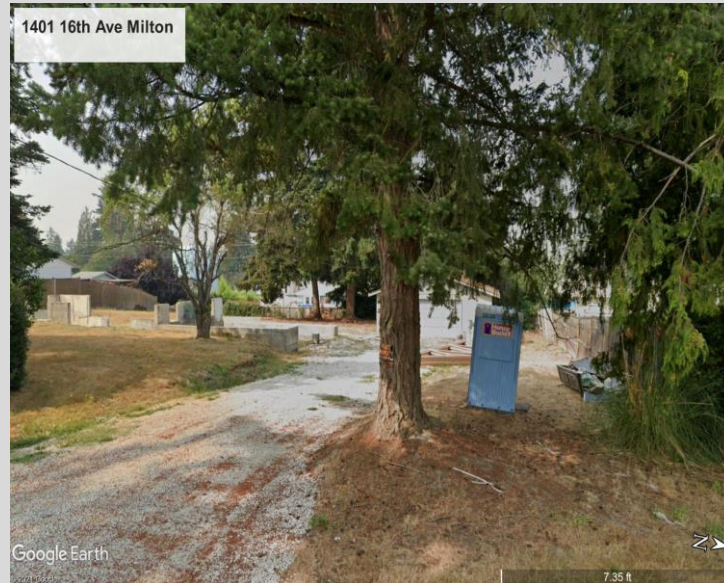


1401 16th Avenue Milton

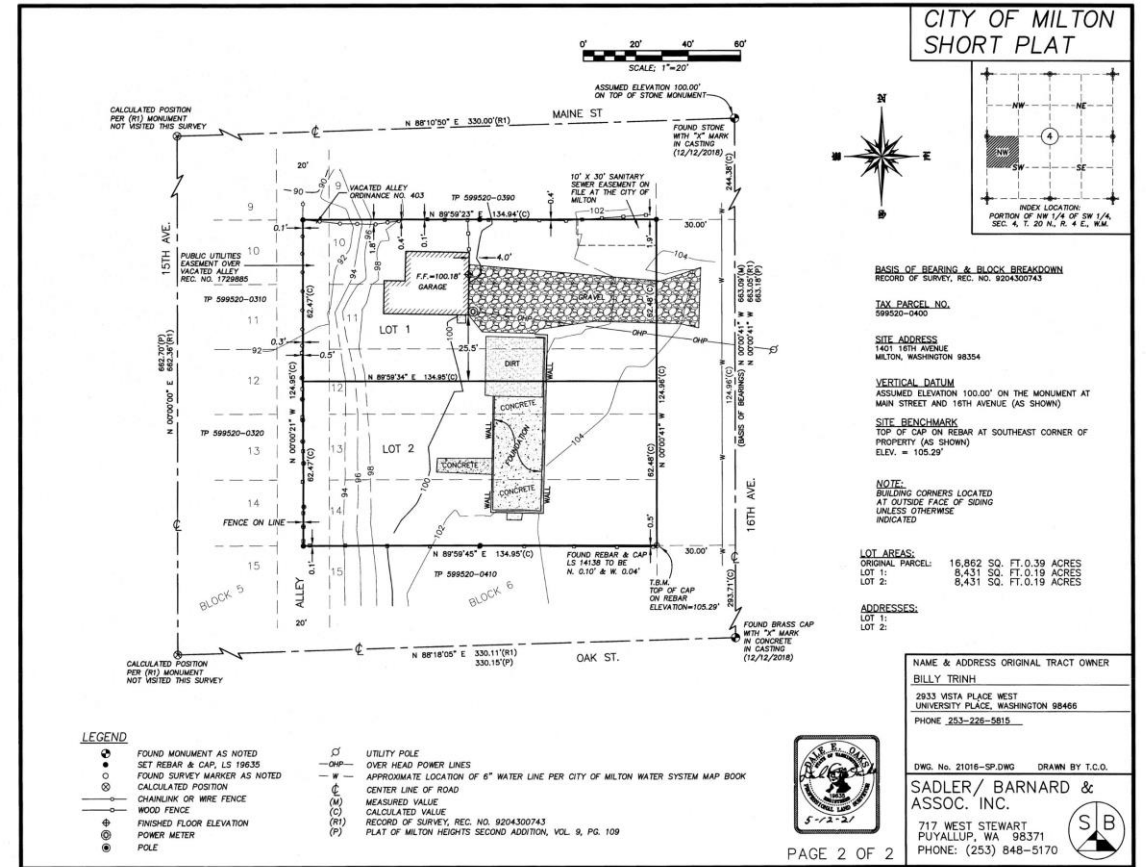
Trinh Variance – LUA2021-0022

Hearing Examiner Meeting



The property is zoned Residential Single Family (RS) with the same Land Use Designation. The existing property is 16,875 square feet, 125 feet wide and 135 feet deep. The proposal is to remove the existing foundation and detached garage, subdivide the property into two equally sized lots and build two new single-family rambler homes with attached 2- car garages.

- Current Milton Municipal Code Chapter 17.15A Table of Land Development Dimensional Regulations requires a minimum lot