




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 2365000380	Permit Number (staff use only)
Site Address 5411 N. Court St Ruston, WA 98407	Project Name (staff use only)
Property Owner Name Ramon + Melissa Paz	Applicant Name Drager Architecture.
Property Owner Mailing Address 5411 N. Court St. Ruston, WA 98407	Applicant Mailing Address 2602 N Proctor Street, suite 206 Tacoma, WA 98407
Property Owner Phone 253-318-8545	Applicant Phone 253-593-0131
Property Owner E-mail Address pazram@gmail.com	Applicant E-mail Address Melissapaz76@gmail.com
Property Owner E-mail Address kyle@dragerarchitecture.com	
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;"> 2/1/19 Date </div> </div>

Applicant Checklist - (Please see RMC 25.01.110)		Included?		
Yes	N/A	Yes	Need	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Review Fee Deposit of \$3350, (\$150 Fee, plus \$3200 deposit) as per RMC 1.14.050(d)				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nature of the Action Requested. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan - 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Justification Statement - 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional Information - 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SEPA Checklist , if applicable				

staff use only



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THOUGHTFUL
NORTHWEST
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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

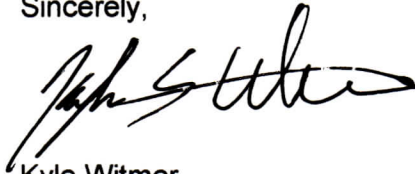
www.dragerarchitecture.com

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.

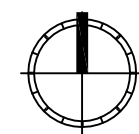
Sincerely,

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



VICINITY MAP
NO SCALE



SHEET INDEX

- A1.0 TITLE SHEET AND SITE PLAN
- A2.0 MAIN FLOOR PLAN
- A2.1 UPPER FLOOR PLAN
- A2.2 BASEMENT PLAN
- A2.3 ROOF PLAN
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A4.0 BUILDING SECTION 'A'
- A4.1 BUILDING SECTION 'B'
- A5.0 DOOR AND WINDOW SCHEDULE
- S1.0 STRUCTURAL NOTES AND TYPICAL DETAILS
- S2.0 FOUNDATION PLAN
- S2.1 FRAMING PLANS
- S2.2 FRAMING PLANS
- S2.3 FRAMING PLANS
- S3.0 STRUCTURAL DETAILS

PROJECT DATA

OWNER	RAMON AND MELISSA PAZ		
PROJECT ADDRESS	5411 N COURT ST RUSTON, WA 98401		
TAX PARCEL NUMBER	2365000380		
GOVERNING CODE	2015 IRC		
CONSTRUCTION TYPE	VB		
OCCUPANCY	R-3		
ZONE	RES		
BUILDING AREAS			
	EXISTING	ADDITION	TOTAL
BASEMENT	400 SF	971 SF	1,471 SF
MAIN FLOOR	400 SF	1,051 SF	1,451 SF
UPPER FLOOR	0 SF	576 SF	576 SF
	1,800 SF	2,184 SF	3,984 SF
GARAGE (UNCOND)			
		454 SF	454 SF
OPEN SPACE CALCULATION			
LOT SIZE:	1,800 SF		
BUILDINGS:	3,220 SF		
OPEN SPACE:	41 %		

LEGAL DESCRIPTION

Section 23 Township 21 Range 02 Quarter 14 BAY VIEW TO RUSTON; BAY VIEW TO RUSTON L 5 & 6 & FRAG OF T B 14

ENERGY CODE INFORMATION

ENERGY CODE INFORMATION (PER WSEC 2015, CLIMATE ZONE 5 & MARINE 4) :

R-VALUES FOR BUILDING IN AREAS OF NEW CONSTRUCTION: (PER TABLE 402.1.1) WSEC 2015)

CEILING:	R-49
SINGLE RAFTER OR JOIST VAULTED CEILING:	R-38
WOOD FRAME WALL ABOVE GRADE:	R-21
WALL BELOW GRADE:	
CONTINUOUS INSULATION (EXTERIOR):	R-10
OR	
CONTINUOUS INSULATION (INTERIOR):	R-15
OR	
CAVITY INSULATION PLUS THERMAL BREAK:	R-21
MASS WALL:	
CAVITY INSULATION	R-21
AND	
CONTINUOUS INSULATION	R-21
FLOORS (OVER UNCONDITIONED SPACE):	R-30
SLABS ON GRADE (TO 2'-0" DEPTH):	R-10
RADIANT SLABS (ENTIRE SLAB INSULATION PER R402.2.1.1):	R-10
PENETRATION U-VALUE:	0.30
SKYLIGHT U-VALUE:	0.30

