

NOTICE OF PUBLIC HEARING Variance 2023-01

The City of Dayton hereby gives notice that a hearing has been scheduled for Variance VAR2023-01: Grendahl Girls, LLC on February 22, 2023 at 3 p.m. via Zoom at:
Direct Link: <https://us02web.zoom.us/j/84960636686?pwd=RERVUHdDNGdBa29WM29tV2l3VVJudz09>
Phone: 1-253-215-8782, Meeting ID: 849 6063 6686, Passcode: 137273

Approval requires notice, a public hearing, and final decision by the City hearing examiner, with appeals to the Planning Commission. This Notice will be published in the newspaper of record and distributed to surrounding property owners.

PROJECT LOCATION: 262 E. Main St., Dayton WA 99328

PROJECT DESCRIPTION: A request to approve a variance from the 25-foot minimum lot width requirement. The existing building is partitioned into two separate commercial spaces, one of which is 22 feet wide. The variance will allow for future subdivision along the existing interior building walls.

APPLICANT: Grendahl Girls, LLC, PO Box 1055, Soap Lake, WA 98851

COMPLETE APPLICATION SUBMITTED: December 27, 2022

SEPA: The City has determined that this project is Categorically Exempt from SEPA review per WAC Chapter 197-11-800(6) minor land use decisions.

CITY RESPONSIBLE OFFICIAL: Dena Martin, Planning Manager, dena_martin@co.columbia.wa.us, 509-382-4676

COMMENTS: The application materials may be viewed online at <https://www.daytonwa.com/inside-city-hall/departments/city-clerk/public-notices> and are available for viewing during normal business hours at the County Planning and Building Department, located at 114 South 2nd Street, Dayton, Washington 99328. Comments and requests to be a party of record may be submitted in writing through 4 p.m. on February 21, 2023. Testimony will also be taken during the public hearing.



City of Dayton Planning and Community Development

111 S. 1st St., Dayton, WA 99328
509-382-2361

Application for a Variance

Introduction:

A variance is a change to the adopted regulations to accommodate unusual or unique conditions peculiar to a specific property. A variance may only be used for changes in height, areas and size of lots, structure or size of yards, and open spaces. A variance cannot be used for changes in land use, increases in density, or changes to previous conditions established by a conditional use permit.

There are two types of variances applications and proceedings.

Type III Variances (zoning code, sign code, shoreline, and critical area ordinance variances)

Recommendation by – Director of Planning & Community Development

Final decision by – Hearing Examiner

Type II Variances (minor (10%)) zoning and critical area ordinance variances)

Final decision by – Director of Planning & Community Development

If you are unsure of what type of variance you are applying for, you are encouraged to schedule a pre-application meeting with the Department of Planning and Community Development prior to application submitted.

Additional information

1. [Administration of development regulations](#)
2. [Zoning and sign code variances](#)
3. [Shoreline variances](#)
4. [Critical areas ordinance variances](#)

Applicant/Agent Information:

Name of Applicant: Grendahl Girls, LLC
Mailing Address: PO Box 1055, Soap Lake, WA 98851
Email Address: terrmarie.c.grendahl@gmail.com
Telephone No.: 206-595-7929

Property Owner(s) Information:

Name of P.O.: Grendahl Girls, LLC
Mailing Address: PO Box 1055, Soap Lake, WA 98851
Email Address: terrmarie.c.grendahl@gmail.com
Telephone No.: 206-595-7929

Property Information:

1. Address of property for proposed variance:
262 E Main St
2. Tax Parcel Number: 1050190060000
3. Legal description of property: Lot 6, Block 19, Town of Dayton
4. Parcel/Lot Size: 7,200 sq ft
5. Land use/zone: Commercial/CC
6. Identify and describe known critical areas (wetlands, flood zones, geologic hazards, fish and wildlife habitat, or critical aquifer recharge) on site.

None.

General Information

1. What type of Variance are you applying for? (Select one that applies)
 - Zoning or sign code variance
 - Shoreline variance
 - Critical area ordinance variance
 - Other variance

2. Are you applying for an administrative or a standard variance?

Administrative

Conditions for granting a variance (attach additional pages if necessary):

1. Due to geography, topography or other similar condition, a strict application of the requirements of this title would deprives the applicant of rights and privileges enjoyed by other properties in the same zone:

The requested variance is for the minimum lot width of 25'. The existing building on the property is partitioned into 2 separate commercial spaces one of which is 22'. Adjoining properties have been granted a variance for the minimum lot width down to 19.25'.

