

SGA Engineering, PLLC

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Date: March 7, 2023

Subject: Motion for Reconsideration

Project: McIntosh Subdivision SUB22-04 (MAJVAR22-05 Major Variance)

The applicant respectfully requests a Motion for Reconsideration on the final order decision for the above referenced subdivision. More specifically, the applicant wishes to have the hearings examiner reconsider the major variance for maximum permitted lot coverage. This request would also modify condition of approval #3 under the proposed plat notes section on page 27 of the final order.

The applicant initially requested to increase the allowed lot coverage on all lots within the project from 35% up to 50%. City Staff recommended approval of this variance for increased lot coverage. This motion for reconsideration has attempted to not repeat all the variance justifications previously provided in the narrative and during testimony at the public hearing.

Under section 6.a.ii, page 7 of the final order, the examiner summarized the testimony regarding the challenges of this site and Camas municipal code. Due to beveling and maximum average lot area requirements, this project was forced to design nearly half of the lots at or close to 8,000 square feet. If not for the beveling requirements, this project would have proposed all 10,000+ square foot lots with no need to modify the 35% maximum lot coverage standard. Additional lot coverage is necessary on the 8,000+/- square foot lots in order to construct home sizes consistent with the remainder of the site and surrounding properties. The anticipated lot coverage was also summarized at 42-45% in the final order.

We would like to revise and clarify our request for increased lot coverage. It was unnecessary to request a blanket increase to the maximum lot coverage for all of the lots within the subdivision. The intent was not to increase additional lot coverage above 35% for the proposed lots between 10,000-14,000 square feet. The more accurate variance request would only be for the smaller 16 lots. Therefore, the applicant requests reconsideration that maximum lot coverage be increases from 35% to 45% for only lots 3-18. These lots and future homes built at the 35% max lot coverage would not be commensurate with adjacent homes in the area. Below are a list of justification points in addition to those which were discussed in the variance narrative, staff report, land use hearing and final order.

- An 8,000 sf lot at 35% lot coverage = 2,800 sf building footprint. After subtracting out the garage (600sf) and covered porches (300sf) you are left with 1,900 sf of living space.
- An 8,000 sf lot at 45% lot coverage = 3,600 sf building footprint. After subtracting out the garage (600sf) and covered porches (300sf) you are left with 2,700 sf of living space.
- The average building square footage for the lots surrounding this project is 3,944 sf.

- The 45% lot coverage for lots 3-18 will allow for homes to be equal in size to those surrounding the project.
- The majority of new homes built in this development will be one story. Home buyers need to be able to age in place and are not building two story homes.
- 25 foot rear yard setbacks provide adequate space to plant trees and shrubs to screen between adjacent parcels.
- Lots 3-18 have not requested any reductions to the standard R-10 setbacks. All setbacks will still be met with the 45% lot coverage.
- Allowing these smaller lots to build comparable size homes to the adjacent parcels does not constitute a grant of special privilege. It allows for equality.
- This variance is necessary due to special circumstances described throughout the application package.
- Approving this variance will not be injurious to the surrounding public and properties.
- This variance request is the minimum necessary to alleviate the hardship placed on these 16 lots.
- This variance request is supported by Camas Planning Staff.

Thank you for your time and reconsideration on this matter.

Sincerely,
Scott Taylor, Project Planner and Landscape Architect



3-7-23