



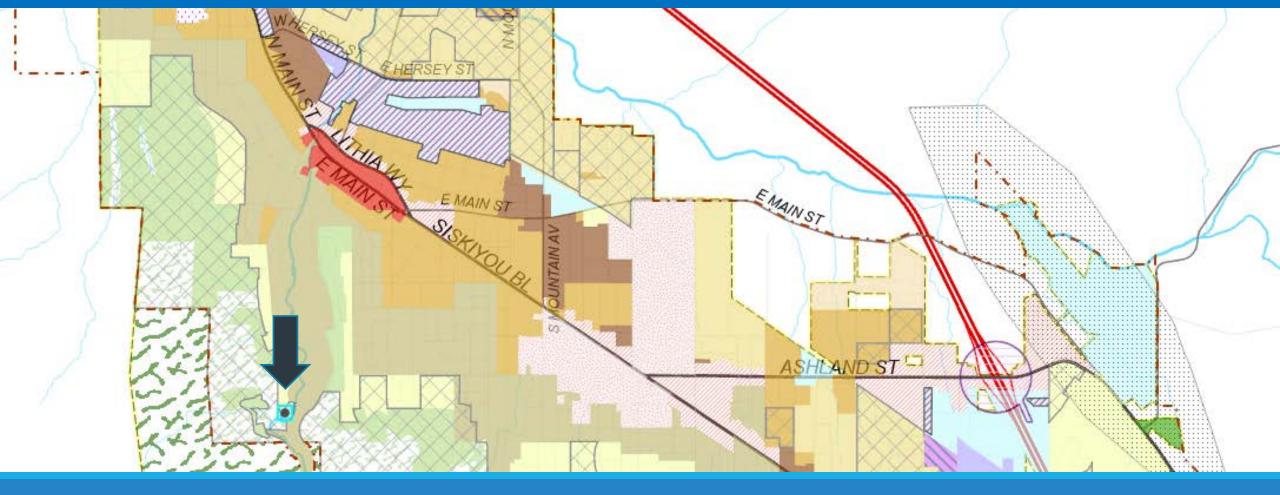
440 Granite

PLANNING COMMISSION MARCH 14, 2023



440 Granite Street PA-T2-2023-00039

A request for Water Resource Protection Zone (WRPZ) reduction and a [Type-2] Variance to lotcoverage to allow for the construction of a new single-family home



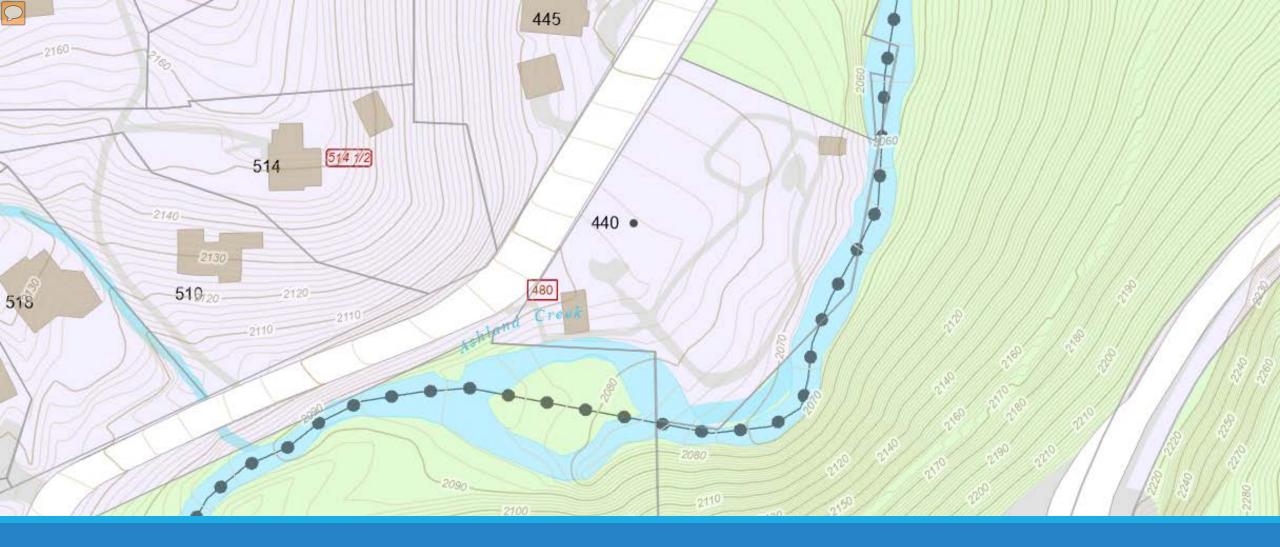
Zoning and vicinity map





Zoning and vicinity map



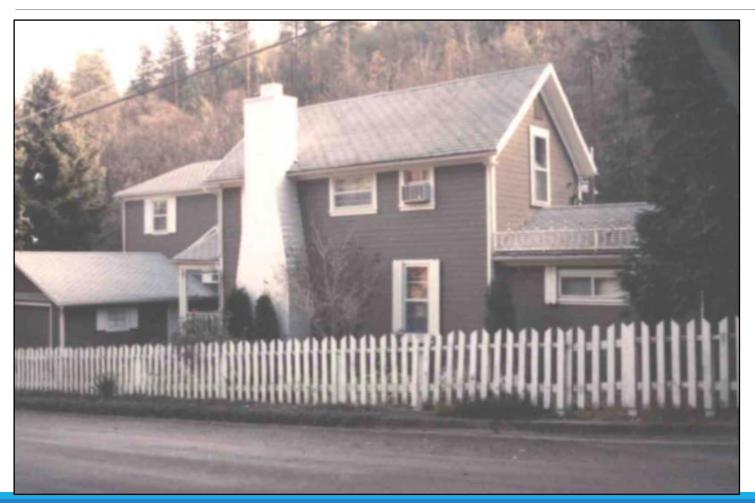


Topography





440 Granite St. Background











440 Granite St. Background

The property was previously developed with a historic home.

The property is shown to be in the FEMA SFHA 'A' zone but has received a LOMA which both established a BFE and removed much of the property from the SFHA.

A demolition permit was approved in 2009 in conjunction with the plan to redeveloped the property. The demolition occurred in 2011 but the planned home was not built.



The two elements of the application are:

- Variance to lot coverage
- Water Resource Protection Zone reduction

The Flood zone requirements of AMC 18.3.10 were not addressed as the project area is no longer in the SFHA



CUP?

