

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): 49 North LLC

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

Brandon Passe

Phone: 360-220-2693 Email: bpasse@buildoracle. Fax: _____

Address of Affected Property: _____
680 Garfield St.

Assessor's tax parcel number for affected property: 4104351483130000

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

Abbreviated Legal Description: GARFIELD 49 NORTH LLC LOT 1
700 Block - 0660 - SUMAS 506 L

Current use of the property: Single family residential

Brief description of requested variance:

New storage container home consist of three containers sized 8x40 or 320 SF Each.
Request variance to reduce min. SF from 1100 SF to 960 SF.

Additional variance to eliminate the 12" eave requirement due to box design.

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*.

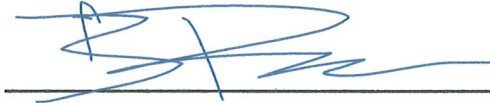
- 3) Will this variance, if granted, be *detrimental to the public welfare or injurious to nearby property or improvements* in the same zone district? Explain why or why not.
- 4) Explain how the requested variance, if granted, will *not provide you with a special privilege that is unavailable to neighboring 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: November 16, 2023

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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): _____

1) Storage container home has an inherent design limitations that does not meet the min. SF. or roof system requirements set within the ordinance.

2) Storage containers limit the ability to add square footage in small increments. The container is factory built and does not have modification that allow for or require eave overhangs.

3) No. This request has no bearing on neighboring homes.

4) I believe all homes built with pre-manufactures containers would qualify for the same request.

The City of Sumas Public Works Department has been instrumental in helping us navigate through the code process as it pertains to container homes, this has been a fantastic learning process.