



NOTICE OF APPLICATION

Project Description: The applicant is proposing a Binding Site Plan to subdivide one parcel approximately 0.18 acres (7,840 square feet) zoned Main Street Business II (MB-II) which is developed with an existing three-unit townhome structure so that each townhome unit is on a stand-alone lot. The applicant is also requesting an administrative variance to approve a 7'3" to 11'6" deviation from the required 35' lot width. All other aspects of the proposal including lot size, lot depth, and required external setbacks are in compliance with the standards and requirements of the Stanwood Municipal Code.

File Number: 22-0028 (Binding Site Plan and Administrative Variance)

Applicant: Jason Brunner

Project Location: 26830 94th Drive NW, Stanwood WA

Tax Parcel Numbers: 00615500300700

Date of Complete Application: May 3, 2022

Date of Notice of Application: May 10, 2022

Required Project Permits/Approvals: Binding Site Plan and Variance

Notice of Application Public Comment Period: Any person may comment on this application by writing to the address below. Comments on this application must be received by **Wednesday, May 25, 2022 at 4:30 pm.**

Preliminary Determination of Consistency: At a minimum, this project will be subject to the following plans and regulations: Stanwood Comprehensive Plan; Stanwood Municipal Code (Title 16 – Subdivisions, Title 17 - Zoning); Stanwood Street and Utility Standards, Department of Ecology Stormwater Manual.

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Stanwood Community Development at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices of the decision and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Stanwood Community Development Department. A decision on this application will be made within 120 days from the date of completeness.

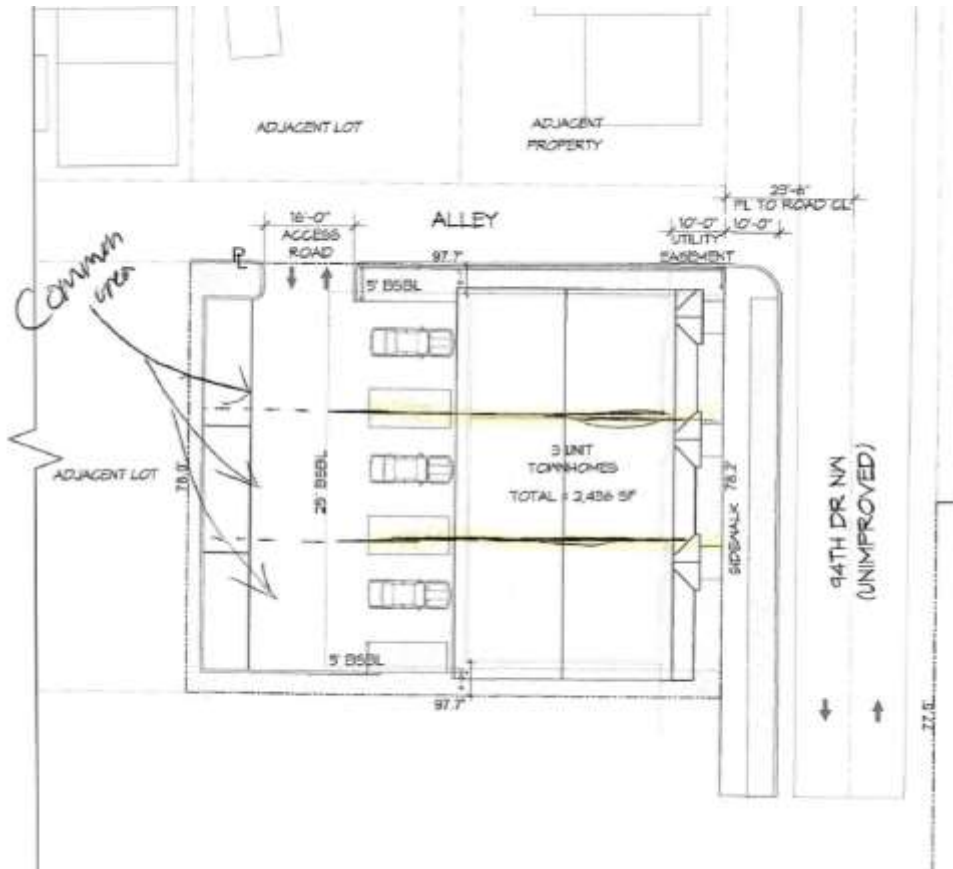
For further information: Tansy Schroeder, City Planner, (360) 454-5211; tansy.schroeder@stanwoodwa.org
City of Stanwood, 10220 270th St. NW, Stanwood, WA 98292