As explained in the Staff report the applicant has also provided findings in their application which address the approval criteria for a CUP to alter 'a nonconforming development '

It is Staff's assessment that the proper remedy to the lot coverage is a variance rather than a CUP



Coverage, Lot or Site. The total area of a lot covered by buildings, parking areas, driveways, and other solid surfaces *that will not allow natural water infiltration to the soil.*Landscaping, including living plants, vegetative ground cover, and mulch, which allows natural soil characteristics and water infiltration and retention is not considered lot or site coverage. [emphasis added]



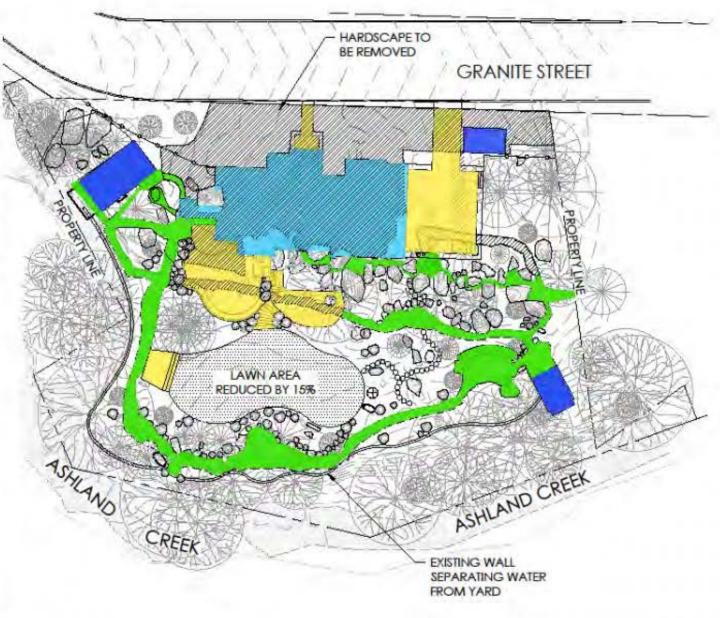
EXISTING LOT COVERAGE



4% REDUCTION IN LOT COVERAGE

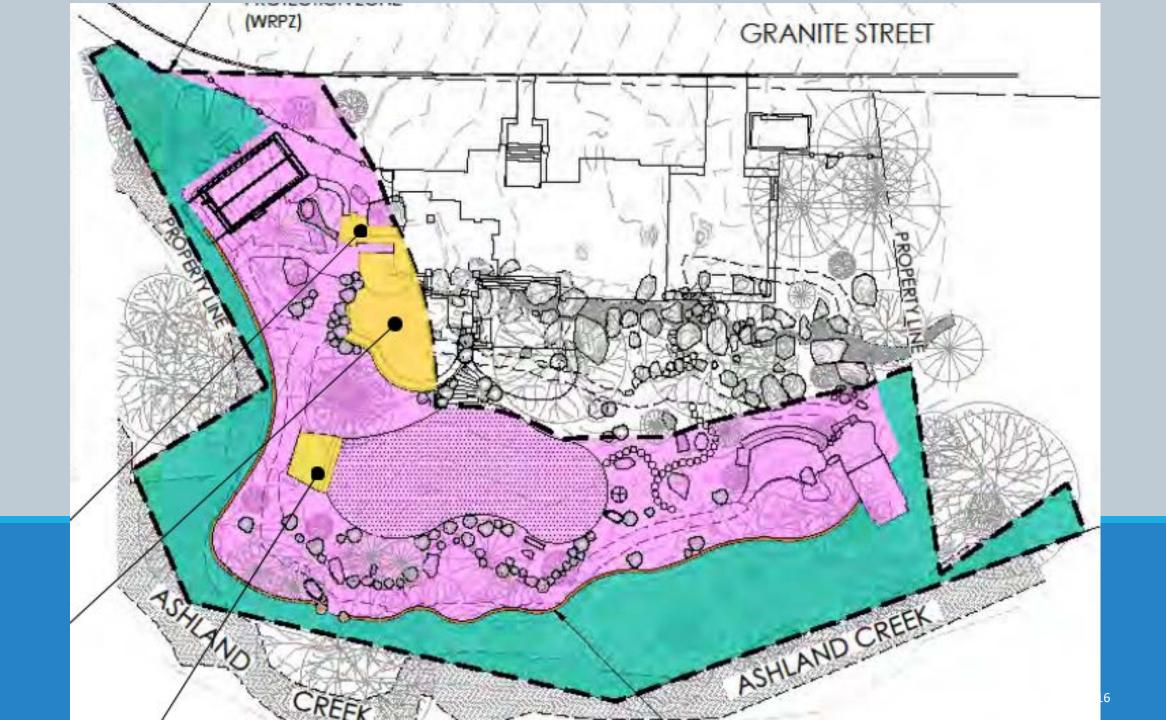
EXISTING LOT COVERAGE		
LOT SIZE: 37,902 SQ FT		
DESCRIPTION	AREA (SQ FT)	% OF LOT
EXISTING STRUCTURES	984	2.6%
EXISTING HARDSCAPE / SURFACES	11,649	30.7%
TOTAL EXISTING LOT COVERAGE:	12,633	33.3%

PROPOSED LOT COVERAGE LOT SIZE: 37,902 SQ FT		
DESCRIPTION	(SQ FT)	% OF LOT
EXISTING STRUCTURES TO REMAIN	984	2.6%
PROPOSED ADDITIONAL STRUCTURE (RESIDENCE)	3,354	8.8%
TOTAL STRUCTURE ARE	A: 4,338	11.4%
EXISTING HARDSCAPE / SURFACES TO REMAIN OR BE REPLACED	3,544	9.4%
PROPOSED ADDITIONAL HARDSCAPE	3,230	8.6%
TOTAL HARDSCAPE ARE	A: 6,774	17.9%
TOTAL PROPOSED LOT COVERAG	E: 11,112	29.3%



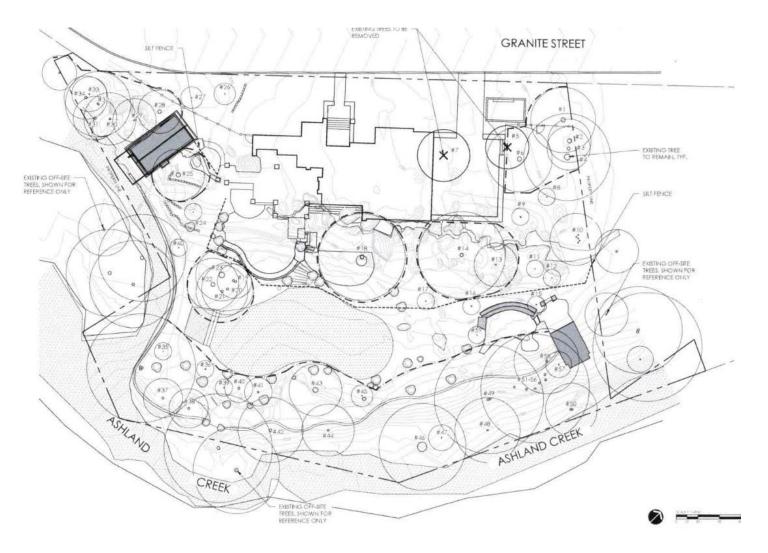
440 Granite St. Variance – approval criteria

- 1. The variance is necessary because the subject code provision does not account for special or unique physical circumstances of the subject site, such as topography, natural features, adjacent development, or similar circumstances. A legal lot determination may be sufficient evidence of a hardship for purposes of approving a variance.
- 2. The variance is the minimum necessary to address the special or unique physical circumstances related to the subject site.
- 3. The proposal's benefits will be greater than any negative impacts on the development of the adjacent uses and will further the purpose and intent of this ordinance and the Comprehensive Plan of the City.
- 4. The need for the variance is not self-imposed by the applicant or property owner. For example, the variance request does not arise as result of a property line adjustment or land division approval previously granted to the applicant.



440 Granite St. WRPZ reduction — approval criteria

- A. The proposed use or activity is designed to avoid intrusion into the Water Resource Protection Zone through the use of up to a 50 percent reduction of any dimensional standards to permit development as far outside or upland of the Water Resource Protection Zone as possible.
- B. The alteration of the Water Resource Protection Zone is the minimum necessary to efficiently perform the proposed activity and/or use. The proposed development shall minimize disturbance to the Water Resource Protection Zone by ...
- C. The application demonstrates that equal or better protection for identified resources will be ensured through restoration, enhancement, and mitigation measures. ...



