

Bauman Residence 5928 77th Ave SE

Setback Deviation

Project Narrative

The proposed Bauman residence under consideration for a Setback Deviation is a single-family residence with an attached 3-car garage. The 15,150 square foot site is very unusual in being 90% covered by critical areas and the building area is covered 100%. Another unusual factor in requesting the exception is the atypically small existing home that was built in 1953 as a cabin for the local Boy Scouts leader. The home is only 1,780sf with no garage. The structure does not comply with the current zoning code, structural code, seismic code or energy code. The proposal is seeking to demolish the existing cabin and to replace it with a modest new home of 3,753 SF of finished area with a 3-car garage.

The site is moderately sloped and is composed of generally competent soils. The site is burdened with three critical areas, a wetlands setback and buffer from an off-site wetlands area, a watercourse buffer and setback from an off-site open watercourse, and a storm drain/piped watercourse and attendant setback that bisects the property in the east-west direction. Further constraints upon the property are generated by an access easement and buffer that bisects the property in the north-south direction and a building pad restriction that increases the rear yard setback from 25 feet to 42 feet.

The requested relief from the critical areas are as follows:

1. A setback deviation of 10 feet from the front property line to reduce the intrusion into the critical area setbacks.
2. Demolition of the existing home and construction of a new home
3. Placement of the home and garage in the watercourse setback – the proposed location increases the distance from the watercourse in comparison to the existing structure.
4. Placement of the garage in the wetlands setback area – the proposed location increases the distance from the setback and covers less area in the setback buffer in comparison to the existing structure.
5. Placement of the home and garage within the storm drain/piped watercourse setback

The setback deviation provides a lessening of impact of critical areas and is requested for that reason. By itself the setback deviation cannot provide relief from the restricted development required by the watercourse setback that covers the entire buildable area of the site.

- a. No use deviation is requested
- b. The deviation will allow for a single family home which will have no detrimental effect on the public or the improvements within the vicinity and zone. The resulting development will be a modest single family zone within a neighborhood of like structures. The requested front yard setback occurs on a city right-of-way that serves no other homes and is not fronted by any other homes. The requested 10 foot front yard setback is an improvement over the existing home which is setback five feet from the front property line. Please refer to Appendix B – View Down City Right of Way
- c. The deviation requested is an improvement over the existing home location and is largely hidden from view from the surrounding neighbors.

- d. The deviation is consistent in creating an improvement in the setback distance from the existing structures.
- e. The basis for the request is solely the steadily increasing setback and buffer widths over the past 30 years. The setbacks have grown to engulf almost the entire property.
- f. The requested deviation is for a single family development which is almost entirely covered by a watercourse setback and buffer area.
- g. The resulting building pad will result in increased distance from the watercourse and the wetlands which results in less impact.
- h. The only request is for the front yard setback to be 10 feet.

A large mitigation area is proposed to offset the proposed development. The proposed development lot coverage is 1,393 square feet more than the existing lot coverage. The standard mitigation area is 100% of the increased square footage. The new proposal will include 2,937 square feet of mitigation area which is over 200% of the increased square footage. The mitigation area will include a restoration planting of NW native species. Within the mitigation area non-natives will be removed and new plantings of NW native woody vegetation will be installed. A certified biologist will provide the mitigation plan. All mitigation codes will be adhered to and the monitoring procedures will be followed. The mitigation area is carefully configured to create a minimum 10 foot buffer from the property lines adjacent to the wetland and watercourse. The mitigation area will also cover the steep slope area on the property. Please refer to Sheet A1.0 Site Plan

Great care has been taken to minimize the impact of the development on the critical areas. The main design features that minimize the impact are:

- a) The size of the home is minimized.
 - i. The neighboring homes are 2 to 3 times larger than the existing home and all have garages. The eight surrounding homes have an average of 3,975 SF finished area. The proposed Bauman home is 3,753 SF finished area – over 200 square feet smaller than the neighborhood average.
- b) The proposed design is not full redevelopment. The proposed home is much smaller than allowed by the zoning regulations.
 - i. The gross floor area is 70% of the allowable
 - ii. The hardscape is 36% of the allowable
 - iii. The landscaping area is increased to 121% of the required.
 - iv. The proposed lot coverage is 67% of the allowable.
- c) The proposed home is placed in the southwest corner of the property creating the greatest distance from the home to the critical areas. Additionally, the RUE application requests a 10 foot reduction in the front yard setback. This reduction will place the home even further away from the source points of the critical area setbacks.
- d) The proposed home is configured as a 3-story structure to minimize the building footprint and minimize the impact on the critical areas.
- e) A large mitigation area is proposed to offset the increase in lot coverage. The proposed development lot coverage is 1,393 square feet more than the existing. The standard mitigation area is 100% of the increased square footage. The new proposal

will include 2,937 square feet of mitigation area which is over 200% of the increased square footage. The mitigation area will include a restoration planting of NW native species. Within the mitigation area non-natives will be removed and new planting of NW native woody vegetation will be installed. A certified biologist will provide the mitigation plan and will follow all the codes and the monitoring procedures will be adhered to. The mitigation area is carefully configured to create a minimum 10 foot buffer from the property lines adjacent to the wetland and watercourse. The mitigation area will also cover the steep slope area on the property. Please refer to Sheet A1.0 Site Plan.

The proposed design only provides a higher standard of safety for the health, safety and welfare of the public. The proposed design will be built to the latest codes for structural stability and energy efficiency. The location of the proposed home also will comply with current zoning regulations which will benefit the neighbors. The current oil heating system and oil tank will be removed from the site and any leakage on site will be cleaned up per the current codes. Removing the current oil heater will only improve the environmental health for the surrounding neighbors. The proposed construction will have no impact on the offsite wetlands, the offsite stream course or the concrete storm drain located below grade on the property. Updating and cleaning the sanitary sewer connection will also provide improvement to the environmental health of the neighborhood.