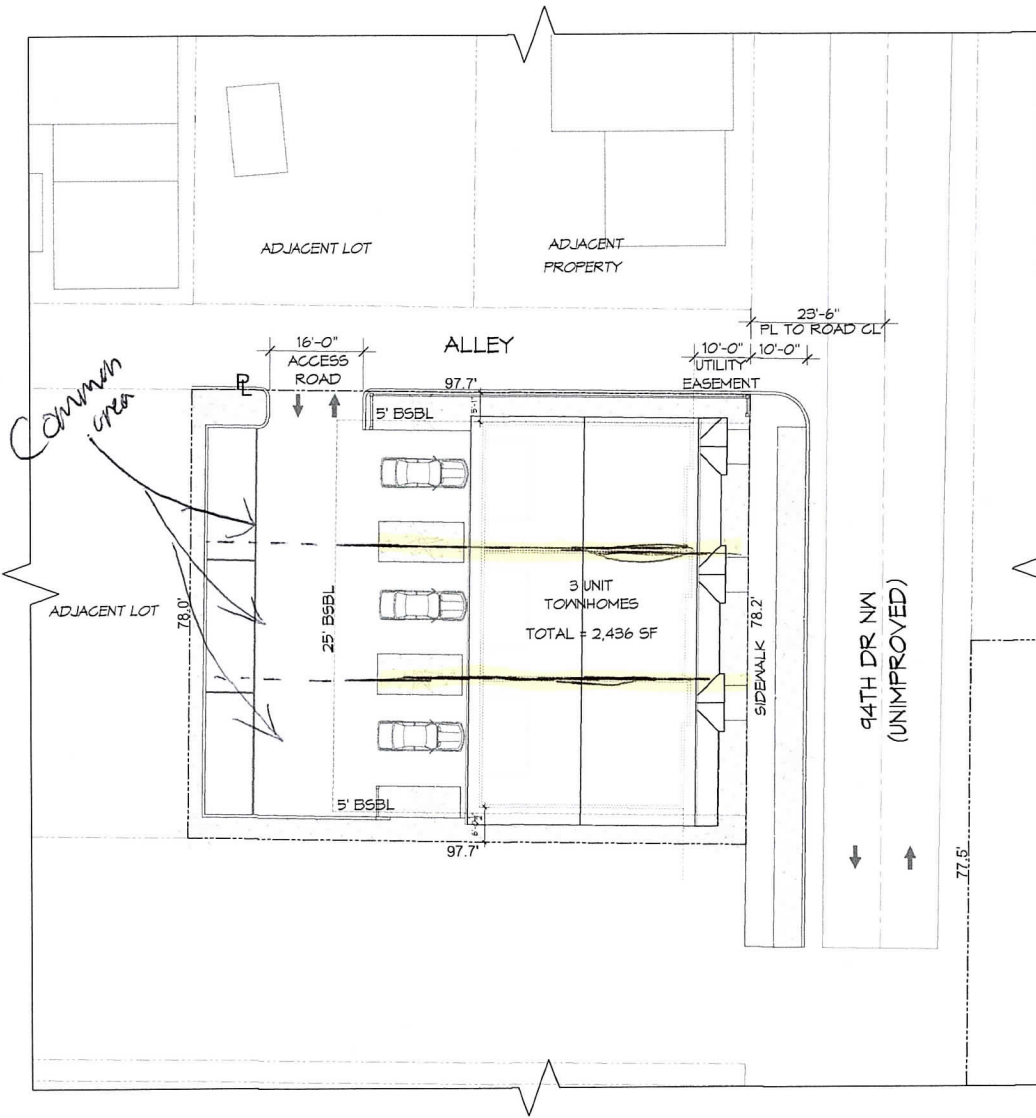
Published: May 10, 2022

Property Location



Site Plan





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PROJECT DATA

SITE ADDRESS: 96830 94TH DR NW
STANWOOD, MA 02422

OWNER: JASON BRUNNER
2719 101ST AVE NE
LAKE STEVENS, MA 02258

JURISDICTION: CITY OF STANWOOD
10220 270TH ST NW
STANWOOD, MA 02422

PARCEL NO.: 00619500300100

ZONING: MB-II (MAIN STREET BUSINESS)

PARCEL SIZE: 0.18 AC. (1,840 ± SF)

LEGAL DESCRIPTION: WISCONSIN TBR CO S 151 ADD
STANWOOD BLK 003 D-00 - LOTS 1 & 2

BUILDING AREAS: 3 TOWNHOMES
FLOOR AREA 2436 SF.