Tree Removal and protection

The request includes two tree removals within the building footprint.

When considering the proposed location of the building envelope and the WRPZ the removals meet the approval criteria for trees that are not a hazard.



Timeline

SUBMITTAL DATE: January 24, 2023

DEEMED COMPLETE DATE: January 27, 2023

HEARING NOTICE: March 1, 2023
PUBLIC HEARING: March 14, 2023

ADOPTION OF FINDINGS*: April 11, 2023

120-DAY DEADLINE: May 24, 2023



QUESTIONS?

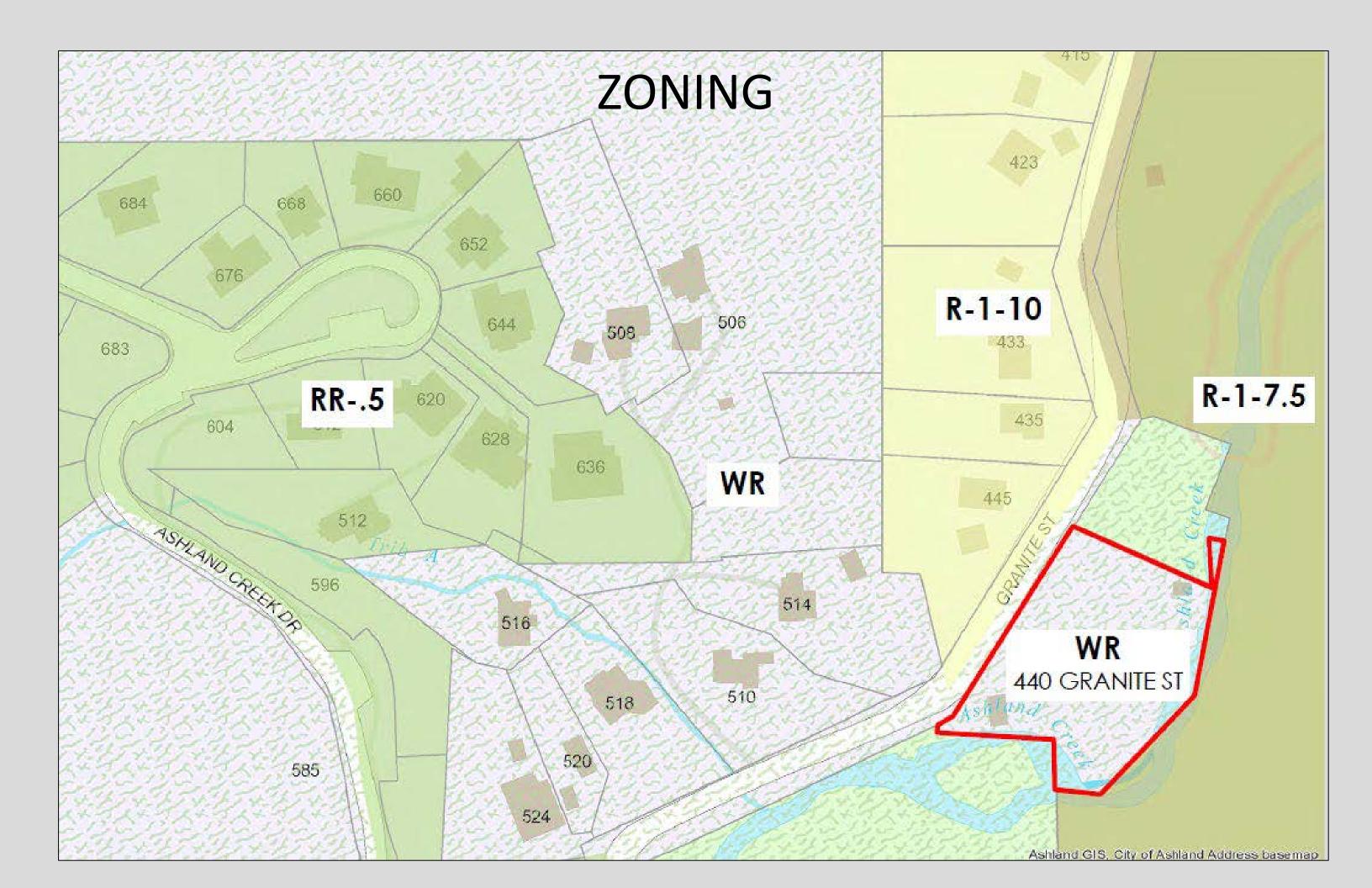


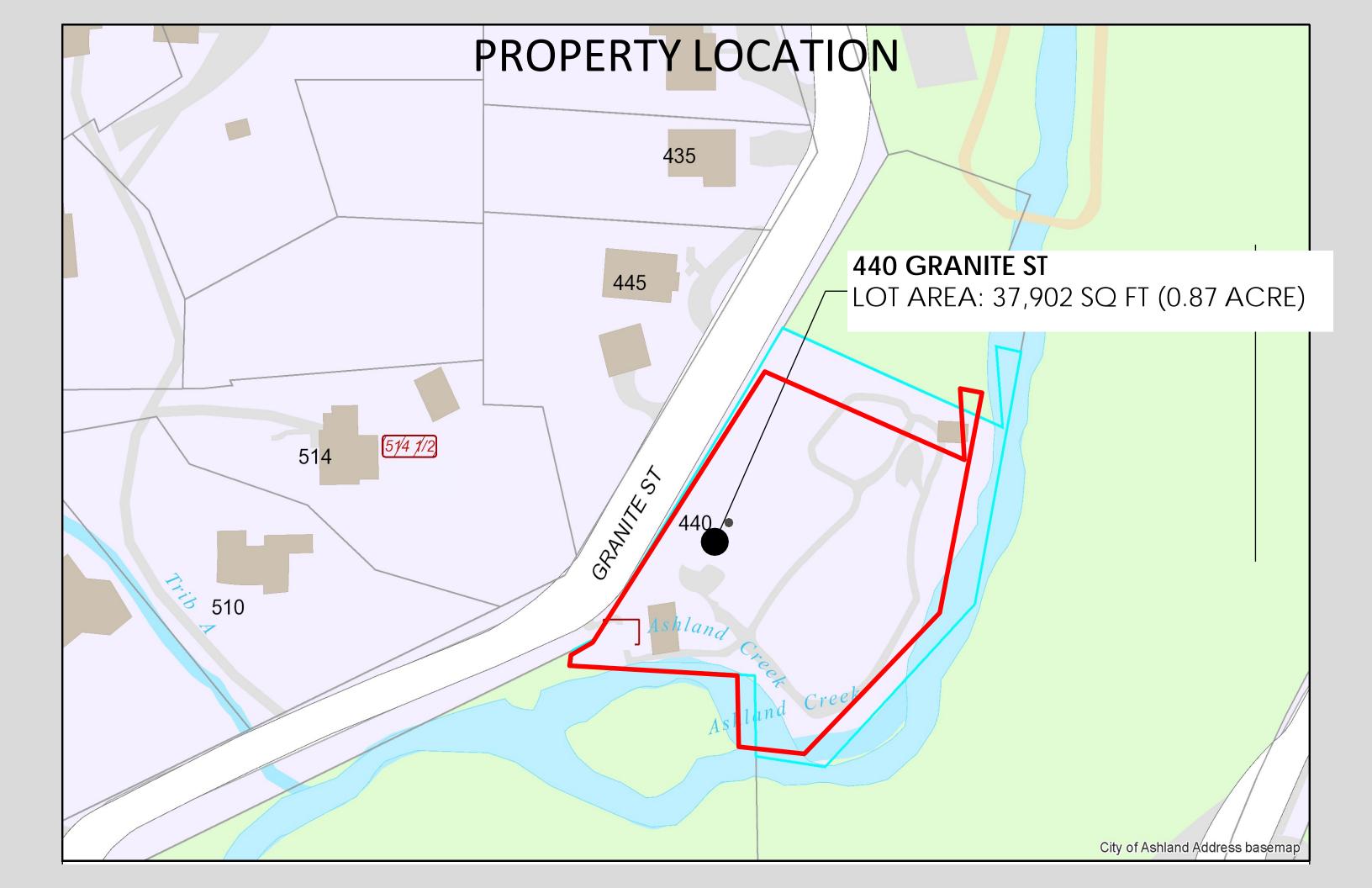


440 GRANITE STREET

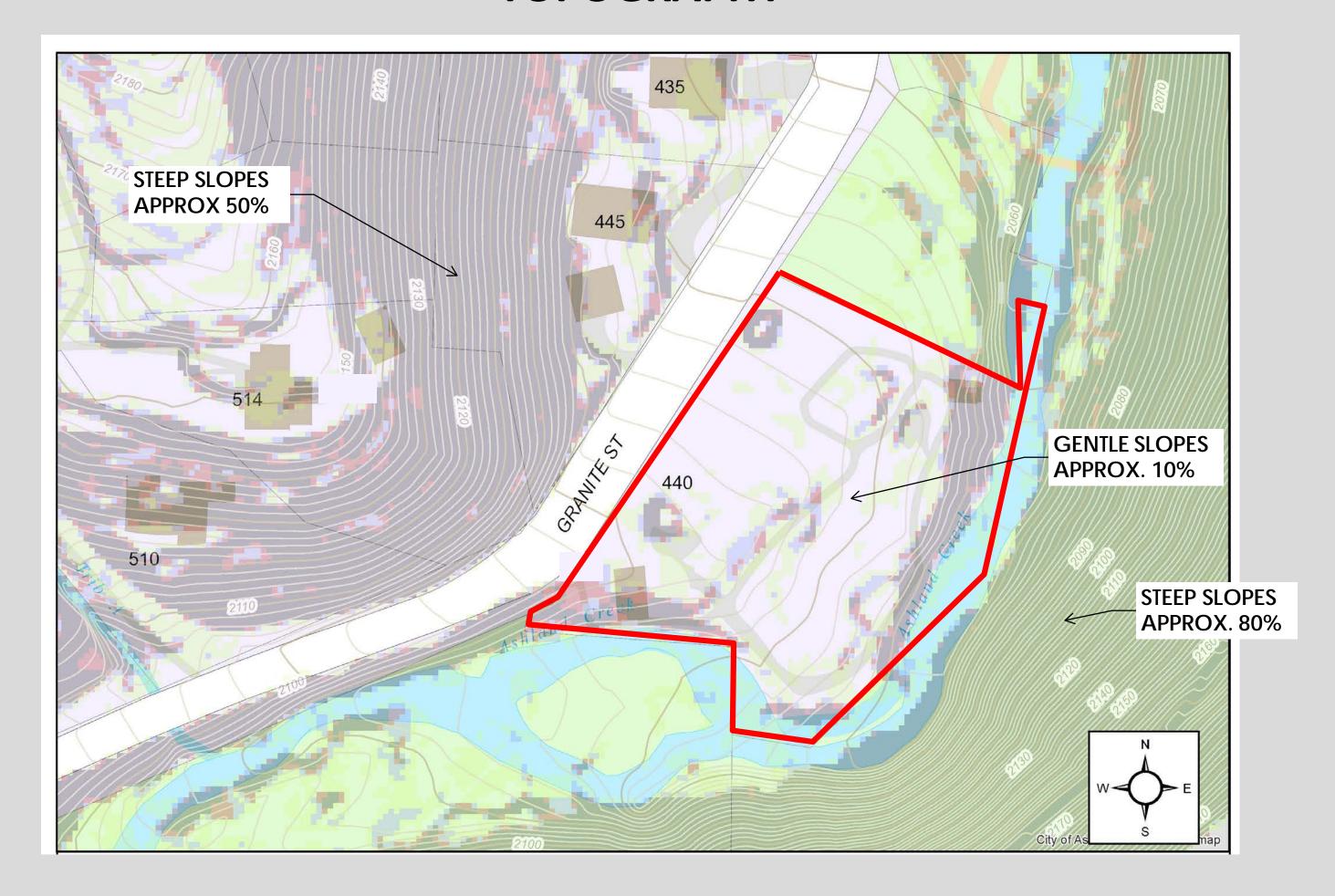


Water Resource Protection Zone Reduction of less than 25 percent Conditional Use Permit for Non-Conforming Situations Variance to Lot Coverage