area of 8,000 square feet and a minimum lot width requirement of 75 feet in the RS zone. Therefore, the subject proposal meets the minimum lot area but not the minimum lot width requirement.
- The Applicant has considered a pipestem/flag lot configuration but due to the site dimensions and the current minimum code requirement, it is not feasible.



Trinh Variance

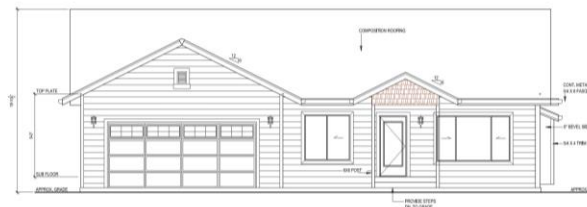
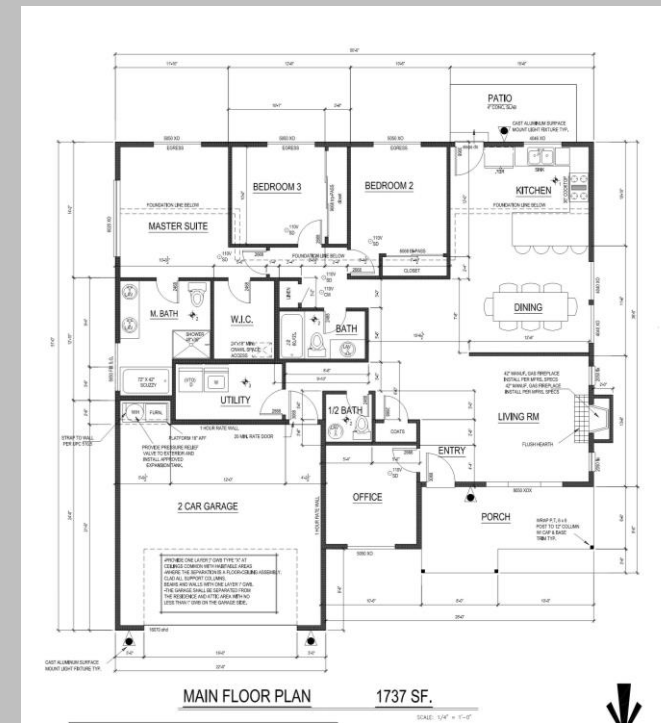


- Eleven parcels are shown in the immediate vicinity that are less than the current minimum lot width of 75 feet currently required for the RS Zone.
- No duplexes exist within this RS Zone vicinity.