APPLICABLE CODES AS AMENDED AND ADOPTED BY MA. STATE:
2018 INTERNATIONAL RESIDENTIAL CODE
2018 MA. STATE ENERGY CODE - RESIDENTIAL PROVISIONS
STANWOOD MUNICIPAL CODE

LEGEND

- PROPOSED WALL LINES
- PROPOSED ROOF LINE
- DOWNSPOUT TO SPLASHBLOCK -
- o → DIRECTION OF FLOW
- ROOF SLOPE
- W ----- EXISTING WATER SERVICE CONNECTION
- SS ----- EXISTING SEWER SERVICE CONNECTION
- LANDSCAPE/GRASS AREAS
- INDICATES PROPERTY LINE
- INDICATES ROAD CENTER LINE



VICINITY MAP
SCALE: NTS

**BRUNNER
TOWNHOMES**

26830 94TH DR NW
STANWOOD, MA 02422



2813 ROCKEFELLER AVE
EVERETT, MA 02021
PHONE: 425.311.8011
FAX: 425.311.8489



SCALE: AS NOTED
ISSUE DATE: 07/30/21
DRAWN: SC
CHECKED: SH

THIS PLAN AND DESIGN IS AND REMAINS THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE USED WITHOUT PRIOR CONSENT FROM THE ARCHITECT

FOR PERMIT

REV.	DATE	DESCRIPTION

SITE PLAN

A-1.0

SITE PLAN
SCALE: 1" = 10'-0"

Project narrative for 26830 94th Dr NW

I am looking to divide each unit in accordance with Stanwood's Binding Site Plan

Legal description: WISCONSIN TBR CO S 1ST ADD STANWOOD BLK 003 D-00 - LOTS 7 & 8

Most of what is asking of me, the city of Stanwood already has on file for my current new project that is nearing completion. I am wanting to divide each unit to its own lot. There will be common areas for access similar to a condo description. Understandably so, I can condo these units, but the goal is to divide them outside of the scope of condo's. No doubt, after city approval, there will need to be a new survey done for submittal to the city and then submittal to county. I am not clearly understanding what all I need to submit for this portion as Tansy and I discussed, this is new to her (and me!) so if the City of Stanwood needs anything else, please let me know.

I did not label each unit, as I do not know what each will be labeled as yet since my project is not complete. I sure if this is approved then the county will have a more accurate property description. You will see the idea of what I want to do with the units divided by the highlighted yellow.

Variance Request

I believe this variance can be granted per my request as my request does not promote inequity in such request. My request does not promote substantial impairment of my intended variance request, nor does it lessen or weaken the overall comprehensive plan for the City of Stanwood.

The use of Land will not change, nor does my request for the variance deviate from the origins of the current zoning for Land within the current zoning district. The building structure will remain the same, the traffic impact will remain the same, the use of public utilities will remain the same. The population density will not climb due to my variance request. Historically the city of Stanwood has had small lots within my zoning district. Due to the nature of welcoming growth within the city of Stanwood, I am asking for this variance to allow for comfortable, economical, practical and an affordable living area for families and people/persons alike to live in a growing, welcoming community. Especially in an area close to dining, business and shopping that will help the financial growth of a wonderful community.

Allowing this variance will be in no way materially detrimental to the public welfare or injurious to the public. In fact, it would be just the opposite, allowing for a sprawling, lightly dense zoning area to grow at a pace that is feasible and economical. With the continued improvements that I have been able to bring to this zoning district, I am hopeful for the outreach to families that may be looking for a nice community to live in and enjoy the area that I have had the opportunity to develop.

The land use is not changing. My requested variance is to allow families the chance to buy real estate and live, dine and shop in Stanwood. This will promote growth aiding to the comprehensive plan for the growing community.

There are not a lot of multifamily family dwellings within Stanwood. Allowing for this variance would eliminate the hardships for families looking for affordable housing and eliminate the need for rent or needy families needing rental assistance. In my own opinion I do not think a granted variance will promote hardships to this this property or other properties within the zoning district.

Washington state, Western Washington and specifically Snohomish County has seen an unprecedented amount of growth in past 5-6 years. Understandably so, with many moving to this area, this is an opportunity for me to do help with housing for ones moving into the area. Not merely for financial gain, but for people to have the opportunity to buy locally, live locally and feel safe locally. Knowingly feeling satisfied they bought a place in a community where they feel welcomed and feel safe.