



**TOWN OF RUSTON**  
**PLANNING SERVICES**

5117 North Winnifred Street Ruston, Washington 98407-6597  
 Phone (253)759-3544 Fax (253)752-3754

**Variance**  
**Application and Submittal Checklist**

Tax Parcel Number <b>2365000380</b>	Permit Number (staff use only)
Site Address <b>5411 N. Court St          Ruston, WA 98407</b>	Project Name (staff use only)
Property Owner Name <b>Ramon + Melissa Paz</b>	Applicant Name <b>Drager Architecture.</b>
Property Owner Mailing Address <b>5411 N. Court St.          Ruston, WA 98407</b>	Applicant Mailing Address <b>2602 N Proctor Street, suite 206          Tacoma, WA 98407</b>
Property Owner Phone <b>253-318-8545</b>	Applicant Phone <b>253-593-0131</b>
Property Owner E-mail Address <b>pazram@gmail.com</b>	Applicant E-mail Address <b>Melissapaz76@gmail.com</b>
Property Owner E-mail Address <b>kyle@dragerarchitecture.com</b>	
Zoning Designation <input checked="" type="checkbox"/> RES <input type="checkbox"/> COM <input type="checkbox"/> COM-P <input type="checkbox"/> MPD	I certify that I have read and examined this application and have completed it with information that I know to be true and correct. I also give permission for Town employees to enter the site to perform any necessary inspections.  <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">             Property Owner Signature         </div> <div style="text-align: center;"> <b>2/1/19</b>            Date         </div> </div>

<b>Applicant Checklist - (Please see RMC 25.01.110)</b>		Included?		
		Yes	Need	N/A
<input checked="" type="checkbox"/> <b>Review Fee Deposit of \$3350, (\$150 Fee, plus \$3200 deposit)</b> as per RMC 1.14.050(d)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> <b>Nature of the Action Requested.</b> Please describe in detail the specific code section(s) you are requesting variance from and what site specific hardships exist that would help to justify the request, as required by RMC 25.01.110(a)(1).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> <b>Site Plan</b> - showing grade, the height, the lot coverage, the dimensions of all existing structures and the distance from property lines and all improvements to be added to the property, including yard areas, etc, as required by RMC 25.01.110(a)(1).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> <b>Justification Statement</b> - Provide a concise written statement explaining how the proposed use complies with the criteria of RMC 25.01.110(d), as required by RMC 25.01.110(a)(1) - (see RMC for a complete listing of approval criteria.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> <b>Additional Information</b> - additional written or graphic information necessary to enable the Planning Commission and Town Council to act on the application, as required by RMC 25.01.110(a)(1).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> <input checked="" type="checkbox"/> <b>SEPA Checklist</b> , if applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

staff use only



**DRAGER**  
ARCHITECTURE

THOUGHTFUL  
NORTHWEST  
ARCHITECTURE

Jan. 28, 2019

**Town of Ruston  
Planning Services**  
5117 North Winnifred Street  
Ruston, WA 98407

RE: Variance Application, Nature of the Action Requested and  
Justification Statement

Dear Rob White,

The following sections contain the Nature of the Action Requested and the Justification Statement as required for the Variance Application. Additionally, the site plan and additional drawings (Elevations) will be included with the submission.

**Nature of the Action Requested.**

We are requesting a variance from two sections of the Ruston Municipal Code, RMC 25.01.040(e) and RMC 25.01.040(f). RMC 25.01.040(e) details the setback requirements; however, the existing house intrudes into the front setback approximately 2'-6" and the side setback between 9" and 6". As part of the proposed remodel/addition we would like to change the roofline in the front non-conforming section of the house to resolve some low ceiling heights and improve the front façade.

The second section, RMC 25.01.040(f) details the permitted heights allowed in the residential zone. The proposed addition includes a second story, which exceeds the allowable height by about 1'-11" at the highest point. The site sits below the street level by about 4-6', and then continues to slope down to the rear of the site. Since the front two points for determining the average lot grade sit well below the street level and the rear two points site further downhill, the average grade ends up being over 7' below the existing house's main floor. This prevents the homeowners from adding a partial second floor, something typically achievable within a 25' height limit.

**Justification Statement**

The proposed project requires a variance from two sections of the Ruston Municipal Code, both of which can be justified by site specific hardships. The intrusion into the setback is an existing condition. Our proposal will allow us to simplify and improve the existing front façade in conjunction with the new addition, to create a more unified

2602 N PROCTOR ST  
SUITE 206  
TACOMA, WA 98407

253.593.0131

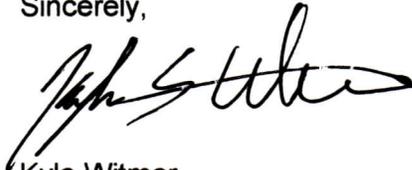
www.dragerarchitecture.com

appearance. Additionally, we will be able to eliminate an area with an uncomfortably low ceiling height. Allowing for the addition in height to the existing non-compliant section of the house will allow us to create a more unified addition/remodel that continues to fit with the character of the neighborhood without dramatically changing the relationship between the house and the streetscape.

The change in height limit is required to allow a partial second story on the addition to the home. Typically this is easily achieved within a 25' height limit; however, as mentioned above, the site topography leads to our lot grade being  $\pm 7'$  below the main floor of the existing home, making a second story very difficult. By allowing an increase of a few feet to the height limit this second story can be achieved with minimum impact. The site sits well below the street level and slopes downward, minimizing the effects of the height increase.

By allowing a variance to these two code sections, we will be able to remodel and add onto an existing home in a manner which would typically be allowed if not for the non-conforming placement of the home and the steep topography. The end result will fit nicely into the vision set out by the city's comprehensive plan and work with and improve the character of the neighborhood without hurting any neighboring property values.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyle Witmer', written in a cursive style.

Kyle Witmer  
Drager Architecture  
2602 N Proctor Street, Ste 206  
Tacoma, WA 98407