



Notice of Land Use Application
New Tradition Homes/Holley Park Variance (File # 2021-005-VAR)

Applicant: Jarret Helmes, New Tradition Homes, 11815 NE 113th Street, Suite 110, Vancouver, WA 98662

Applicant's Representative: Same as Applicant

Location of proposal: 1023 E 2nd Way, La Center, WA 98629, PIN 986053966.

Description of proposal: The Applicant proposes to reduce the interior side yard setback and increase the maximum permitted building lot coverage for Lot 12 within the Holley Park Subdivision. If approved, the variance will decrease the western interior side yard setback from 7.5 feet to 6.95 feet and increase the maximum building lot coverage from 35 percent (2,626,75 square feet) to 39.34 percent (2,952.5 square feet).

Application review process: The application is subject to a Type II variance process for changes to numerical standards in the code exceeding 10 percent. The side yard setback reduction is a 7.3 percent change to the numeric standard, but the increase in maximum building lot coverage is a 12.4 percent increase to the numeric standard. Therefore, both requests will be reviewed under a Type II process. Applicant filed the application materials on February 10, 2021, and the City determined the application complete on February 23, 2021. Staff has final decision authority for this application.

SEPA: The proposal is exempt from SEPA review under WAC 197-11-800 (1)(b)(ii) and LCMC 18.310.080.

Public Review: The proposed file may be examined on the City's Recent Land Use page at https://www.ci.lacenter.wa.us/city_departments/pw_landuse.php; The city contact person and telephone number for any questions on this review is Sarah Dollar, Permit Technician, 360.263.7665; 305 NW Pacific Highway, La Center, WA.

Comment Period: You may comment on this application within fourteen (14) days of this notice publication date; February 24, 2021. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends March 10, 2021.

The public may submit written comments to:

Holley Park Lot 12 Variance
305 NW Pacific Highway
La Center, WA 98629
Contact: Sarah Dollar, Permit Technician, 360.263.7665, sdollar@ci.lacenter.wa.us

Issued: February 24, 2021