



Holley Park
Technical Completeness Review
Public Works Department
305 NW Pacific Highway
La Center, WA 98629

Site Address: 1023 E 2nd Way, La Center, WA 98629. Assessor's serial number: 986053966

Project Type: Type II Variance to reduce a side yard setback and increase the maximum building lot coverage on Lot 12 in the Holley Park subdivision.

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

Project Background/Description: The applicant submitted a consolidated Type II Variance application for the Holley Park subdivision on February 10, 2021. Due to unique circumstances, the applicant is requesting the variance to increase the maximum amount of building lot coverage from 35% to 39.34% and to reduce the western interior side lot line from 7.5' to 6.95'. The applicant states the prospective occupants have physical limitations and the single-story home would allow comparable amenities to neighboring two-story properties in the subdivision.

Completeness Determination: The City has received the following application materials for the proposed variance:

- Master land use application and reimbursement agreement;
- Application fees;
- Deeds and legal descriptions;
- Pre-application meeting notes held in February of 2020;
- Variance narrative;
- Plot Plan for Lot 12
- Certified map and mailing labels for properties within 150 feet of the development for noticing purposes.

We are writing to notify you that the application is **complete** based on our review of LCMC 18.30.050. If you have any questions regarding this determination of completeness or the review process, please contact me at ethan.spoo@wsp.com or 360-823-6138.

Signed:  **Date:** February 22, 2021
Ethan Spoo, AICP, Consulting City Planner

Signed: Tony Cooper **Date:** February 22, 2021
Tony Cooper, P.E. City Engineer