

CITY OF TONASKET
LAND USE PERMIT APPLICATION COVER SHEET QUESTIONNAIRE

PROJECT TITLE: Davis Setback Variance FILE ID #: TonVar20-01

This application is for (check all that are relevant):

- | | |
|---|--|
| <input type="checkbox"/> Long Plat | <input type="checkbox"/> Zoning Conditional Use Permit |
| <input type="checkbox"/> Long Plat Alteration | <input checked="" type="checkbox"/> Zoning Variance |
| <input type="checkbox"/> Short Plat | <input type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> Planned Development | <input type="checkbox"/> Zoning Map Amendment |

ALSO USE JARPA APPLICATION FOR FLOODPLAIN AND SHORELINE PROPOSALS

APPLICATION FEES: _____ RECEIPT #: _____

DATE OF APPLICATION: 11-13-20 BY: _____

APPLICANT: RAY DAVIS

Mailing Address: 243 EAST 3RD STREET TONASKET WA

Contact Person: RAY DAVIS Phone: 509 560-3511

ENGINEER / SURVEYOR OF RECORD: _____

Firm Name: _____ Phone: _____

Mailing Address: _____

OWNER OF PROPERTY: RAY DAVIS

Mailing Address: 243 EAST 3RD STREET TONASKET WA

GENERAL PROJECT INFORMATION:

This application is made pursuant to the following ordinance sections: 17.70.080 Table 2 and 17.170 TMC

Description of the proposal: Complete Construction of shed

Description of the existing use(s) of the property: residential

Description of the proposed use(s) of the property: SAME

Street address of the site: 243 EAST 3RD STREET TONASKET

Short Legal description of the subject property or attach Metes & Bounds description if property not platted.

VARIANCE APPLICATION SUPPLEMENTAL QUESTIONNAIRE

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Application Date: 11/18/20

The purpose of this questionnaire is for the applicant to provide specific information relating to the variance request.

1. State the specific ordinance section in which you are seeking relief from:
Section 17.70.080 Table 2 of Ordinance # Title 17 TMC
2. Describe the specific relief sought: Relief From rear yard set back structure (accessory)
3. Describe the purpose of the request: to build a shed
4. Describe how the request is the minimum necessary: prior to beginning structure prehouse building official stated no permit or variance required
5. Describe to what extent a "to the letter" complying proposal has been considered or attempted: Informed these were not issues by prior official & began construction official (prior) stated to go 2 ft in from neighbors structures.
6. Describe how the granting of the variance would not be a special privilege with respect to other properties in the vicinity and zoning district: See Above
7. State the unique circumstances that exist on the subject property that deprive it the same rights and privileges as properties in the vicinity and zoning district: Neighbors buildings closer to alley and photos included. Followed the neighbors structures & 2 ft in as advised by prior official
8. Describe how the granting of the variance will not be detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated: Does not impact right away for alley & traffic.

VARIANCE SUPPLEMENTAL QUESTIONNAIRE
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9. Describe how the granting of the variance will not be inconsistent with the goals, policies and objectives of the City's Comprehensive Plan: It is consistent with Residential use.

Attach at a minimum a complete scaled, legible site plan, showing the scope of the request and clearly showing the above described information and any other relevant items.

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PLEASE INCLUDE: SUBJECT PERMIT APPLICATION, REQUIRED LEGIBLE PLANS AND SPECIFICATIONS, RELATED SEPA DOCUMENTS, LIST OF ADJACENT LANDOWNERS AND APPLICATION FEES.

I hereby apply for the above noted permit(s). By signing below, I hereby certify that I am the above applicant and hereby state that the foregoing information, and all information attached hereto, is true to the best of my knowledge, with the understanding that inaccurate, incomplete and/or false information may cause delays and/or provide cause to void this application and any subsequent approvals. Further, I understand that in addition to the filing fees, I am responsible for reimbursement to the City for all costs incurred in processing this application, these costs may include, but are not limited to: postage, publishing, copies, peer review and special consultant review and inspection.

Ray Davis
Applicant's Signature

11-13-20
Date

Property Owner's Signature
(Mandatory if different from applicant)

Date

<u>CITY USE ONLY:</u>	
Is the proposal categorically exempt from a threshold determination in accordance with the State Environmental Policy Act? If yes, state the basis of exemption: _____	
Record Decision:	DNS Issued on 11/18/20

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Current land use designation for the subject property:

Zoning District: R-1
Comprehensive Plan: Single/Multi Residential
Flood Plain Zone: N/A
Shoreline Environment: N/A

Are there existing relevant permits or approvals held to the subject property? If yes, state the permit number and issuing agency: No

Will the proposal effect the access to the property? If yes, please describe: No

Will the proposal require work within an existing public right-of-way? If yes, please describe:
No

Will the proposal require additions or changes to the water and/or sewer services? If yes, please describe: No

Water service is provided by: NA
Sanitary sewer service is provided by: NA
Storm sewer service is provided by: NA

If the water and/or sewer service is new or the use is expanding or changing,
Contact the Public Works Superintendent

Is the property served by an irrigation district? If yes, note the name of the servicing district and describe any effect the proposal will have on the service: No

This proposal requires by ordinance the following public notice:


- Publication of Notice of Application in the Gazette-Tribune.
- Publication of the SEPA threshold determination in the Gazette-Tribune.
- Posting Notice of Application in three (3) conspicuous places on/near the project site.
- Mailing of the Notice to the latest recorded real property owners as shown by the records of the County Assessor within at least 200 hundred feet of the boundary of the property upon which the development is proposed.
- Other: _____



Parcel: 2590061401
District Information

Owner: DAVIS, RAYMOND & TERESA

Situs: 243 3RD ST E - TONASKET



X