Proposed Single Family Rambler Design

Pros:

- Maintains the character of the residential neighborhood



NORTH ELEVATION
FRONT VIEW



EAST ELEVATION
LEFT VIEW



SOUTH ELEVATION
REAR VIEW

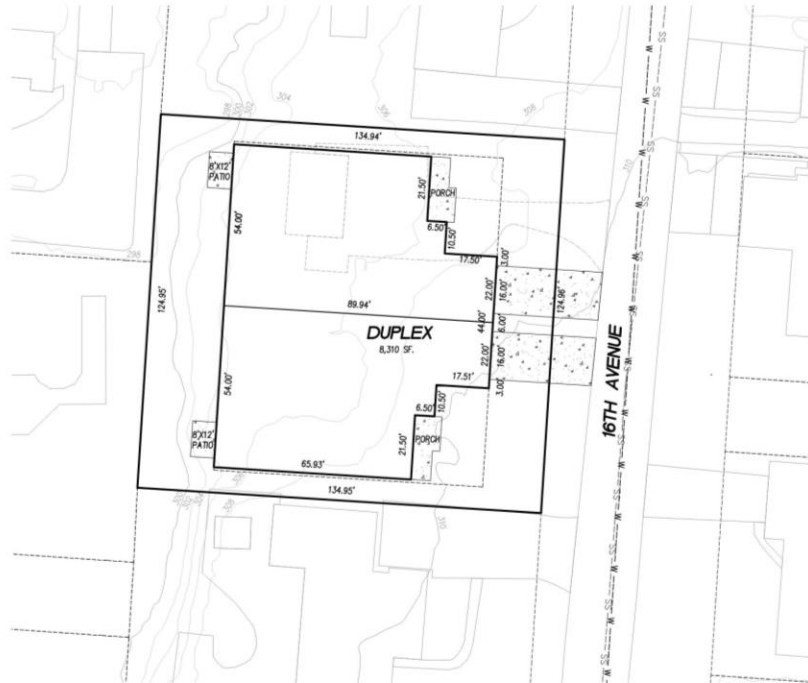


WEST ELEVATION
RIGHT VIEW



GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

1401 16TH AVENUE
PROPOSED DUPLEX SITE PLAN
A PORTION OF THE NW 1/4 OF THE SW 1/4 SECTION 04, TOWNSHIP 20 NORTH, RANGE 04 EAST, WM
CITY OF MILTON/PIERCE COUNTY, WASHINGTON



SITE DATA
SITE AREA : 16,875+/- SF. (0.39+/- ACRE)
PARCEL NUMBER : 5895200400
SITE ADDRESS : 1401 16TH AVENUE, MILTON WA 98354
ZONING : RESIDENTIAL SINGLE FAMILY (RS)
PROPOSED USE : DUPLEX



- Alternatively option is to construct a Two-Story Duplex
- Cons:
 - 8,310-sf footprint can be built
 - Total gross floor area 16,620-sf
 - Not consistent with the surrounding aesthetics/ residential use type.

The granting of such variance is consistent with the Comprehensive Plan goals and policies:

Element 02– Land Use 3. Land Use Element Goals & Policies

LAND USE DESIGNATION AND ZONING DISTRICT SPECIFIC GOALS AND POLICIES

RESIDENTIAL (RS, RM, RMD) LAND USE GOALS AND POLICIES

- Goal RE 1 Provide a broad range of quality housing choices and levels of affordability to meet the changing needs of residents over time.
- Pol. RE 2.4 Consider design guidelines to encourage infill development that maintains or enhances the character of residential neighborhoods.

Element 03 – Housing 3. Housing Goals & Policies

- Goal 2 – Maintain the City’s small-town character and protect existing single-family neighborhoods.
- Housing Policy 2.2 – New development should be consistent with the character of existing neighborhoods.

- Granting the requested variance will encourage new growth and development to occur in harmony with the existing neighborhood without undue burden on any neighboring residences. Access to the lots will be directly of 16th Avenue.
- Granting the requested variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity. The proposed project to construct two modestly sized single family rambler homes would be more consistent with the surrounding neighborhood and avoids the possibility of a large two-story duplex that is contrary to the character of the surrounding neighborhood.
- Granting the requested variance will not result in more lots than what is allowed by the underlying Zoning Classification.