

June 19, 2022

Ms. Madeline Sutherland
Assistant Planner
City of Camas Building Dept.
616 NE 4th Avenue
Camas, WA 98607

Cc: Robert Maul
Planning Manager
City of Camas Building Dept.
Camas, WA 98607

RE: Hood St. Subdivision; 1811 NW Hood St., Camas, WA

Dear Ms. Sutherland,

I own my property in the Columbia Summit Estates at 1823 NW Columbia Summit Drive immediately north of the Hood St. Subdivision and share a common property boundary with proposed Lots # 5 and 18. As requested, I am providing comments on the preliminary plat as prepared by Olson Engineering.

Specifically, I object to granting the applicant a variance to reduce the minimum rear yard set-back to 5' for these lots. Lot 8 appears to maintain the 25' set back and has the same lot square footage as lots 5, 6, and 9. Lot 18 is four times bigger. I have maintained my lot for many years anticipating building my retirement home soon. If this plat is approved, the same logic for a variance would apply to my back yard set back and potentially putting 2 homes 10 feet apart. You can see entertaining this variance leads to problems. The developer who bought this property had to know the standard back yard set back of 25'. I certainly encourage any developer to provide quality homes but not at the expense of others. I propose they submit a plan with standard 25' back yard set backs, just like my lot has and like their lot 8. Table 2 - Building setbacks for single-family residential zones shows lots from 5,000 square feet to 11,999 square feet must have a 25 foot back yard set back. Even the smallest lot category of up to 4,999 square foot requires a 20' back yard set back. Lot 18 is big enough to require a 35' set back. Granting a 5' back yard variance is too detrimental to us. That is one fifth of the standard. A variance to the lowest lot standard of 20' is still objectional to me but at least shows an attempt at being a good neighborhood partner and good governance. I request the Camas Building Department enforce its rear yard setback requirement of 25' to protect adjacent CSE homeowners.

Sincerely,

Joanna Wu