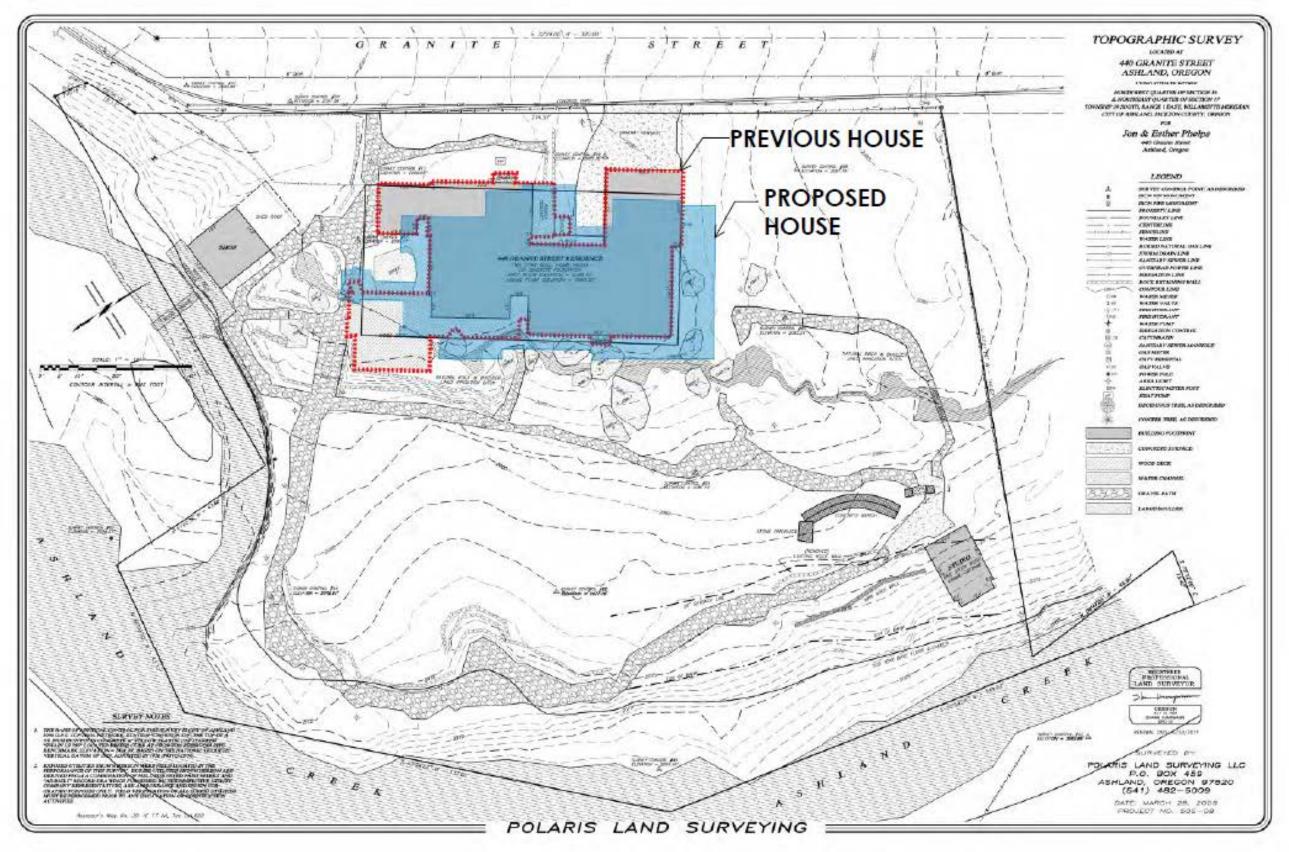




TOPOGRAPHY



PREVIOUS RESIDENCE

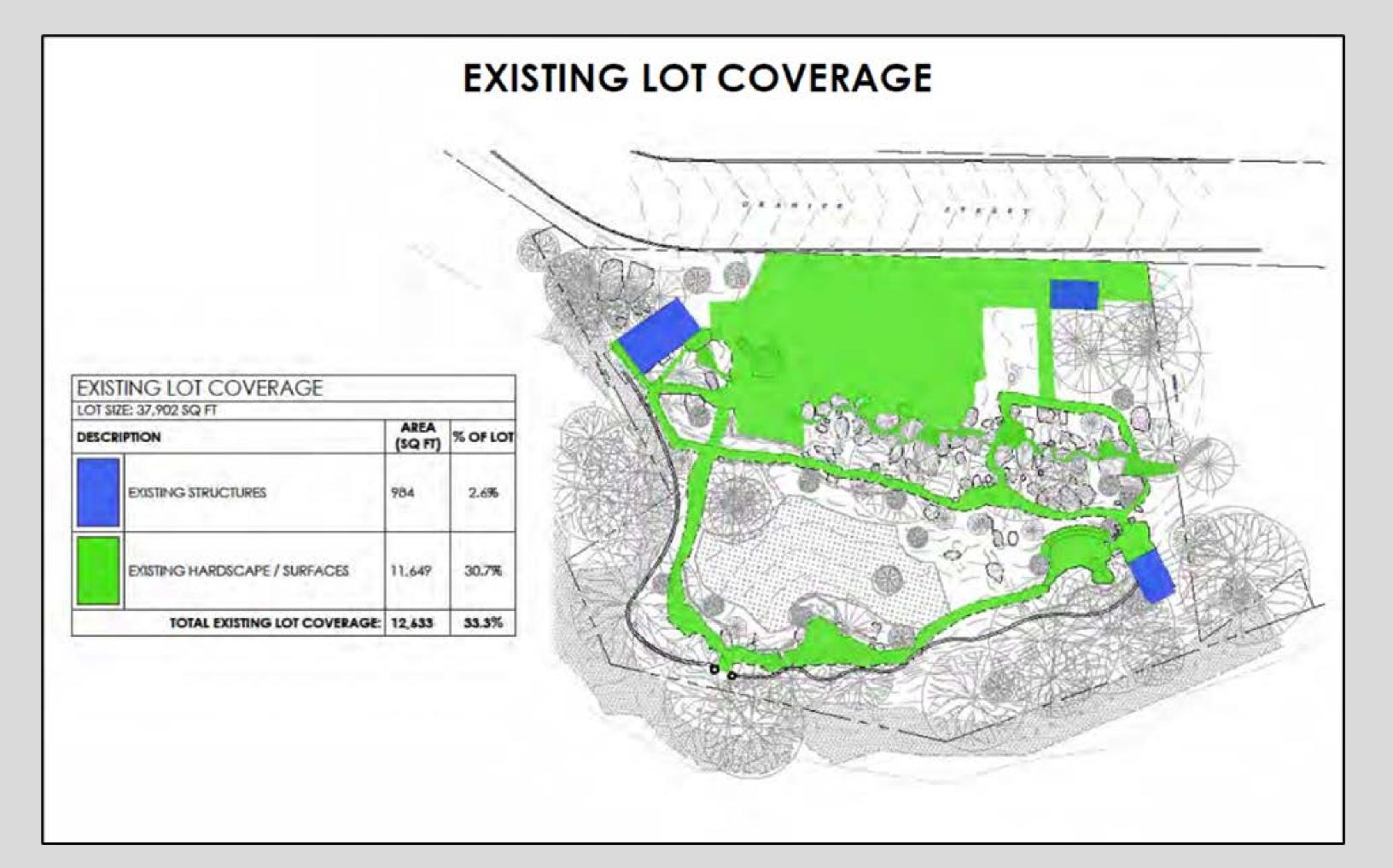


DEMOLISHED PREVIOUS HOUSE, GARAGE, COVERED PORCH & DECK:

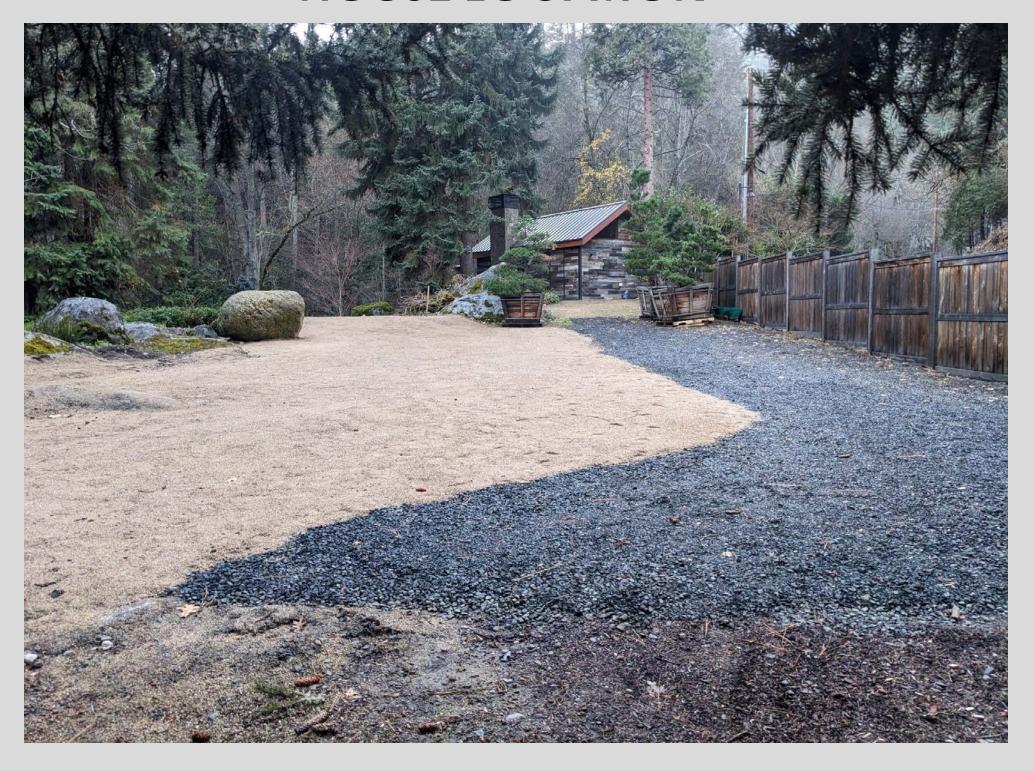
3,482 SQ FT FOOTPRINT

PROPOSED HOUSE, GARAGE & COVERED PORCH:

3,354 SQ FT FOOTPRINT



HOUSE LOCATION



HOUSE AND PATIO WOULD REPLACE PREVIOUS DEVELOPMENT CURRENTLY GRAVEL & DECOMPOSED GRANITE SURFACES

EXISTING STREET FRONTAGE



APPROVAL WOULD SIGNIFICANTLY REDUCE IMPERVIOUS SURFACE
AT THE FRONT OF THE PROPERTY. NEW LANDSCAPING WILL RESULT IN
IMPROVED CURB APPEAL ALONG GRANITE STREET

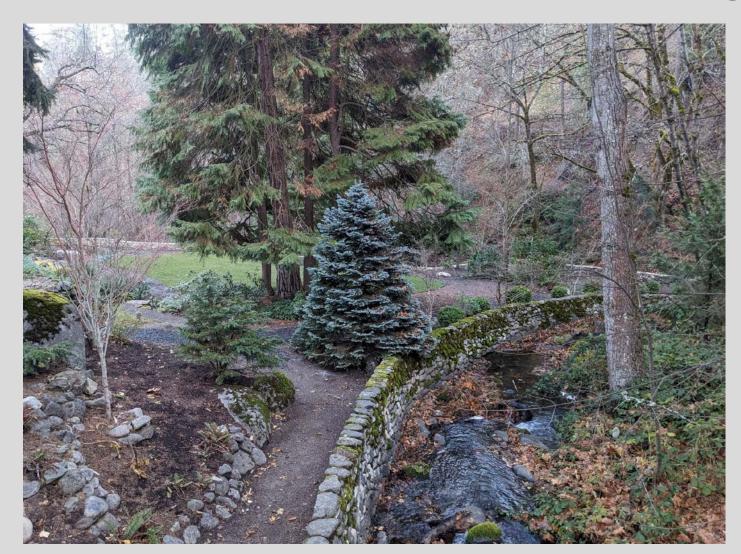
4% REDUCTION IN LOT COVERAGE

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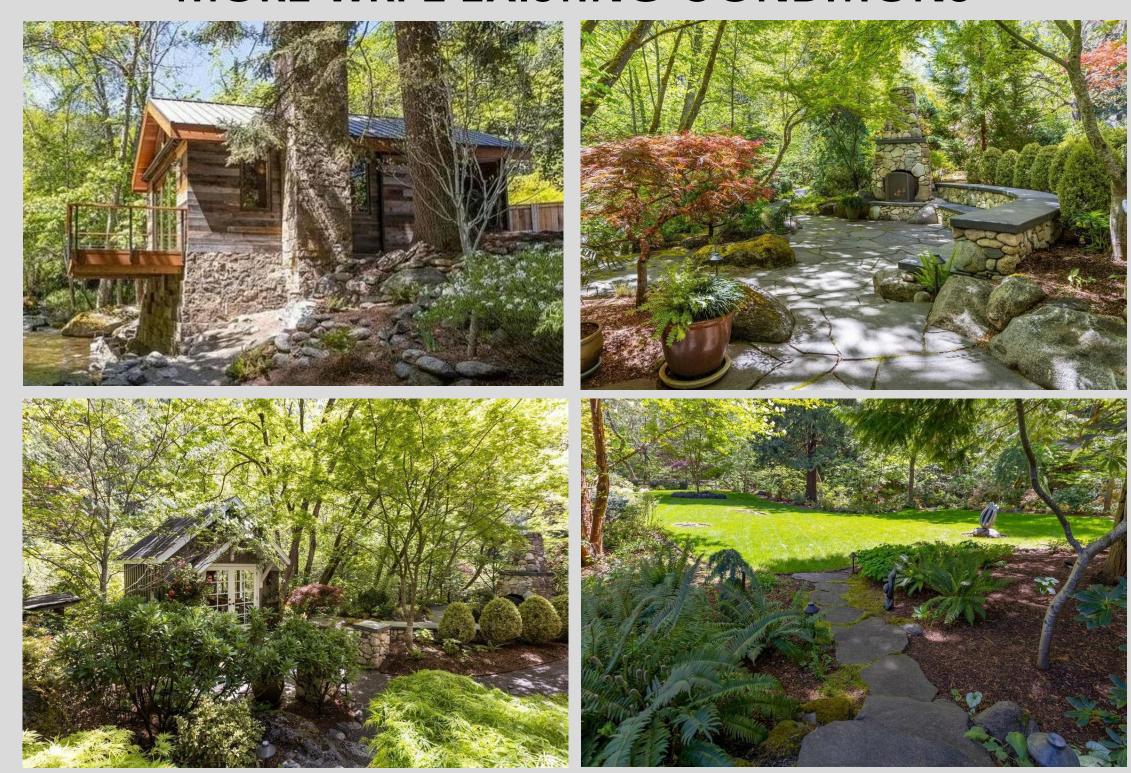
WATER RESOURCE PROTECTION ZONE REDUCTION





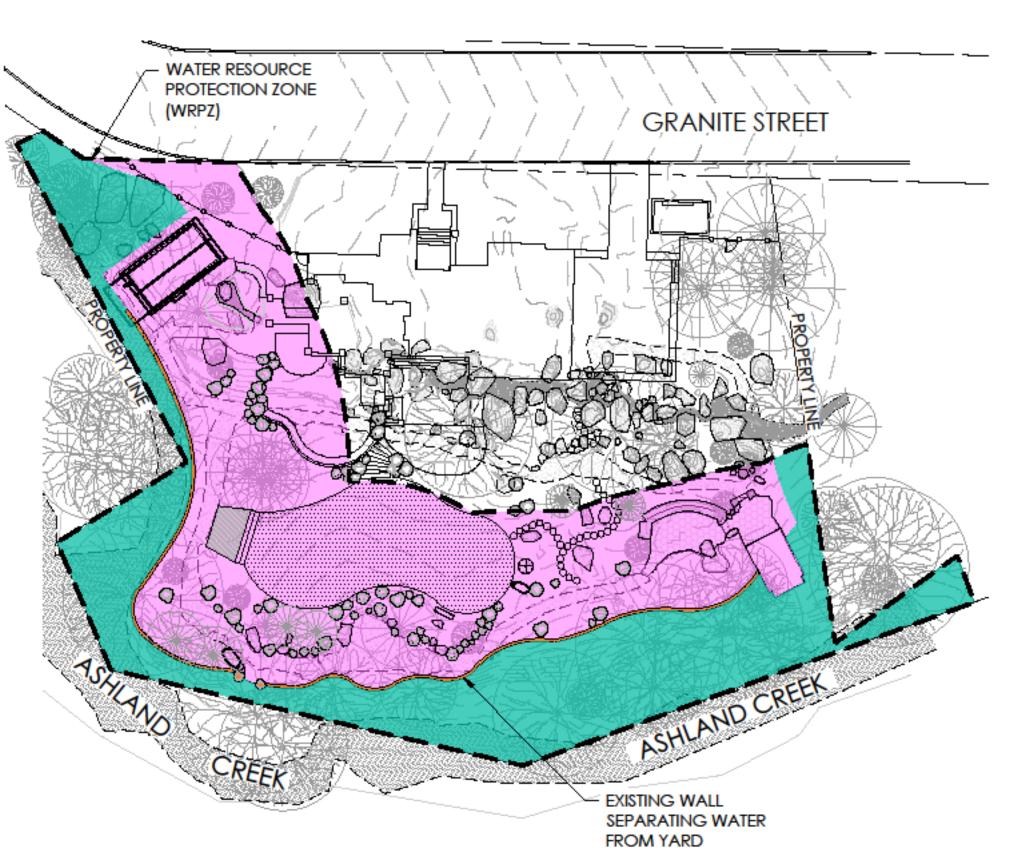
- Water resource is separated by a stone wall from the WRPZ
- The area above the wall is a man-made, manicured lawn and landscape
- All of the backyard area from the historic Mill House to the Garden Studio has been historically disturbed
- Proposed modifications will not negatively impact the water resource