2. Due to physical conditions, the development of the lot in strict conformity with the provisions of this title will not allow for reasonable use by the property owner:

To move the interior wall that partitions the 2 commercial spaces, it would take substantial reconstruction that may be hindered by unforeseen structural complications.

3. The variance, if granted, will not alter the character of the neighborhood, or be detrimental to surrounding properties in which the lot is located:

The variance, if granted, would be harmonious with the character of the neighborhood and not be detrimental to surrounding properties.

4. The variance requested will not permit a condition which is materially detrimental to the public welfare, nor injurious to other properties or improvements in the vicinity of the subject property:

No. The variance requested will not permit a condition which is materially detrimental to the public welfare, nor injurious to other properties or improvements in the vicinity of the subject property. The conditions for the variance has existed prior to ownership by the applicant/property owner.

5. The variance is not required due to conditions created by the actions of the applicant, property owner or their agents.

No, the variance is not required due to conditions created by the actions of the applicant, property owner or their agents. The conditions for the variance existed prior to ownership of the applicant/property owner.

6. Will the granting of this variance provide a special privilege? Please explain.

No. The requested variance has been granted for adjoining properties.

7. Will this variance enable an increase in the number of dwelling units permitted by the zoning district?

No

8. Will the variance allow for a land use that is not permitted under the zoning district in which the property is located?

No

Certification

I/we, the undersigned applicant(s), understand that this application must be complete and accurate and that all the required attachments must be submitted before this application may be processed. I further understand that the Department of Planning & Community Development may require and ask for additional information. I hereby swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

