

CITY OF SUMAS
Planning & Development
Variance Application

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CITY OF SUMAS

The following information or material is required with all short subdivision applications. If any of this information is missing or incomplete, processing of the application will not begin.

- ☒ Filing fee as established in Section 3.30.010 SMC **(\$500.00)**
- ☒ Complete application form.
- ☒ A map, drawn to a scale of 1" = 20', showing existing buildings, street(s) and property lines and showing the proposed variance. If the variance is associated with new construction, show the proposed new structure, associated parking, and also provide evaluations and square footage of the structure. If the map is larger than 11"x17", submit 3 copies.
- ☒ Self-adhesive address labels preaddressed to the latest recorded real property owners within three hundred feet (300') of the property affected by the application, as shown by the records of the Whatcom County Assessor.

Applicant(s) Name(s): Charles (Chuck) Beardslee II

Single entity and address to which the City will mail all notices and determinations:

PO Box 122, Sumas WA 98295

Phone: 360.739.0753 **Email:** chucbeardslee@msn. **Fax:** _____

Address of Affected Property: 132 Morton Street, Sumas

Assessor's tax parcel number for affected property: 4104345490420000

Legal Description of affected property (attach separate page if necessary):

TOWN OF SUMAS LOT 20-E 1/2 OF LOT 21 BLK 22

Current use of the property: _____

Brief description of requested variance:

Single-family Residence - Business General

Current Lot Size 5389 - Request to build on the lot

Request for side yard setback to 6 feet on each side to fit the home

On an attached sheet, provide the following information:

- 1) Describe the *unique circumstances* pertaining to your property, differing from general Conditions of your neighborhood, that make the variance necessary. (i.e., circumstances related to size, shape, topography, location, or surroundings of your property). Explain how those circumstances *are not the result of you own prior actions*.
- 2) Describe how those unique circumstances *deny you a use or improvement that is typically allowed at other properties within your zoning district*.

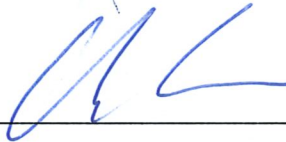
- 3) Will this variance, if granted, be *detrimental to the public welfare or injurious to nearby property or improvements* in the same zone district? Explain why or why not.
- 4) Explain how the requested variance, if granted, will *not provide you with a special privilege that is unavailable to neighboring properties* in your zoning district. Also explain how your property will *remain consistent with the essential use provisions of your zoning district*.

DECLARATION:

I (we) the undersigned hereby declare under penalty of perjury that:

- a. The property affected by this application is exclusively owned by the applicant(s) or has been submitted with the consent of all owners of the affected property;
- b. The project permit application materials contain no known misrepresentation of fact or proposed action or design that, if completed would result in a structure, improvement, lot or condition in violation of the Sumas Municipal Code; and
- c. The address labels submitted with the application are complete and accurate as of the date of application.

Signature of Applicant(s):



Date of Submittal:

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FOR OFFICE USE ONLY BELOW THIS LINE

Date of Notice of Completion to Applicant (mailed): _____

Date of Notice of Application to the Public (mailed, published): _____

Date of Close of Comment Period: _____

Date of Administrator's Decision: _____

Date of Notice of Decision to Public (mailed, published): _____

Variance Application
132 Morton Street

1. The property is in Business General which has no lot size or setbacks. The City defaults to Residential High Density.
The parcel is only 5389 square feet below the minimum lot size of 6000 square foot. Due to the size of the lot this will require the side setbacks to be only six feet. The residential home proposed is consistent with the surrounding neighborhood.
2. At the minimum lot size of 6000 square feet this would not allow the home to be built, and the property would have to remain empty.
3. Allowing this project will not be detrimental to the public or injurious to nearby property or improvements. This is a single-family residential home and is providing more housing in Sumas.
4. This will not provide any special privileges because the neighboring homes could do the same process. This does not fit into business general zoning district but there was home there before it was destroyed in the 2021 flood. My tenant lived there for almost twenty years and lost everything. I had to repair four homes and my business from the flood. I am now ready to start this project.