



MASTER APPLICATION

Planning/Land Use Engineering

APPLICANT NAME: Billy Trinh

ADDRESS: 3139 Oas Dr W

CITY, STATE, ZIP CODE: University Place WA 98466

PHONE: 253-226-5815

FAX:

EMAIL: billytr70@yahoo.com

***NOTE:** Per Milton Municipal Code 13.43.020: A. The City shall charge a 15% administrative fee on all reimbursable consultant accounts. All consultant fees paid by the City will be deducted from the applicant's deposit. The City will invoice the applicant for any excess cost above the deposit. The City will assess a one percent fee per month on all unpaid invoices over 30 days.

I am the responsible party for financial obligations for this project: Yes No

STATUS OF APPLICANT: Optionee
 Contract Purchaser
 Owner in Fee Simple

AGENT NAME: Tres Kirkebo, Apex Engineering LLC

ADDRESS: 2106 S 35th St Suite 200

CITY, STATE, ZIP CODE: Tacoma WA 98409

PHONE: 253-474-4493

FAX:

EMAIL: kirkebo@apexengineering.net

I am the responsible party for financial obligations for this project: Yes No

PROPERTY LOCATION: Tax parcel 5995200400 - 1401 16th Avenue

LEGAL DESCRIPTION: (Attach separate page)

NAME OF PROJECT: Trinh Short Plat Variance

AREA (SQUARE FEET OR ACRES): 16,875 s.f.

EXISTING ZONE: RS - Residential Single Family

COMPREHENSIVE PLAN DESIGNATION: RS - Residential Single Family

MASTER APPLICATION

State of Washington

Ss:

County of Pierce/King

I, Billy Trinh, being duly sworn, depose and say that I am a property owner or officer of the corporation owning property involved in this application and that I have familiarized myself with the rules and regulations of the City of Milton with respect to preparing and filing this application and that the foregoing statements, answers and information submitted presents the arguments on behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

I also hereby acknowledge and agree that I or my agent will be responsible for all fees in excess of the initial deposit as set forth in the Milton Municipal Code 13.43.020, including, but not limited to, the cost of providing the City with one mylar and one paper copy of the final recorded document.

2933 Vista Place W.
Address

Billy Trinh
Signature

University Place, WA 98466
City, State, Zip Code

For Corporation or Company

253-226-5815
Phone

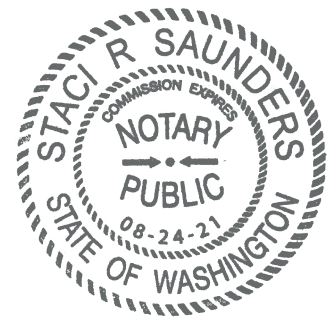
Subscribed and sworn to me 18th day of May, 2021
this

Staci R. Saunders
Notary Public in and for the State of Washington (Signature Required)

Staci R. Saunders
Printed Name

Residing at: Puyallup

My commission expires: 8-24-21



Please answer all questions or indicate Not Applicable. Your application will be returned if not completed fully.

1. Existing Zoning District:

RS - Residential Single Family

2. The purpose of this application is to (Please give complete project description/narrative):

Request a Variance to reduce the minimum lot width requirement from 75 feet wide to 62.5 feet wide. See attached Letter of Intent.

3. List all buildings and land uses which are present on the property (should also be shown on site plans).

There is an existing detached garage and a single family foundation on the property that is proposed to be removed.

4. Describe existing land uses on adjoining properties.

NORTH:

Residential Single Family

EAST:

16th Ave

SOUTH:

Residential Single Family

WEST:

Residential Single Family in a CF zone.

5. What effect will the proposed zoning and contemplated use of the subject property have on adjoining or neighboring properties?

Granting the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity.

6. **To the best of your knowledge, was a reclassification request made on this property at the time of last area zoning or at any other time in the past?**

Not known.

7. **Public or private roads by which access would be (or are provided) to the site.**

Access would be directly from 16th Ave.