ALL HEADERS INSULATED WITH A MINIMUM OF R-10 INSULATION

ADDITIONAL ENERGY EFFICIENCY CREDIT

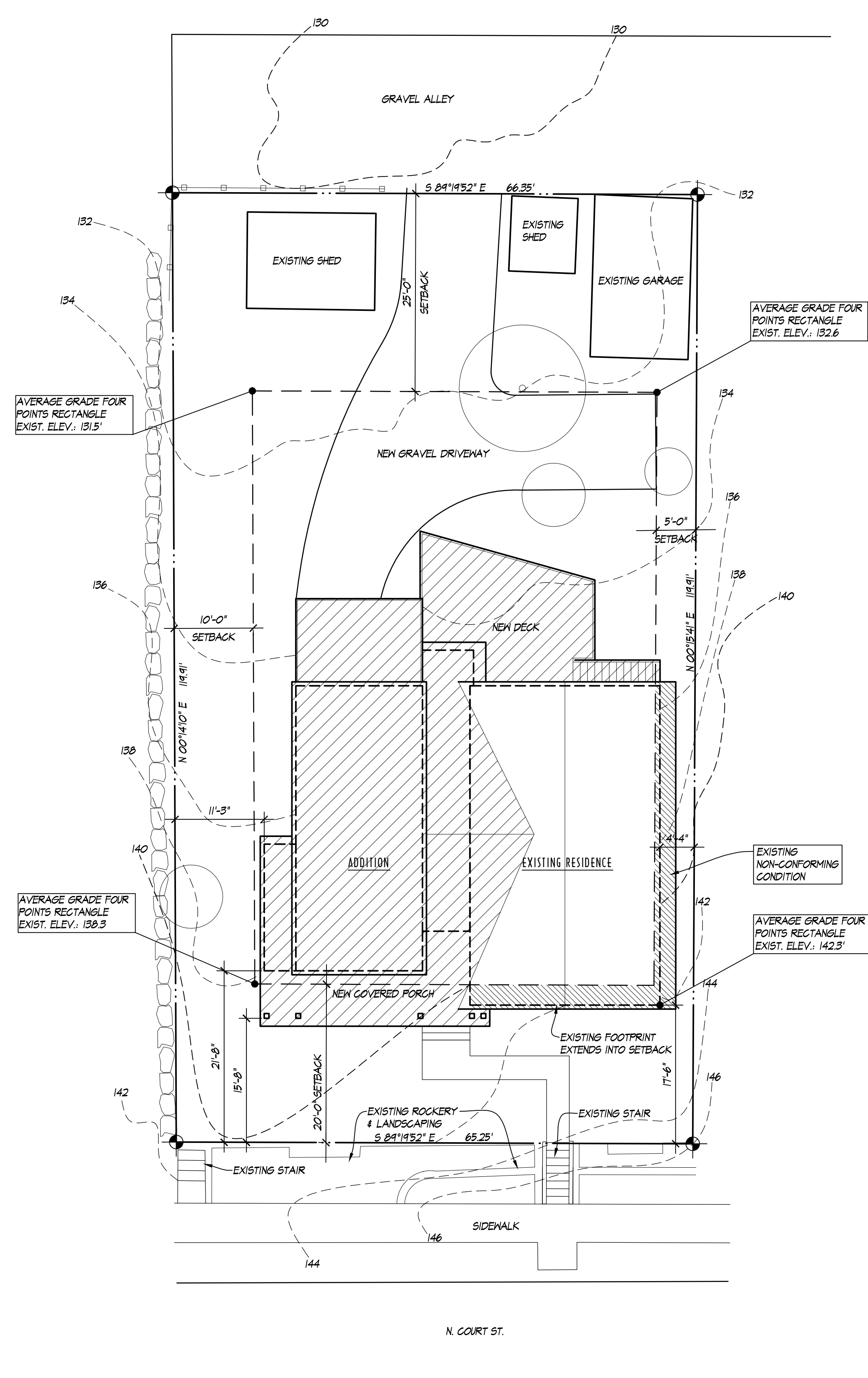
WSEC TABLE 406.2 CREDIT OPTION:		
MINIMUM REQUIRED CREDIT:	MEDIUM DWELLING UNIT	3.5
IMPLEMENTED OPTIONS:	5b: HIGH EFFICIENCY HVAC EQUIPMENT	1.0
	4: HIGH EFFICIENCY HVAC DIST. SYSTEM	1.0
	5a: EFFICIENT WATER HEATING	0.5
	5b: EFFICIENT WATER HEATING	1.0

