

# Major Variance Submittal

## Submittal Items

*Please included the following:*

- Application
- 2 sets any applicable plans
- Residential Project
  - Intake fee: \$400
  - Deposit: \$1000
- Nonresidential Project
  - Intake fee: \$750
  - Deposit: \$2000

*The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If*

Describe variance requested (*be as specific as possible*):

Please **demonstrate** how the proposal is compliant with the following criteria: (*An answer of YES is not sufficient; Use a separate sheet, if necessary.*)

**1. What** special circumstances apply to the subject property or intended use that do not apply to other property or classes of use in the same vicinity and zoning?

**2. How** is the *variance* necessary for the preservation and enjoyment of a substantial property right or use which is possessed by other property in the same vicinity and zoning classification but denied to the subject property because of special circumstances?

**3. How** will the variance not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity and zoning classification?



**THE CITY OF FIRCREST**

Planning and Building  
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# Exhibit K

**4. How** would strict enforcement of the provisions of this title create a practical difficulty or unnecessary hardship for the property owner?

**5. How** is the practical difficulty or unnecessary hardship has not been created by the owner or by a predecessor in title?

**6. How** will the granting of the variance be consistent with the purpose and intent of the zoning classification and the comprehensive plan land use designation of the subject property and will not conflict with other applicable codes, design guidelines, and comprehensive plan goals and policies?

*For complete development regulations, please see FMC Chapter 22.74.*

## MAJOR VARIANCE – IMPERVIOUS SURFACES

### Describe variance request (be as specific as possible):

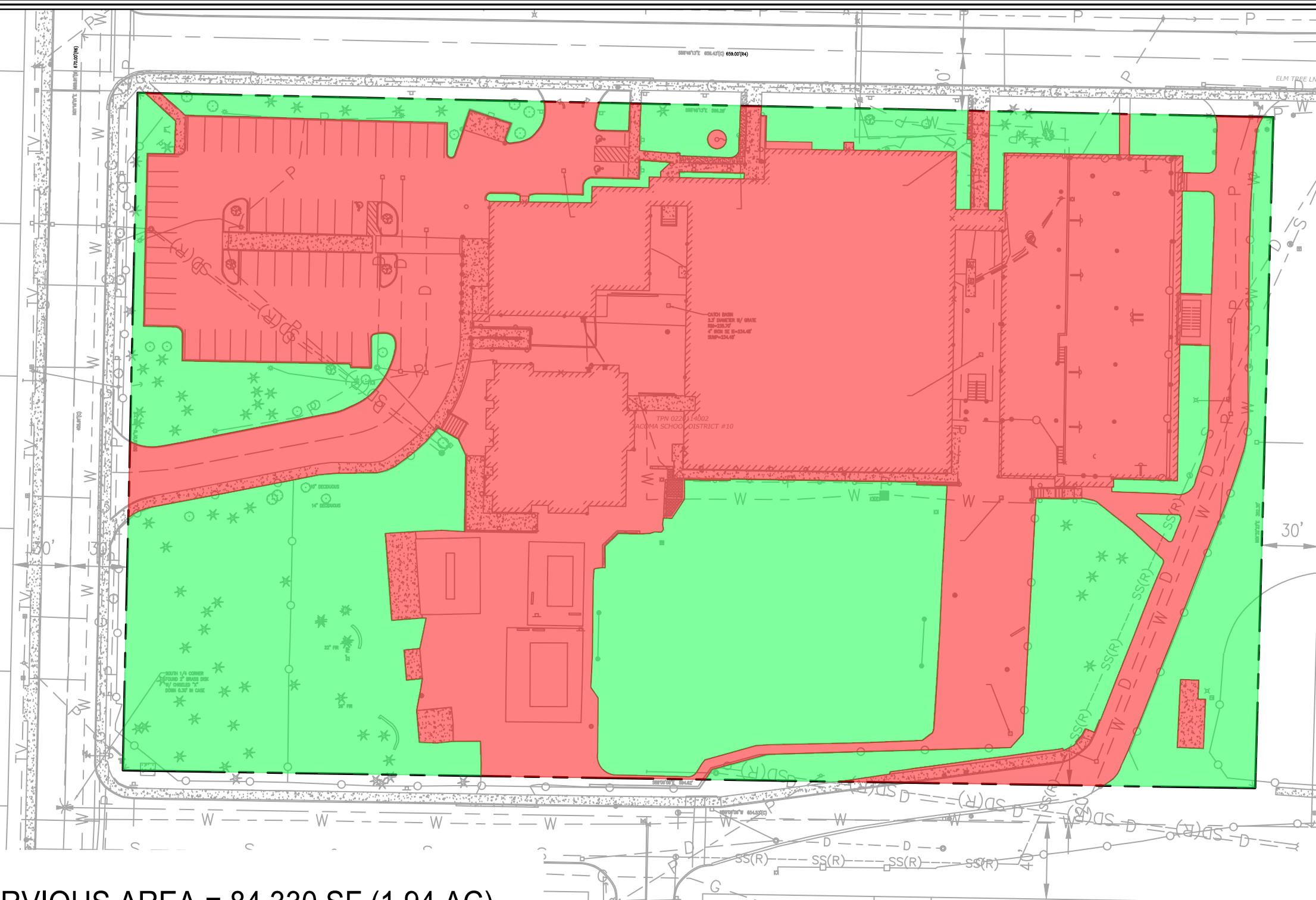
Fircrest Municipal Code (FMC) 22.32.005 – R4 Development Standards establishes a maximum impervious surface coverage of 50% for structures and other impervious surfaces combined. The existing school campus currently exceeds this standard, with approximately 60% impervious surface coverage.

