

Letter of Intent

December 21, 2021

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 Applicant is proposing to remove the existing foundation and detached garage, subdivide the property into two equally sized lots of 8,000 s.f. and build two new single-family rambler homes with attached 2- car garages. A floor plan for this residential structure has been provided to the City for additional information.

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 but not the minimum lot width requirement. The Applicant has considered a pipestem/flag lot configuration but due to the site dimensions and the current minimum code requirement, it is not feasible.

Research has found that eleven properties within the immediate RS Zone vicinity have frontage widths of less than the current minimum width. By comparison a review of other nearby jurisdictions, Puyallup, Fife, Edgewood and Bonney Lake that have urban residential zoning classifications of similar lot size have the following minimum width requirements:

- City of Puyallup PMC 20.20.020 Property development standards
 - RS-08 Zone – Minimum lot size 8,000 s.f. Minimum lot width 40 feet
- City of Fife FMC 19.14.050 Development standards
 - SFR Zone – Minimum lot size 7,200 s.f. Minimum lot dimension 60 feet Minimum frontage width 30 feet
- City of Edgewood EMC 18.80.040 Single-Family Residential zoning districts
 - SF-5 zoning district - Minimum lot size 6,500 s.f. Minimum lot width 50 feet
- City of Bonney Lake BLMC 18.14.060 Setback and bulk regulations
 - R-1 District – Minimum lot size 8,712 sf Minimum lot width 55 feet

By comparison the City of Milton's Zoning Code can be distinguished from several other nearby City Zoning Codes. The Applicant maintains the position that the City of Milton's Code on this issue is overly burdensome.

As an alternative to the two proposed modestly sized single-family ramblers of approximately 1,700 s.f. each the Applicant has the option to construct a large two-story duplex with an approximately 8,000 s.f. building footprint for an approximate total gross floor area of 16,000 s.f. (8,000 s.f. per unit). In reviewing the nearby vicinity surrounding the subject property there are zero duplexes. Please find the attached vicinity map and duplex site plan exhibit slides for details.

Accordingly, while permissible under the City of Milton Municipal Code the Applicant doesn't consider a large two-story duplex to be consistent with the surrounding character of the neighborhood which is exclusively single family detached residences.

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

Element 02– Land Use 3. Land Use Element Goals & Policies

LAND USE DESIGNATION AND ZONING DISTRICT SPECIFIC GOALS AND POLICIES

RESIDENTIAL (RS, RM, RMD) LAND USE 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.

Element 03 – Housing 3. Housing Goals & Policies

- Goal 2 – Maintain the City's small-town character and protect existing single-family neighborhoods.
- Housing Policy 2.2 – New development should be consistent with the character of existing 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. The Applicant is proposing individual driveways from 16th Avenue for access to each lot.

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 to construct two modestly sized single family rambler homes would be consistent with the surrounding neighborhood. By granting the requested Variance this ruling would also avoid the possibility of a large two-story duplex that is contrary to the character of the surrounding neighborhood.

Granting the requested variance will not result in more units than what is allowed by the underlying Zoning Classification from a density perspective.

Thank you for your consideration.

Respectfully



James E. Kirkebo III

Principal/Project Manager/Agent for Applicant