MORE WRPZ EXISTING CONDITIONS

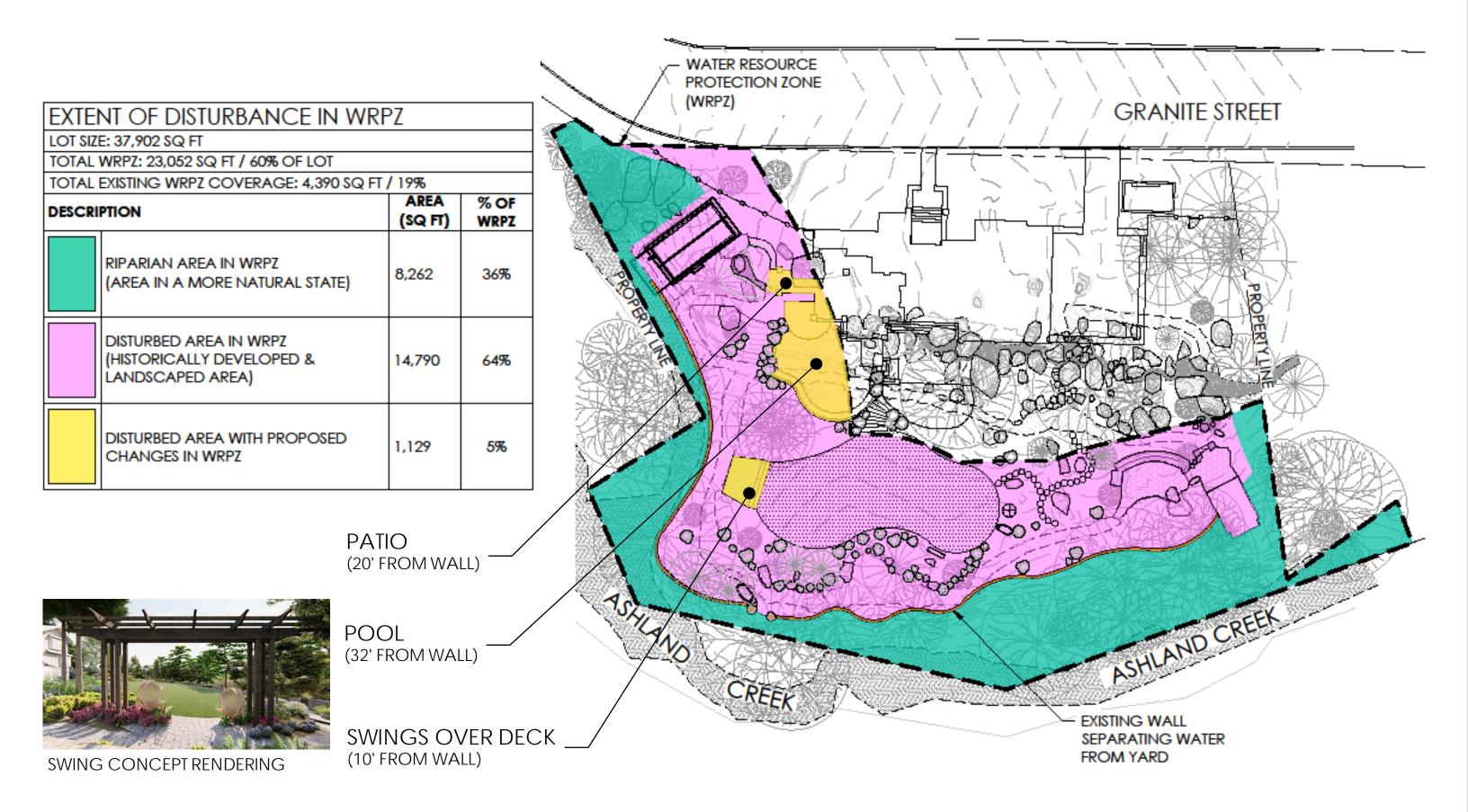


WRPZ EXISTING DISTURBED AREA

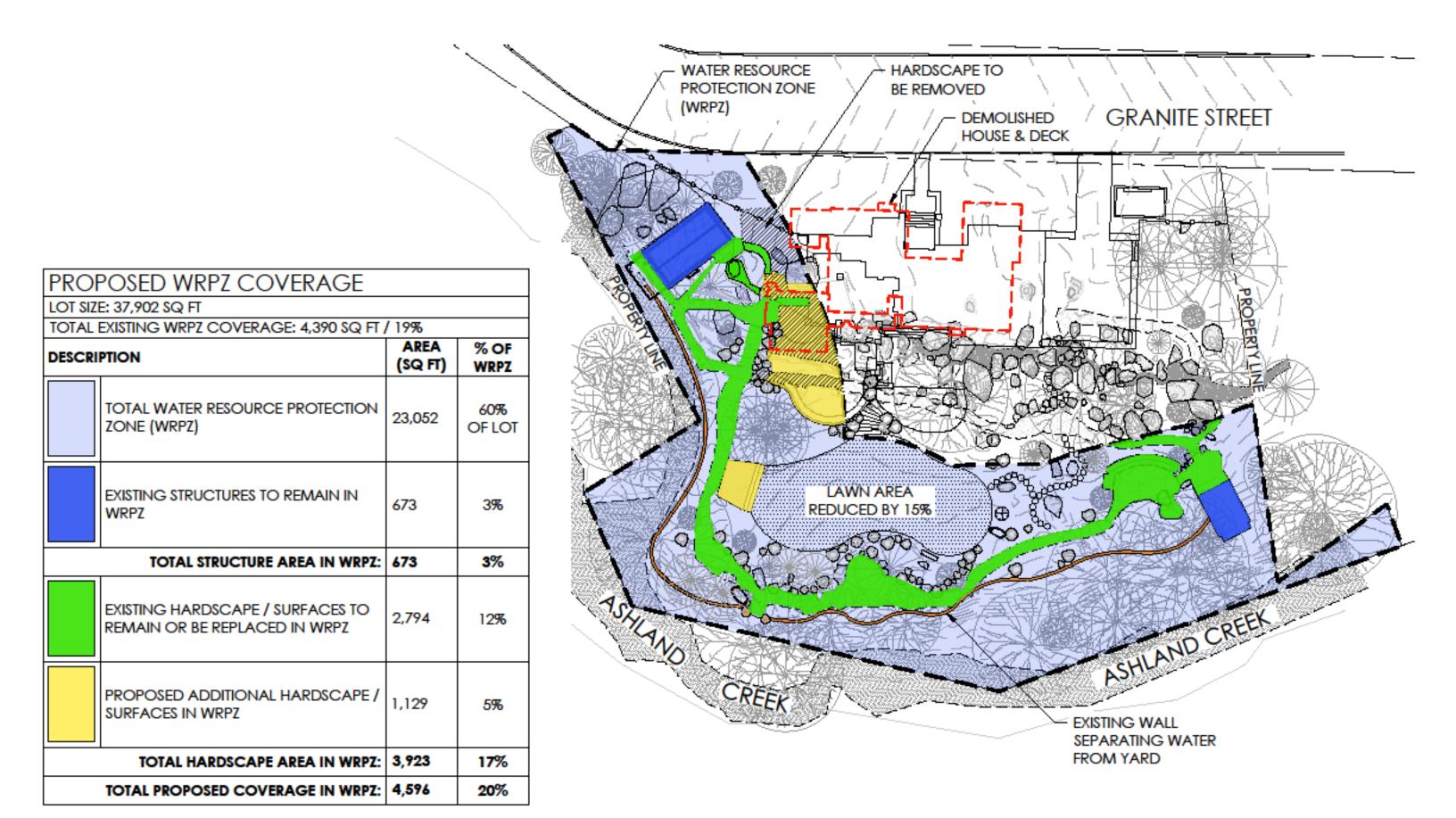
EXTENT OF DISTURBANCE IN WRPZ			
LOT SIZE: 37,902 SQ FT			
TOTAL	WRPZ: 23,052 SQ FT / 60% OF LOT		
TOTAL EXISTING WRPZ COVERAGE: 4,390 SQ FT / 19%			
DESCRIPTION			% OF WRPZ
	RIPARIAN AREA IN WRPZ (AREA IN A MORE NATURAL STATE)	8,262	36%
	DISTURBED AREA IN WRPZ (HISTORICALLY DEVELOPED & LANDSCAPED AREA)	14,790	64%

