

Tim Woolett

From: Sabrina Caverly <sabrinacaverly@gmail.com>
Sent: Monday, July 19, 2021 9:51 AM
To: Tim Woolett
Subject: Trung Diep Preliminary Minor Subdivision: SHP21-003

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Tim,

I am writing to submit a public comment regarding the project name:
Trung Diep Preliminary Minor Subdivision, File Ref.: SHP21-003.

The property at 135 W. Maple Street has been an eye sore since we moved into our home at 152 W Maple Street four years ago. The abandoned property is hurting our neighborhood, and thus, the development of downtown Sequim. Not only has the home been vacant and left deteriorating, transient folks have been using it and leaving it in a worse state than it was found. In addition, as a young family who would like to stay in this home and improve the neighborhood in which we live, we would like to see the property used to house those who might otherwise find it difficult to find housing in this market. For these reasons, we fully support whatever means necessary to change the property of 135 W. Maple Street into one that meets the needs of the neighborhood, and the community at large. If that means splitting the property into two lots, then so be it.

Thank you,
Sabrina Caverly
152 W Maple Street
Sequim, WA 98382
360-808-0754

Tim Woolett

From: David <dt.InternetMail@olypen.com>
Sent: Friday, July 30, 2021 8:26 AM
To: Tim Woolett
Subject: Trung Diep Preliminary Minor (Short) Subdivision

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I obtained literature about this project from the box affixed to the sign on the property.

The literature says that "The proposal will be reviewed for compliance with all applicable codes and standards, including the Comprehensive Plan & Sequim Municipal Code." However, I believe the application is not in compliance with Sequim Municipal Code.

Sequim Municipal Code (SMC) section 18.20.050 stipulates that the side yard of a residential property have a minimum of 6 feet on each side, or 12 feet on one side only if zero-lot-line development.

SMC section 18.08.020 tells us that "Yard, side" means a required setback lying between the side of a lot line and the nearest line of the building. It also tells us that "Zero lot line" means the location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

SMC section 18.24.040 tells us that "Building footprint" means the outer perimeter of a building, excluding eave overhangs and other cantilevered portions of the building projecting no more than 24 inches and no wider than 10 feet.

I have reviewed the project survey document. I have also personally surveyed portions of the property. The project survey indicates that the outside east wall of the house is the "nearest line of the building" to the east lot line of lot 5, and that the distance between the two ranges from 6' 2" to 6' 4". However, the outside east wall of the house is not the nearest line of the building, as defined by SMC 10.24.040. Any eaves, porches, and steps of a building must all be factor in when determining the location of the nearest line of the building (the Building Footprint).

Based on SMC 18.24.040, the eave of the house roof on this property cannot be excluded when determining the building footprint because the eave is much wider than 10 feet. Also, there is no exclusion for the east side porch-like structure and steps attached to the house, so this structure is also part of the building footprint.

Therefore, the actual "nearest line of the building" on the east side of the house is the east side of the bottom step of the porch-like structure, which is only 2 - 4 inches from the lot line. Since the west side of the house is not 12 feet from the west property line, using the zero-lot-line option to divide the property on the east Lot 5 line is not an option.

To be within "compliance with all applicable codes and standards," either the house needs to be torn down before the property is divided at the location in the application, or the division of the property will require moving the proposed parcel B east property line an additional six feet to the east, to the point six feet into the west side of Lot 4. This would give parcel B a width of 56 feet and parcel A a width of 39 feet for a total of 4,875 square feet. However, if this is done, parcel A/Lot 4 would be too small on

which to build a residence because SMC 18.20.050 tells us that the minimum lot size for a residential property is 5,400 square feet.

David Thomsen