GENERAL NOTES

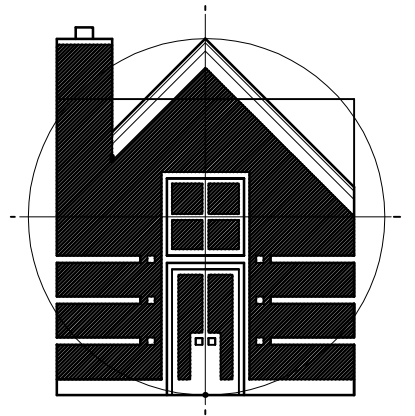
1. BY THE ACT OF SUBMITTING A BID FOR THIS PROJECT, THE CONTRACTOR WARRANTS THAT HE/SHE HAS CAREFULLY EXAMINED THE SITE AND EXISTING CONDITIONS AND HAS SATISFIED HIMSELF/HERSELF AS TO THE NATURE OF THE WORK, CHARACTER, QUALITIES, QUANTITIES OF MATERIALS AND ANY DIFFICULTIES THAT MAY BE ENCOUNTERED DURING THE PROCESS OF CONSTRUCTION WHICH MAY IN ANY WAY AFFECT THE PERFORMANCE OF THE WORK.
2. DO NOT SCALE DRAWINGS, CONTRACTOR TO USE DIMENSIONS SHOWN. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND IN THE FIELD. IF ANY ERRORS, OMISSIONS OR INCONSISTENCIES APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH ERRORS, OMISSIONS OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.
3. COORDINATE ALL BUILDING CONSTRUCTION WITH OWNER, INCLUDING MATERIALS STORAGE, GARBAGE DISPOSAL, WORK HOURS, DISRUPTIONS TO POWER, WATER AND LIFE SAFETY SYSTEMS TO ENSURE THE SAFETY OF THE STRUCTURE.
4. THE APPROVED PLANS SHALL NOT BE CHANGED OR ALTERED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL. THE APPROVED PLANS ARE REQUIRED TO BE ON THE JOBSITE.
5. THE WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
6. WHERE NEW CONSTRUCTION ABUTS OR INTERFACES WITH EXISTING, MATCH ADJACENT MATERIALS AND TEXTURES FOR SEAMLESS TRANSITION.
7. UNLESS OTHERWISE INDICATED OR AGREED, WHERE ITEMS ARE NOTED TO BE REMOVED, IT SHALL MEAN THE COMPLETE REMOVAL AND DISPOSAL OF THE NOTED WORK AND THE PATCHING AND REPAIRING OF ADJACENT SURFACES TO MATCH.
8. ALL DOORS NOT DIMENSIONED SHALL BE LOCATED 4" FROM FACE OF STUD OR INTERSECTING WALL TO EDGE OF ROUGH OPENING.
9. SEE STRUCTURAL NOTES FOR INFORMATION RELATING TO FRAMING, NAILING AND OTHER STRUCTURAL INFORMATION.
10. COMPLIANCE CARD TO BE POSTED VERIFYING INSULATION INSTALLED IN WALLS, CEILING AND FLOORS.
11. PROVIDE METAL NAIL STOPPERS TO PROTECT PLUMBING AND WIRING FROM DAMAGE BY NAILS OR SCREWS.
12. MAINTAIN 3" CLEAR (MIN.) BETWEEN RECEIVING CEILING FIXTURES AND INSULATION UNLESS FIXTURE IS RATED FOR CONTACT WITH INSULATION.
13. WATER PIPES SHALL BE INSULATED TO R-5.
14. METAL DUCTS TO BE INSULATED TO R-8 AND JOINTS TO BE TAPED.
15. BATT INSULATION SHALL HAVE ALL TEARS AND JOINTS IN VAPOR BARRIER SEALED WITH TAPE.
16. ALL OPENINGS TO BE CAULKED, SEALED AND WEATHERSTRIPPED.
17. ALL EXTERIOR WINDOWS AND DOORS SHALL BE INSTALLED WITH FLASHING AT THE HEAD TO PROVIDE POSITIVE WATER FLOW AWAY FROM THE STRUCTURE.
18. SHOWERS SHALL BE FLOW CONTROLLED TO 2.5 GPM AT 80 PSI AND MIXING VALVES SHALL COMPLY WITH ASSE 1016.
19. ALL BATHROOM, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS SHALL BE PROVIDED WITH NATURAL LIGHT AND VENTILATION BY MEANS OF OPERABLE EXTERIOR OPENINGS WITH A GLAZING AREA OF NOT LESS THAN 3 SF, ONE HALF OF WHICH MUST BE OPERABLE. IF AN OPERABLE WINDOW IS NOT PROVIDED, MECHANICAL VENTILATION SHALL BE PROVIDED, CONNECTED DIRECTLY TO THE OUTSIDE, CAPABLE OF PROVIDING AN EXHAUST RATE OF 50 CFM IF INTERMITTENT, AND 20 CFM IF CONTINUOUS EXHAUST IS PROVIDED.
20. KITCHEN EXHAUST SHALL BE VENTED TO THE OUTSIDE UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. KITCHEN VENTILATION SHALL BE PROVIDED AT THE RATE OF 100 CFM IF INTERMITTENT AND 25 CFM IF CONTINUOUS EXHAUST IS PROVIDED.
