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LSW-ARCHITECTS.COM

June 8, 2022

Rob Melton (the Owner)
Opus School of Music
726 NE 2nd Ave.
Camas, WA 98607

Re: Major Variance Application for Opus School of Music

Dear Sir/Madam:

Thank you for taking the time to consider our request to **reduce the rear and side yard setbacks at 726 NE 2nd Ave.**

Existing Conditions:

Currently the minimum rear yard setback for the MX zone is 25' and the minimum side yard setback is 10'. However, as we illustrate in Exhibit A, you can see that there are at least five instances of adjacent buildings encroaching into the existing rear yard setback from between 12'-8" up to the full 25', and at least seven instances of buildings (including the Owner's) encroaching into the existing side yard setback from between 4'-3" to 10'-0".

The Owner's request:

1. We request that the city officially grandfather in the building's existing minimum side setback encroachment by allowing a 5'-5" setback on the west and a 4'-10" minimum setback on the east. This would allow the Owner to match its existing dimension in the east west direction.
2. We request that the city allow a reduced minimum rear yard setback of 3'-6", which it is important to add is less than that of other adjacent properties.

Points of concern:

1. Because of the existing encroachments of the immediate adjacent properties, grandfathered conditions have allowed all of the neighboring properties to encroach into the current setbacks. Thus it would not grant special privilege to the Owner because reduced setbacks have already been allowed on adjacent properties. The dimensions in the proposed request are based on matching existing conditions that are already allowed on the existing buildings.
2. Without the requested adjustment to the side setbacks a functional addition in the rear of the building would not be feasible. The rear and side yard setbacks will be vital to provide the Owner with sufficient additional square footage to add on to their existing building in order to accommodate their growing needs. If this request is not granted, the Owners economic vitality will be hindered due to the current land restrictions which limit their ability to expand their growing business.
3. Since the building is already encroaching into the side setbacks, reducing these setbacks will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and within the

site's zone. Since no trees utilities, structures, or street facing portion of the property would be impacted by the reduced rear yard setback, this also will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and within the site's zone.

We appreciate your time in considering our request for this variance. Please don't hesitate to reach out to me if you have any additional questions. I look forward to hearing back from you at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacob DeNeui". The signature is fluid and cursive, with a prominent initial "J" and "D".

Jacob DeNeui, AIA
LSW Architects