8. **Does the Milton Comprehensive Plan support this request? Please explain and cite Comprehensive Plan policies.**

The granting of such variance is consistent with the Comprehensive Plan goals and policies:

- Goal RE 1 Provide a broad range of quality housing choices and levels of affordability to meet the changing needs of residents over time.
- Pol. RE 2.4 Consider design guidelines to encourage infill development that maintains or enhances the character of residential neighborhoods.

9. **What estimated volume of traffic will be generated from this proposal?**

Typical traffic associated with two single family residences.

10. **You may submit any additional information which you believe will justify, clarify, or will assist in the review of your proposal. The City may, at any time, request further information or studies for these purposes.**

A map is attached to this application showing 3 parcels in the immediate vicinity that appear to have a minimum width less than the required 75 feet.

11. **All applications for rezone, shoreline, subdivision, conditional use, variance and unclassified use permits shall include name, mailing address and street address of property owners within 500 feet of the subject property. It is the applicant's responsibility to provide two copies of names and mailing addresses on collated address labels along with this application.**

Names and mailing addresses included with this application.



First American

Schedule C

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
3725353

The land in the County of Pierce, State of Washington, described as follows:

LOTS 10 TO 14, INCLUSIVE, IN BLOCK 6, OF MILTON HEIGHTS SECOND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, AT PAGE 109, RECORDS OF PIERCE COUNTY, WASHINGTON.

TOGETHER WITH THE EASTERLY 10 FEET OF THE ALLEY ABUTTING THEREON VACATED BY ORDINANCE NO. 403, OF THE TOWN OF MILTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Letter of Intent

In Support of Request for Variance

1401 16th Avenue Milton WA 98354

This Letter of Intent is in support of my request for a variance to the minimum lot width requirement.

The property is zoned Residential Single Family (RS) with the same Land Use Designation. The existing property is 16,875 square feet, 125 feet wide and 135 feet deep. The intention is to remove the existing foundation and detached garage, subdivide the property into two lots and build two new single-family residences with 2- car garages.

Current Milton Municipal Code Chapter 17.15A Table of Land Development Dimensional Regulations requires a minimum lot area of 8,000 square feet and a minimum lot width requirement of 75 feet in the RS zone. Therefore, the subject proposal meets the minimum lot area Comprehensive Plan Goal RE 2; Policy RE2.2: "intended to help preserve the City's pattern of larger lot residential neighborhoods" but not the minimum lot width requirement.

In an effort to meet the design dimensions the Applicant has attempted a flag lot configuration, but the design is not compatible with the surrounding neighborhood. Research has found that three properties in the immediate vicinity have frontage widths of less than the current minimum width.

The granting of such variance is consistent with the Comprehensive Plan goals and policies:

- Goal RE 1 Provide a broad range of quality housing choices and levels of affordability to meet the changing needs of residents over time.
- Pol. RE 2.4 Consider design guidelines to encourage infill development that maintains or enhances the character of residential neighborhoods.

Granting the requested variance will encourage new growth and development to occur in harmony with the existing neighborhood without undue burden on any neighboring residences. Access to the lots will be directly off 16th Avenue.

Granting the requested variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity. The proposed project would be an improvement to the neighborhood and result in an overall increase in property value and tax base created by improvement.

Granting the requested variance will not result in more lots than what is allowed by the underlying Zoning Classification.

Thank you for your consideration.