21. CLOTHES DRYER EXHAUST SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS. DRYER DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL TERMINATE NOT LESS THAN 3'-0" IN ANY DIRECTION FROM OPENINGS INTO THE BUILDING, AND BE EQUIPPED WITH A BACKDRAFT DAMPER.
22. HOT WATER HEATER SHALL MEET THE REQUIREMENTS OF THE IRC.
23. PROVIDE AN INTERCONNECTED SMOKE ALARM SYSTEM PER IRC R314, AND CARBON MONOXIDE DETECTOR PER IRC R315, POWERED BY 110V AC WITH BATTERY BACKUP. SMOKE ALARMS ARE TO BE INSTALLED ON EACH SEPARATE FLOOR OF THE RESIDENCE, INCLUDING THE BASEMENT. ALL ALARM DEVICES ARE TO BE INTERCONNECTED ON ALL FLOORS. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE OF EACH SEPARATE SLEEPING AREA IN CLOSE PROXIMITY TO THE BEDROOMS. SMOKE ALARMS SHALL COMPLY WITH NFPA 72.
24. WHERE ATTIC HAS A VERTICAL HEIGHT OF 30' OR MORE, PROVIDE ATTIC ACCESS 22 INCHES BY 30 INCHES AS LOCATED ON THE PLANS. PROVIDE 30" MIN. UNOBSTRUCTED HEAD HEIGHT ABOVE THE ACCESS OPENING.
25. PROVIDE ATTIC AND CRAWLSPACE VENTILATION AT A RATE OF 1:300 WITH VAPOR BARRIER PER IRC 408 OF AREA VENTED. OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT MESH PER IRC REQUIREMENTS. PROVIDE A MINIMUM OF ONE VENT WITHIN 3'-0" OF EACH CORNER OF THE BUILDING.
26. PROVIDE CLEARANCE IN CRAWLSPACE OF 18" MINIMUM FOR JOISTS AND 12" FOR BEAMS.
27. PROVIDE CRAWLSPACE ACCESS OPENINGS AS FOLLOWS:
FOR FLOOR HATCHES 18" X 24" MINIMUM.
FOR PERIMETER WALL ACCESS 16" X 24" MINIMUM.
WHERE PERIMETER ACCESS IS PROVIDED BELOW GRADE, A 16" X 24" AREAWAY SHALL BE PROVIDED.
28. DOORS BETWEEN GARAGE AND RESIDENCE TO BE SELF-CLOSING, TIGHT FITTING SOLID WOOD DOORS (1-3/8" MINIMUM THICKNESS) OR 20 MIN. RATED DOORS.
29. GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM SUCH ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD STRUCTURE SUPPORTING SUCH FLOOR CEILING ASSEMBLIES SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD. EXTERIOR WALLS OF GARAGES LOCATED WITHIN 3'-0" OF A DWELLING UNIT ON THE SAME LOT SHALL BE PROTECTED WITH NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE INSIDE OF THE EXTERIOR WALLS OF THE GARAGE. (DOES NOT APPLY TO WALLS THAT ARE PERPENDICULAR TO RESIDENCE WALL)
30. EVERY BASEMENT AND SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR ESCAPE OR RESCUE. ESCAPE/RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF, AND HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND A MINIMUM NET CLEAR OPENING WIDTH OF 20". ESCAPE/RESCUE WINDOWS SHALL HAVE A SILL HEIGHT NOT EXCEEDING 44" ABOVE FINISHED FLOOR/ENCLOSED USABLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM WALL BOARD.
31. PROVIDE FIRE BLOCKING AT STAIRS BETWEEN STAIR STRINGERS AT TOP AND BOTTOM AND ALONG RUNS BETWEEN STUDS.
32. HEATING OR COOLING EQUIPMENT (INCLUDING HOT WATER HEATERS) LOCATED IN THE GARAGE AND WHICH GENERATE A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH THE PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR LEVEL.
33. CONTRACTOR DESIGNED SYSTEMS: (CONTRACTOR TO OBTAIN REQUIRED PERMITS)

