

Variance Request

625 Aspen Ave

Jan 6, 2020

Downtown Overlay District Requirement

18.155.050 Development Standard

Section (1) (g) (1) 50% Glass & Other Coverage

The Downtown Overlay District for a Commercial Development requires the first floors of buildings facing the street to have 50% or greater coverage with glass and alcoves. This project is a corner lot and fronts both Aspen Avenue and 7th Street. The project is a mixed use structure for both housing and a Bed and Breakfast business. The Hearing Examiners Final Order (attached) allows for the City to adjust the 50% requirement. (C4 page 5). The report states that "the applicant should be required to demonstrate compliance with this criterion..... unless the applicant requests and the City approves an adjustment to this standard"

Criteria for Variance Approval LCMC 18.260.040

Criteria 1.

Unusual circumstances or conditions of development of the site, apply to the property and /or intended use such as the strict application of this title would deprive the owner of the subject property of rights and privileges enjoyed by owners of other properties in the vicinity in the same zone.

Answer:

Bed and Breakfast structures are typically houses. The primary street of travel is Aspen Avenue. The proposed structure has a 65% coverage of glass and alcove facing Aspen. However, the side facing 7th Street only covers 18% in glass with no alcove. A typical Bed and Breakfast would not have 50% glass on the sides or rear of their buildings. This would be more in keeping with commercial buildings rather than residential construction. The side of the house facing 7th street has 3 bedrooms and two bathrooms. Increasing the windows on this side would be highly intrusive of these allowed uses.

The other residence adjacent to this lot could apply and operate a Bed and Breakfast without meeting the 50% façade requirement.

Criteria 2:

The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity and zone in which the property is situated.

Answer:

The proposed development is similar to the other structures adjacent to this building on the north, west and south sides of the lot. The vacant building on the east side will not be affected by a new residential type structure.

Conclusion:

On the north, west and south side of this lot are single houses. The east side is a vacant commercial building. The La Center Municipal Code 18.155.050 (1) (i) (i) states "Developments shall maintain and extend the existing block pattern in order to develop a bigger yet more cohesive district." The residential character of this structure and the neighborhood are consistent with this section of the code.

Other residential structures within the Commercial zone have the ability to operate a Bed and Breakfast without meeting the façade coverage requirements. Also, a new residential structure within an area of residential structures will not be detrimental to the public welfare or injurious to the adjacent properties.

Therefore, for the above reasons, the Applicant requests that the City approve a variance from the City Code to allow for a 18% Glass coverage for the north side of the proposed structure at 625 Aspen Ave, LaCenter WA which faces 7th Street.



CITY OF LA CENTER PRE-APPLICATION WAIVER

"STATEMENT OF UNDERSTANDING"

Pursuant to Section 18.30.020 of the La Center Municipal Code, all applications subject to Type II, III, or IV review are subject to pre-application review to discuss the requirements for formal application for development within the city. At the pre-application meeting, the applicant may discuss their proposal with staff and ask questions regarding the approval standards.

As an alternative, the applicant may request and the director may waive the pre-application review process. If a waiver is approved, the applicant may proceed with submittal of a formal application without the benefit of a pre-application meeting. The City discourages waiver of the pre-application process, because it may increase the maximum time for technically complete status and may increase the risk that the application will be rejected or processing will be delayed.

I have read and understand the above statement.

Tax Lot(s): 63750 000

APPLICANT: Roy HEIKKILA, COLF CONSTRUCTION

APPLICANT'S SIGNATURE

JAN 13, 2020

DATE

For Staff Only

Staff Initials: _____ Date: _____ Related Files: _____
