

VARIANCE REQUEST

GOERIG APARTMENTS

TAXLOT NOS.: 50630

PROPERTY ADDRESS: 1776 N. GOERIG STREET, WOODLAND, WA 98674

June 23, 2022

REVISION LOG		
MARK	DATE	DESCRIPTION
A	6/23/2022	Issued for review.

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1 INTRODUCTION

1.1 Project Description

Jolma Design, LLC (JD) is pleased to present this variance request for relief from the average lot width requirement to allow for creation of two new apartment buildings.

The project will add two 3-story apartment buildings. Building A will be a 27-unit building consisting of a mix of 1,2 and 3-bedroom units and Building B will consist of six 2-bedroom units. There will be frontage half-street improvements along Scott Ave and N. Goerig St.

1.2 Site Location

The Goerig Apartments project site is comprised of one parcel totaling approximately 0.89 acres located at 1776 N. Goerig St, Woodland, WA 98674. The parcel number is 50630 and is situated in Section 13, Township 5N, Range 1 West, Willamette Meridian. The property is zoned as High Density Residential (HDR). A sea wall extends across most of the site boundary to N. Goerig St. Existing access to site is from Scott Ave.

2 VARIANCE REQUEST

2.1 Applicable Code

Chapter 17.81.180 of the Woodland Municipal Code addresses applicable minor variances as follows:

17.81.180.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;

17.81.810.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;*
- 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.*

2.2 Variance Approval Criteria and Justification

The required and proposed setbacks for the HDR district are as follows:

Location	Required Setback (ft)	Proposed Setback (ft)	Variance
Front Yard	20	14	30%
Rear Yard	25	17.5	30%
Interior Side Yard	5	3.5	30%

These proposed setbacks all fall within the 30% maximum variance required to be considered "minor" as put forth in Section 17.81.180.A.1.

The project proposes to construct 30 new apartment units which is within the allowable density inside of the High-Density Residential (HDR) district shown in Section 17.20.070. The setback reduction will not increase the number of dwelling units to greater than what is allowed the applicable zoning district.

Due to the abnormal shape of the subject parcel and the existing presence of a sea wall, the setback variance is justifiable to meet the intent of the High-Density Residential District. These setback variances will not be detrimental to public welfare or to properties in the vicinity. Applicable screening standards will be utilized, and lighting will be directed towards the subject property to minimize impact to neighboring properties and streets.

2.3 Summary

In summary, the applicant believes the reduced setbacks will result in a project that optimizes the zoning district intent and use of the property without detracting from the overall appearance, livability, or life safety of the surrounding vicinity; therefore, we respectfully request Woodland to approve this proposed setback variance.