ELECTRICAL
PLUMBING
HVAC

CONTRACTOR DESIGNED SYSTEMS SHALL MEET ALL CODE AND OWNER REQUIREMENTS AND SHALL BE ADEQUATELY SIZED TO SUPPLY BUILDING SPACES AND PROVIDE FOR ANTICIPATED LOADS. HEATING SYSTEM SHALL BE CAPABLE OF MAINTAINING AN INDOOR TEMPERATURE OF 68° F.
34. ALL DUCTWORK SHALL BE CONCEALED WITHIN WALL AND CEILING CONSTRUCTION UNLESS OTHERWISE SHOWN ON DRAWINGS. CONTRACTOR SHALL CONTACT ARCHITECT BEFORE UTILIZING SPACE FOR DUCT WORK OR CREATING CHASES OR SOFFITS NOT SHOWN ON PLANS.



SITE PLAN
1" = 20'-0"

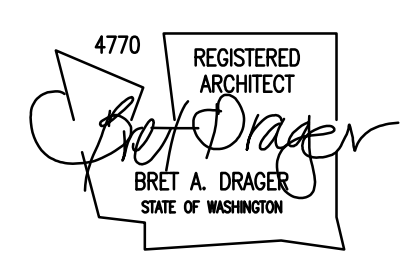


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2602 N. PROCTOR ST.
SUITE 206
TACOMA WA, 98407
253.593.0131

CONSULTANT:



PROJECT:

PAZ RESIDENCE
VARIANCE
SUBMITTAL

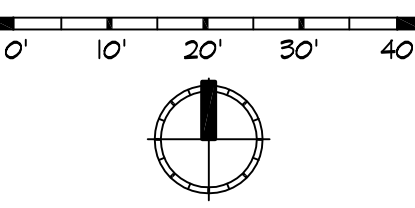
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PERMIT SET

DATE: 01-24-2019

REVISIONS:

SCALE: 1" = 20'-0" SITE PLAN



REF NORTH
SHEET TITLE: COVER SHEET
SITE PLAN

SHEET NUMBER: **A1.0**
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PAZ RESIDENCE - VARIANCE SUBMITTAL
5411 N COURT ST - RUSTON, WASHINGTON



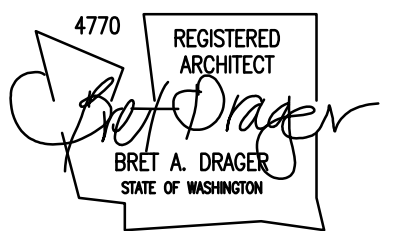
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ARCHITECTURE DESIGN PLANNING

2602 N. PROCTOR ST. SUITE 206 TACOMA WA, 98407 253.593.0131

CONSULTANT:

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Blank lines for project information.