The proposed project seeks a variance to maintain the existing level of land cover while implementing the planned improvements. The current design reflects 59.2% impervious surface coverage. To limit costs and environmental impact, the project retains the existing parking lot and minimizes new impervious areas where feasible, including designing the new school as two stories. Updated hardscape and walkways are strategically reconfigured to improve educational access, meet accessibility and other code requirements, and enhance community wayfinding throughout the site. New bus circulation and student drop-off areas are provided to reduce conflicts and enhance safety.

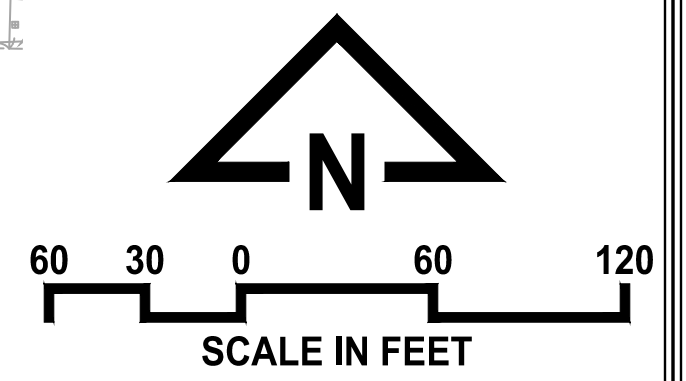
Additionally, the site discharges to the Leach Creek Holding Ponds that are Category 1 wetlands. Maintaining the existing level of impervious surface coverage also maintains similar flow characteristics resulting in minimal changes to the downstream wetland's hydroperiod, which is consistent with the goals of Fircrest's stormwater management code (FMC 20.24) and the Washington State Department of Ecology's Stormwater Management Manual for Western Washington, which has been adopted by ordinance.

This approach maintains the overall impervious area compared to existing conditions while supporting the safe, functional, and equitable operation of the school campus. For reference, see the Land Cover Diagrams at the end of this document and sheet C-002 PAVING PLAN in the accompanying CUP drawing set.

