

## Major Variance for 325 NW 14<sup>th</sup> Ave, Camas, WA 98607

Per code 18.45.040 Major Variance

B. 1. The variance shall not constitute a grant of special privilege inconsistent with the limitations upon uses of other properties in the vicinity and zone in which the subject property is located;

The subject property is located next to 3 residences (1 to the west and 2 to the east) on the same city block. All three residences in the same block currently have setbacks that are encroaching on the front setback.

The house located at 313 NW 14<sup>th</sup> is setting at 10'-3" off the front property line,

The house located at 303 NW 14<sup>th</sup> is sitting at 7'-9" off the front property line.

The duplex to the west of the subject property located at 331 and 337 NW 14<sup>th</sup> have their stairs touching the front property line.

In addition to these properties there are a multitude of houses within a 300 foot radius that are also encroaching on the front setback, including 1346 Benton which is only 7'-4" from the front property line.

The major variance we are requesting does not constitute a grant of special privilege since the houses in the block and around the vicinity have setbacks encroaching on the front setback.

B.2. That such a variance is necessary, because of special circumstances of conditions relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use, rights, and privileges permitted to the other properties in the vicinity and in the zone in which the subject property is located.

The subject property is requesting the variance to be able to use the front of the property in ways similar to the adjacent properties. The subject property is located on a sloped lot. The front of the lot is substantially lower than the main area of the house. To be able to use the front of the lot would require that would require that the property be regraded and have terraces and retaining walls installed to provide a suitable topography to use the property, or to provide a deck (which is what we are requesting) to have the front available for use. Either way would require a major variance. The other properties in the adjacent area have a usable front lot. They currently have access and can utilize the front of their properties in similar fashion to what we are requesting, and have encroached onto the front setback even though the topography of their lot would not require such measures to make it usable.

B.3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is located.

The subject property will not interfere with right of ways or protrude into the setback as far as the adjacent properties currently are. The deck would be a valuable addition to the neighborhood as it would invite conversations between neighbors and allow interaction that would not be possible without such an option. The addition of this deck will only increase the value of the adjacent properties by upgrading the surroundings of the properties.

## List of Permit Approvals being requested

Building Permit – To add a covered front deck to an existing structure

## Detailed Narrative

We are seeking to add a covered deck to an existing single family residence. The purpose of the deck is to provide use of the front portion of the lot the building sits on. The deck will encroach into the front setback by 11'-1" (this includes an 8'-0" deck and 3'-4" stair leading from the deck to the ground below. The deck will be attached to the house at the first floor. The stairs will come out from the middle of the deck to the ground below following the deck lengthwise. The deck will be 36' long from one side of the house to the other. Additionally the deck will be completely covered by a truss built roof attached to the house.

The existing house has a 21'-5" setback (see attached survey).

The deck will be built per the engineered drawings,