PROJECT:

PAZ RESIDENCE VARIANCE SUBMITTAL

5411 N COURT ST RUSTON, WA 98407

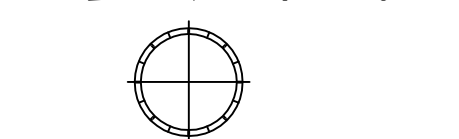
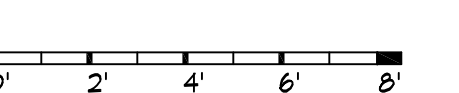
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DATE: 01-24-2019

REVISIONS:

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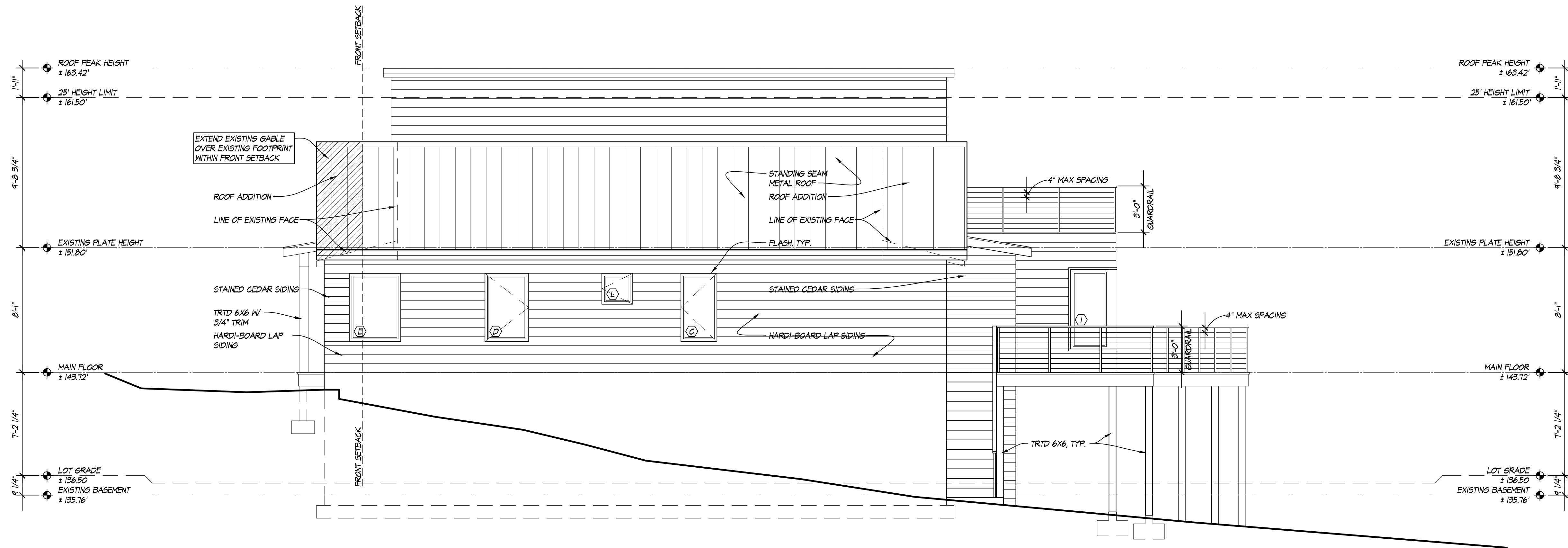
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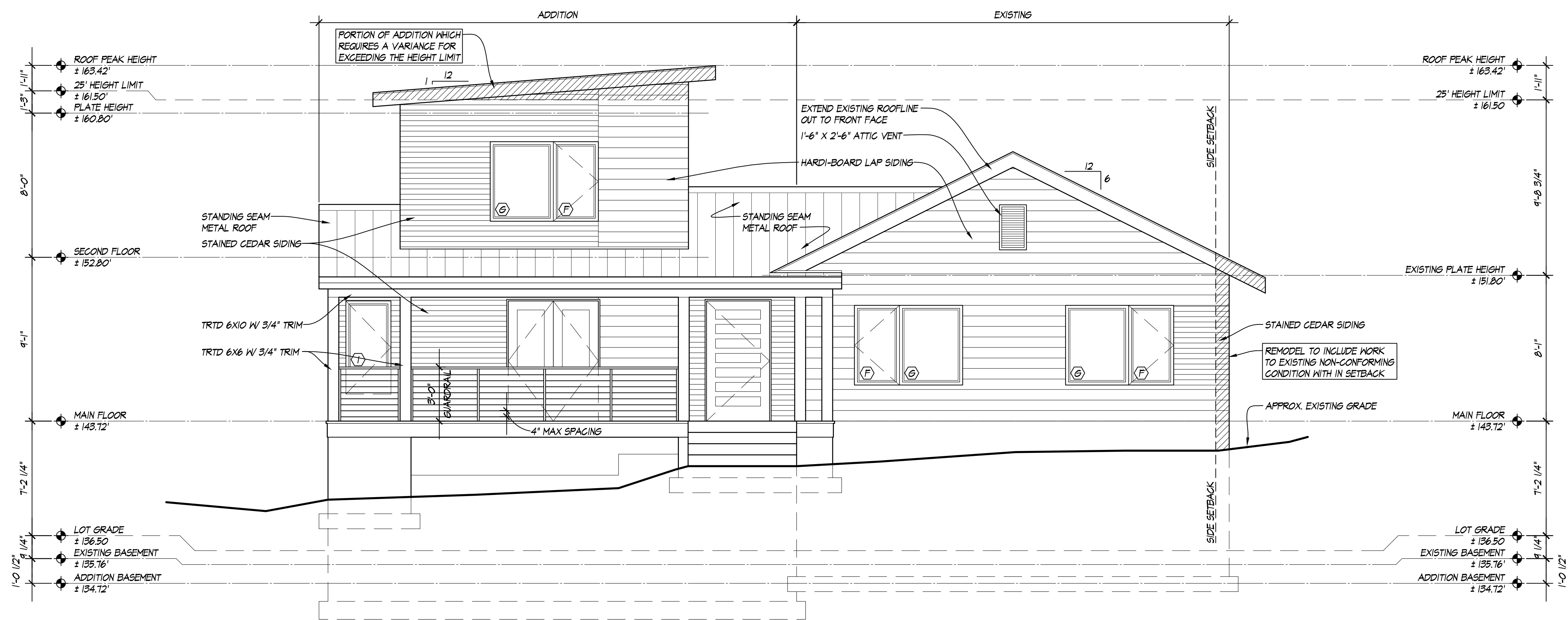
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EAST ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"

