



1ST SUBSTANTIVE REVIEW

October 6, 2021

PROJECT: Trinh Short Plat Variance

PROJECT NUMBER: LUA2021-0022

PERMIT REQUESTED: Variance

Billy Trinh
3139 Oas Dr W
University Place, WA 98466

Transmitted via email to billytr70@yahoo.com and kirkebo@apexengineering.net

Dear Mr. Trinh -

Thank you for your recent submittal for a variance from the minimum lot width contained within MMC 17.15A.010 for your proposed short subdivision of the property located at 1401 16th Ave (Pierce County parcel no. 599520-0400). The City has completed its initial review and would like you to provide additional information. The designated person for the City of Milton has been included with each comment. Please make contact directly with each commenter for questions or clarifications. **With your resubmittal, please include a response letter responding to each of the City's comments by number (i.e. 1a, etc.).**

PLANNING REVIEW:

1. At the neighborhood meeting, concerns were expressed over the amount of deviation being requested from the minimum lot size (approximately 17% reduction from 75' minimum lot size). It was suggested that several items could be provided to the City in order to better support the variance. Please provide the following additional information, as appropriate:
 - a. Analysis of other substandard lots in the vicinity of the subject parcel, including maps or other graphics.
 - b. Analysis of how the property could otherwise be subdivided if not approved, using provisions within the City's code that allow for panhandle/flag lots, and how setbacks may be applied, depicted on a conceptual site plan or other graphic.
 - c. Analysis of how the property could be developed with a duplex, with individual driveways to each unit, depicted on a conceptual site plan or other graphic.
2. Provide any other justification to the variance criteria contained within MMC 17.65.040 you wish to provide to the City in order to support your request.

Brittany Port, AICP, Contact Senior Planner, (253) 517-2701, BPort@cityofmilton.net

Please note that pursuant to MMC 17.71.100 (D), if an applicant fails to submit information identified in the notice of incomplete application or subsequent revision requests within 120 days from the applicable director's mailing date, the

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application shall be deemed withdrawn. This section also authorized extensions of the 120 day time period, if the request is submitted prior to the end of the deadline and if “good cause” is shown.

Cordially,

A handwritten signature in black ink that reads "Brittany Port". The signature is written in a cursive style with a large, looped 'B' and 'P'.

Brittany Port, AICP
Contract Senior Planner

Attachments

Cc. Angelie Stahlnecker, Planning Manager
Christiane Mercer, Permit Technician
File