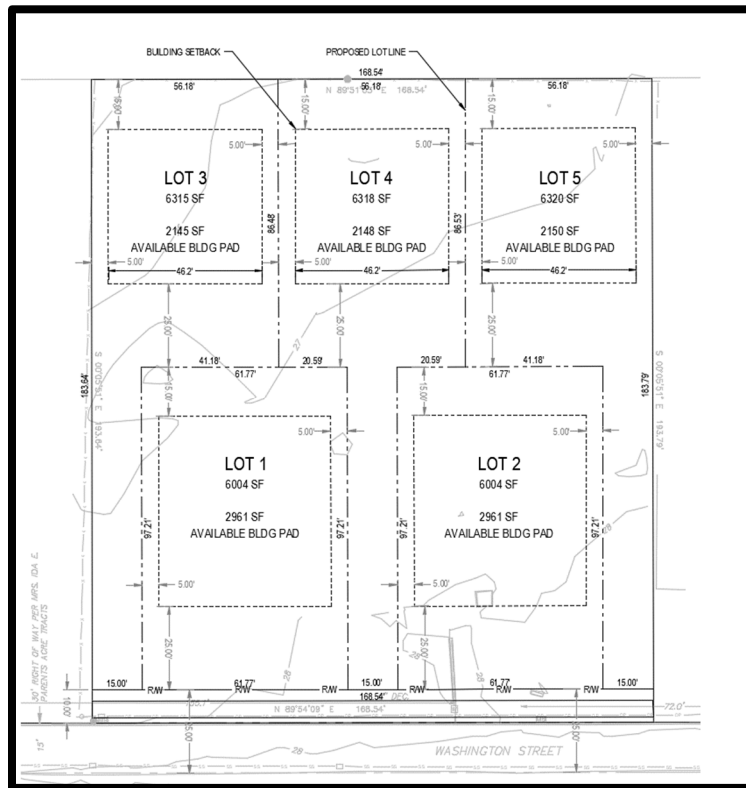


Figure 1: Proposed Site Plan

VARIANCE REQUEST TO WOODLAND CODE SECTION 17.16.070

City of Woodland Code Section 17.16.070.B – Lot Width: LDR – 6 Zoning: 60 Feet minimum

Requested Variance:

A variance of 10% to the lot widths on Lots 3, 4, and 5 the required minimum of 60 feet is being requested. The new proposed lot widths are:

- Lot 3: 56.18 feet
- Lot 4: 56.18 feet
- Lot 5: 56.18 feet

Description of Variance:

The request for lot width variance a reduction to approximately 56 feet wide on Lots 3, 4, and 5, which is a 6.67% reduction request in the minimum lot width from the 60 feet required by code. This is less than 30%, resulting in a minor variance request for each lot. All proposed lots with the development have lot areas above the required 6,000 sf minimum area including the



variance request lots. The proposed variance lots (Lots 3, 4, and 5) have an available building area of 2,100 SF while meeting all setback requirements and other lot dimension requirements.

Minor Variance Qualification – WMC 17.81.180:

The variance request for each of the three lots **does not** increase in the number of dwelling units on a parcel greater than that permitted by the applicable zoning district or permit the reduction in area of any lot. The lot width variance request **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 as all other aspects of the Woodland Municipal Code (WMC) for LDR-6 zoning will be met.

Site Challenges / Extenuating Circumstances

The project parcel is a relatively flat site with slopes from 0% to 5% within an established subdivision. All proposed lots of the development meet the required 6,000 square foot minimum, and the proposed lots will have individual private lot access from Washington Street per WMC for LDR-6 zoning, including the flag stem lots. However, due to overall width and shape of the parcel, three of the frontage lots will need to be approximately 56 feet wide, a 6.67% reduction from the WMC. Spreading a minor lot width variance across multiple lots helps maintain aesthetic consistency and align with the intended guidelines of the WMC, rather than concentrating the variance on a single prominent lot. The allowable building pad width on the requested variance lots is 46.2 ft wide following all setbacks in the WMC.

Granting the variances will allow the proposed development to continue to adhere to the existing land use designation of LDR-6, which allows for single-family residential use, and enables the project to maintain the allowable density as specified by the WMC. One alternative to the variance would involve constructing duplexes on larger lots in order to accommodate the same number of units. However, the developer believes that single-family housing with minor variances better aligns with the surrounding housing and zoning in the area, as well as with the City's overall development plan of promoting more single-family residences within its limits.

Approval of the requested variance will allow for the parcel square footage to be maximized while following all lot square footage and density requirements for LDR-6 in the WMC, leading to more single-family housing being created. Single-family housing provides individuals and families with the benefits of privacy, a sense of ownership, and the ability to establish roots within a community, consistent with the vision of the community development mission of the City of Woodland.

Thank you,

Dan Koistinen, EIT