# Exhibit K



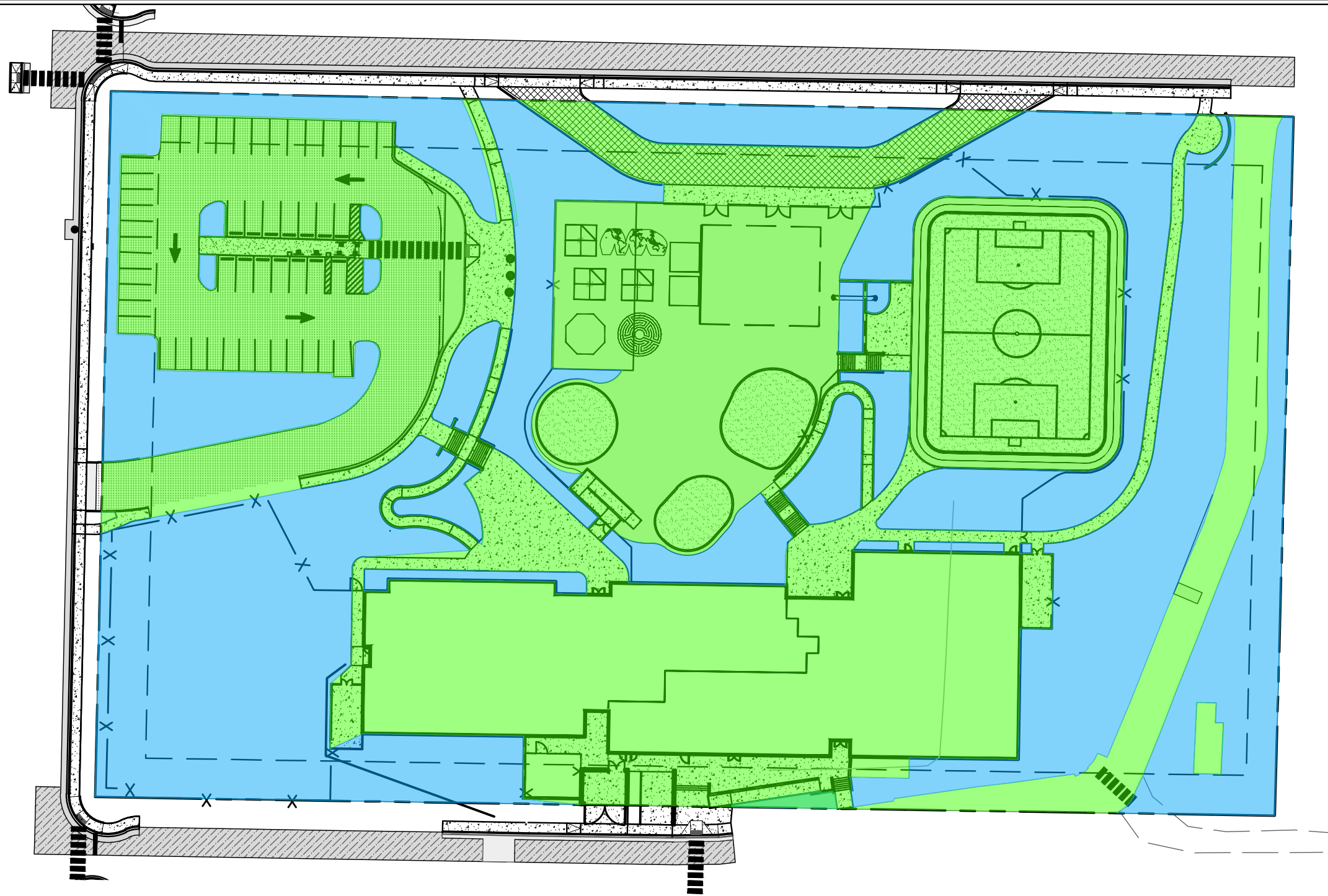
**PERVIOUS AREA = 84,330 SF (1.94 AC)**  
**IMPERVIOUS AREA = 126,465 SF (2.90 AC)**  
**IMPERVIOUS PERCENTAGE OF SITE = 60%**  
**TOTAL AREA = 210,795 SF (4.84 AC)**



**WHITTIER ELEMENTARY SCHOOL**  
**EXISTING LAND COVER**

**EXH. C-1**

Exhibit K



PERVIOUS AREA = 86,095 SF (1.98 AC)  
IMPERVIOUS AREA = 124,700 SF (2.86 AC)  
IMPERVIOUS PERCENTAGE OF SITE = 59.2%  
TOTAL AREA = 210,795 SF (4.84 AC)