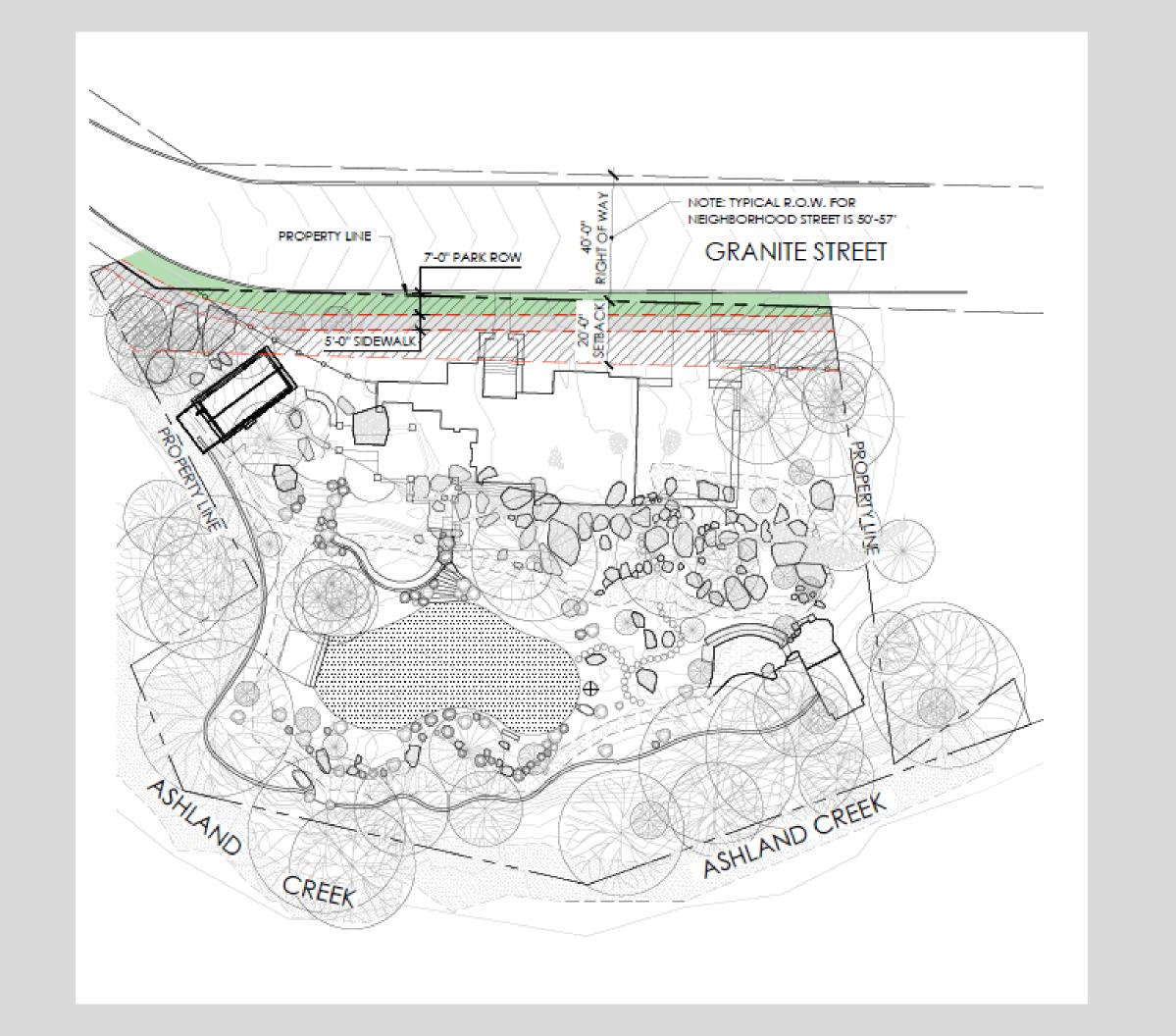


WRPZ PROPOSED CHANGES IN DISTURBED AREA



PROPOSED COVERAGE IN THE WRPZ

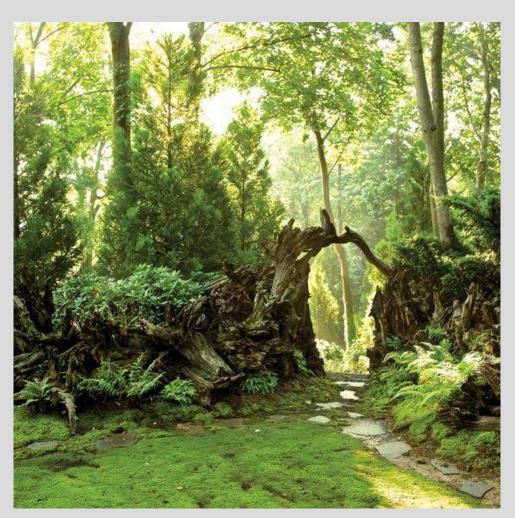




PROPOSED PLANTING IN THE WRPZ

















PROPOSED IMPROVEMENTS INCLUDE A 10% REDUCTION IN THE AREA OF MANICURED LAWN, AND NEW PLANTING OF APPROPRIATE SPECIES OF PINES, MAPLES, REDWOODS, FERNS, OXALIS AND MOSS.

PROPOSED RESIDENCE



THANK YOU FOR YOUR CONSIDERATION