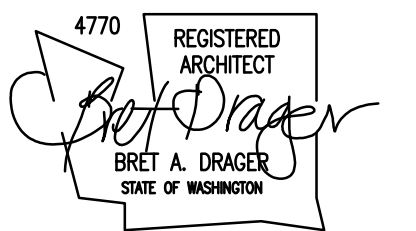


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CONSULTANT:



PROJECT:

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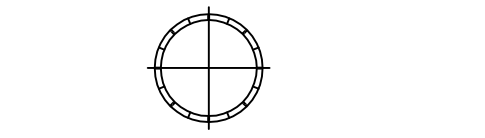
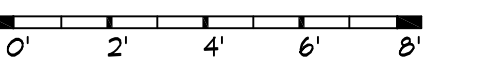
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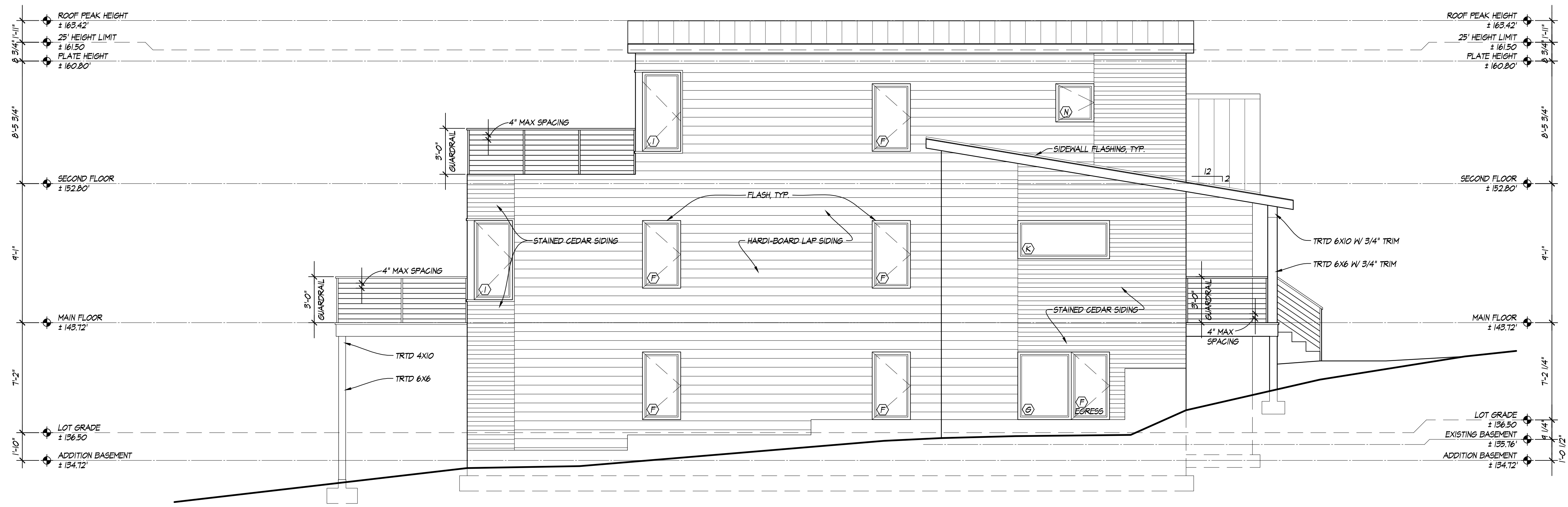
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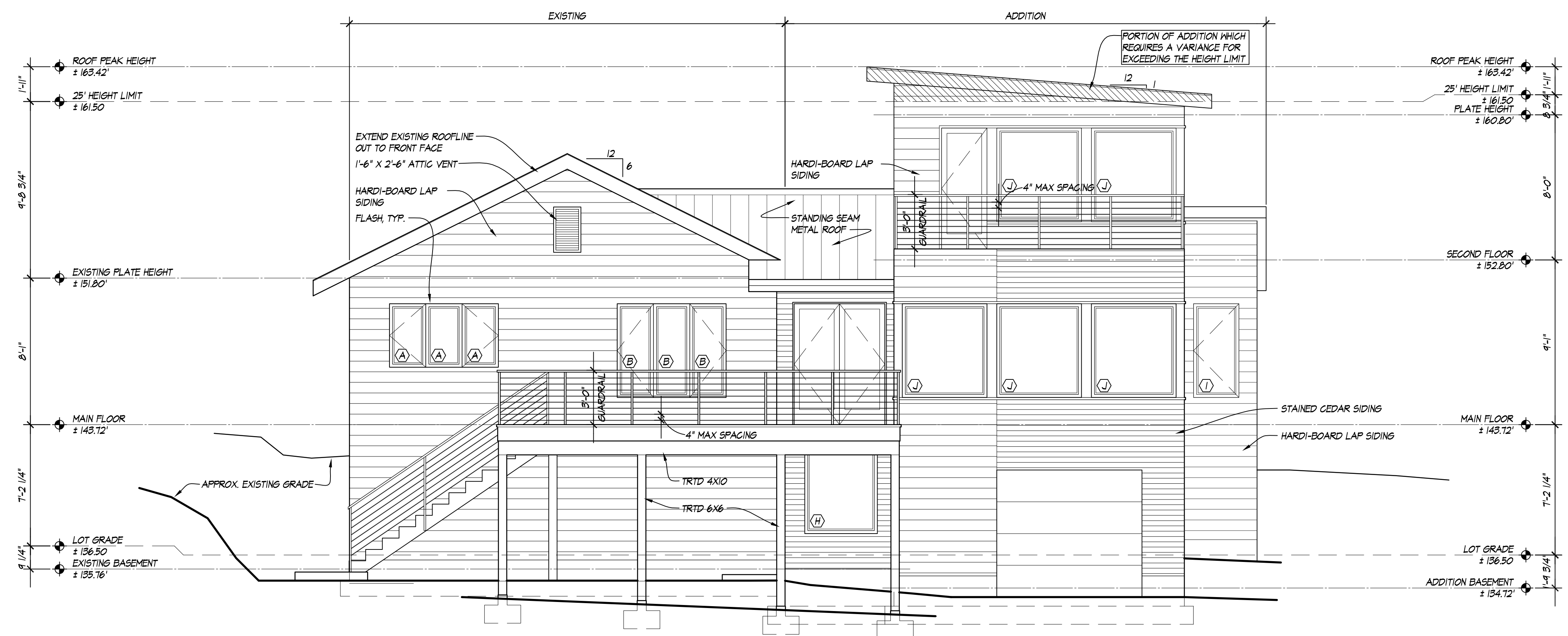
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WEST ELEVATION 1/4" = 1'-0"



NORTH ELEVATION 1/4" = 1'-0"