Grendahl Girls, LLC - PO Box 1055, Soap Lake, WA 98851

Name & Address

Signature

Date

Peni-Maria C. Grendahl 12-27-2022
Grendahl Girls LLC

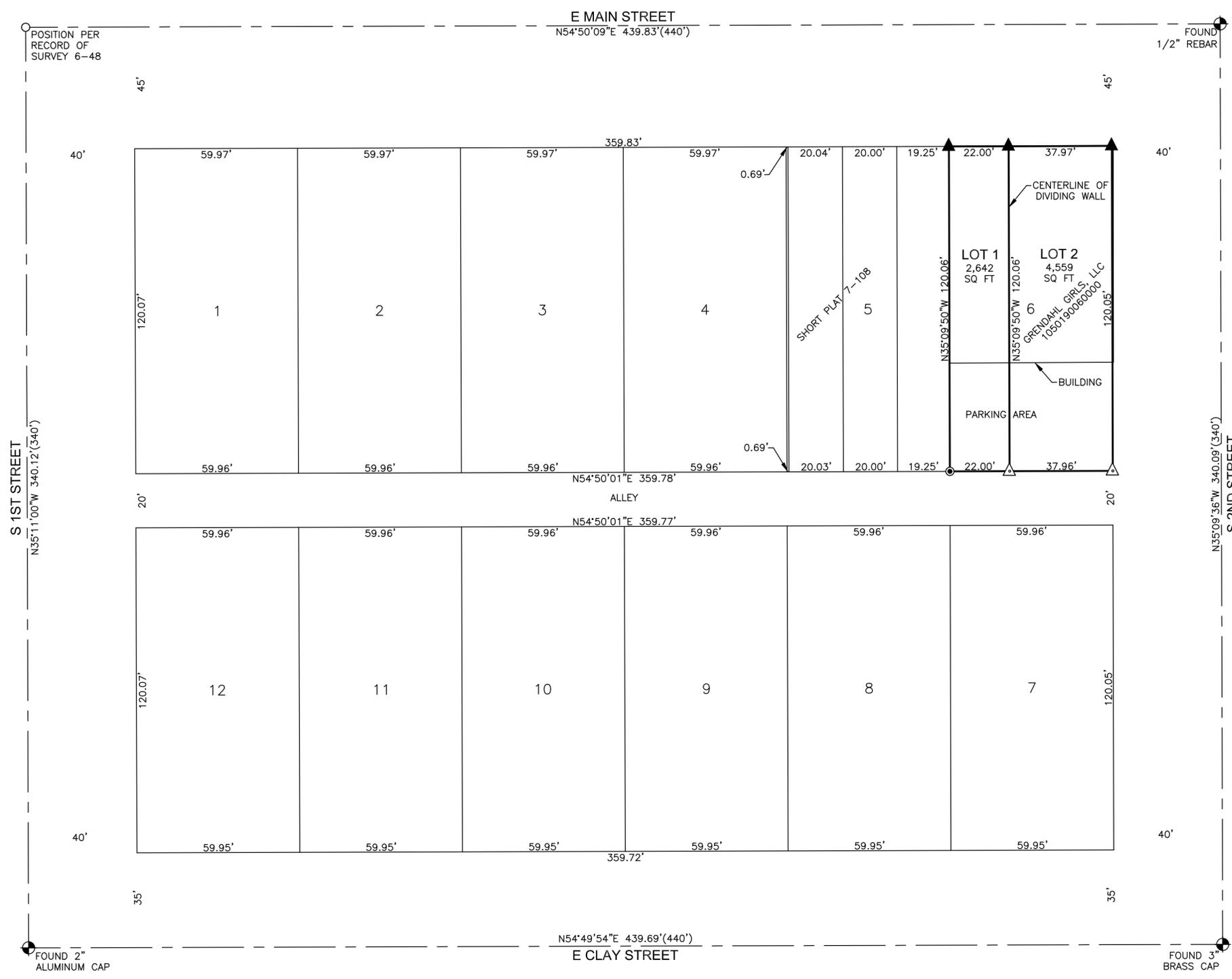
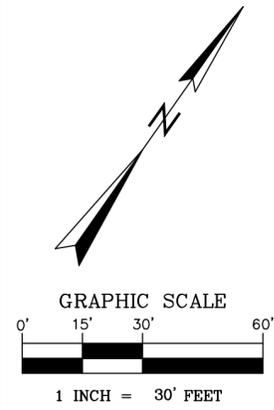
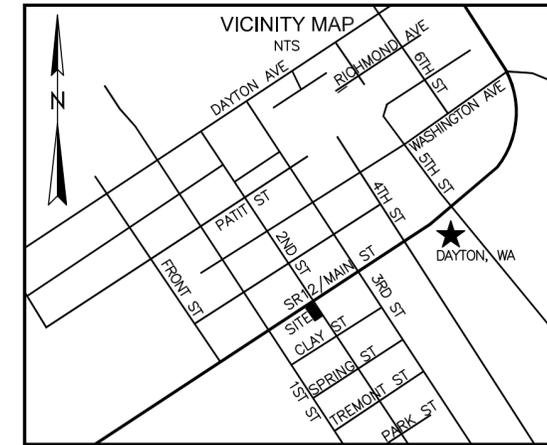
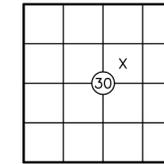
Name & Address

Signature

Date

SP2023-__ GRENDahl GIRLS, LLC SHORT PLAT

PORTION OF THE SW1/4 OF THE NE1/4, SECTION 30,
TOWNSHIP 10 NORTH, RANGE 39 EAST, WILLAMETTE MERIDIAN,
CITY OF DAYTON, COLUMBIA COUNTY, WASHINGTON



SURVEYOR'S NOTES

1. DATE OF SURVEY/MONUMENTS VISITED: NOVEMBER 2022.
2. BASIS OF BEARING: NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
3. UNITS OF MEASURE: US SURVEY FEET GRID DISTANCES. MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000148508 TO ACHIEVE GROUND DISTANCES.
4. EQUIPMENT/PROCEDURES: TOPCON HIPER GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
5. FOUND MONUMENT AS NOTED
6. SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774"
7. SET MAG NAIL & DISC "45774"
8. SET MAG NAIL & DISC "45774" OFFSET 1.00' NW ON PROJECTED LOT LINE
9. CALCULATED POINT, NOT FOUND OR SET
10. () PLAT DISTANCE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ M.,
AND RECORDED IN BOOK _____ OF SURVEYS AT PAGE _____ AT THE REQUEST
OF CHRISTOPHER C. AMMANN.

COLUMBIA COUNTY AUDITOR FILE NO _____

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER C. AMMANN, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.



CHRISTOPHER C. AMMANN DATE _____
CERTIFICATE NO. 45774



2245 Robertson Drive Office 509-375-4123
Richland, WA 99354 Fax 509-371-0999

DATE:	12/22/22
SCALE:	1"=30'
DRAWN BY:	CCA
APPROVED BY:	CCA
PROJECT:	22106
SHEET 1 OF 2	