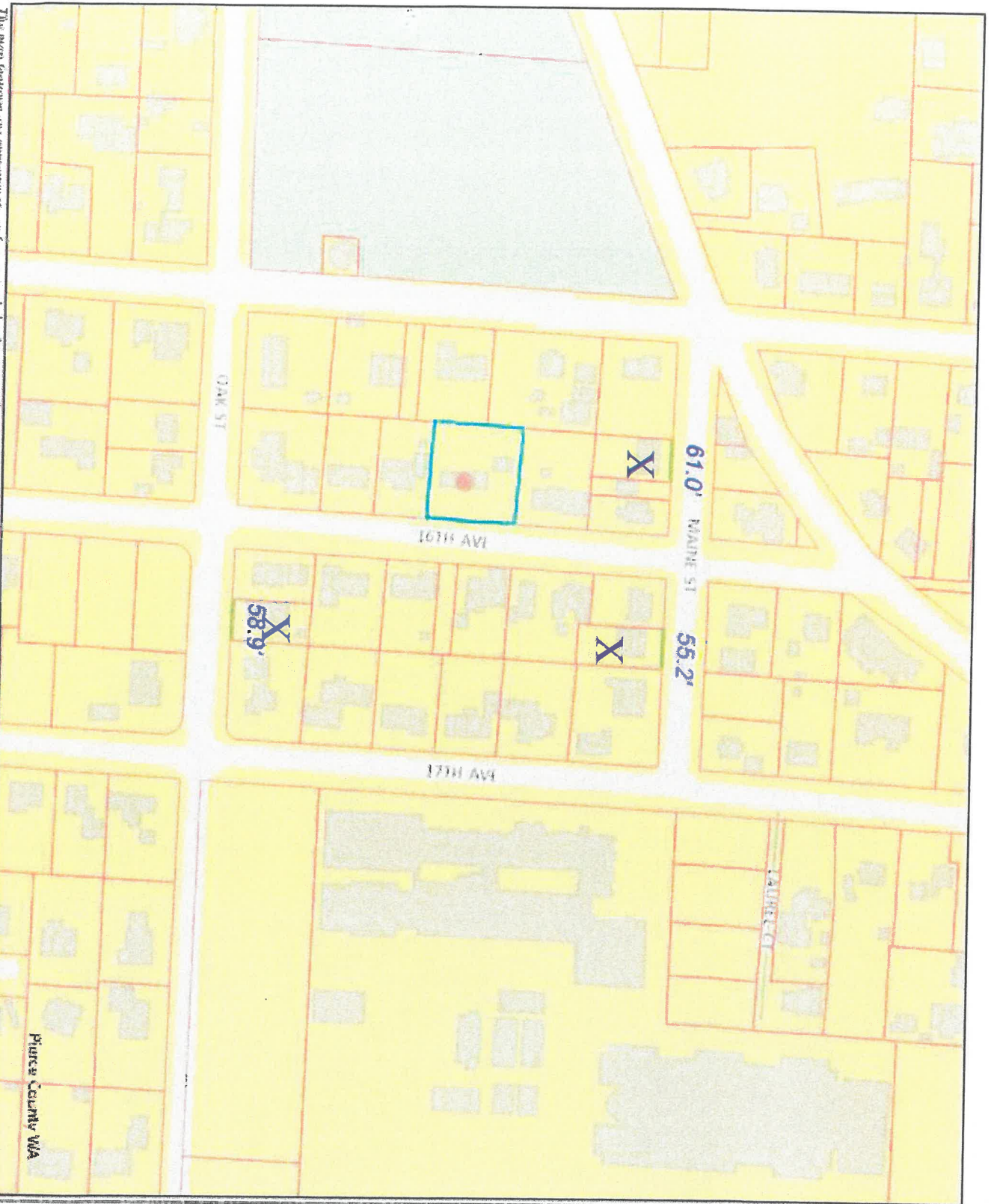
Respectfully



James E. Kirkebo III

Principal/Project Manager/Agent for Applicant

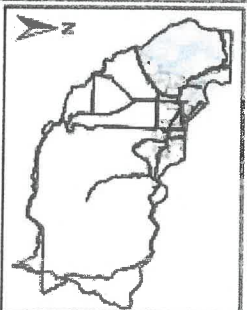
1401 16th Avenue Trinh Variance



Legend

Tax Parcels

Base Parcel



2601 S 36th St. #200
Tacoma, WA 98409
(253) 473-4494

Date: 2/8/2021 10:42 AM

This map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations described by aerial survey. ALL DATA IS EXPRESSLY PROVIDED AS IS AND WITH ALL FAULTS. The County makes no warranty of fitness for a particular purpose.

Pierce County WA