



March 3, 2020

Mr. Jeff Wilson
City of DuPont
1700 Civic Drive
DuPont, Washington 98327

SUBJECT: REQUEST FOR VARIANCE 4, PUBLIC WORKS FACILITY – NORTH
SITE, PLNG2019-024
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON
G&O #19233.00

Dear Mr. Wilson:

On behalf of the Applicant, the City of DuPont, we are submitting this request for variance on the Public Works Facility – North Site, as covered under DuPont Municipal Code (DMC) Chapter 25.160, Variances. We previously submitted a request for variances from three City codes with a letter dated February 27, 2020. We are requesting a fourth variance to the following specific code:

- 4) Chapter 25.35, Mixed Use District, DMC 25.35.050, Building Setback Restrictions, Part (1) “The front yard setback shall be between zero and 20 feet, except when across the street from a residential district, in which case it shall be that of the adjoining residential district”

REQUEST FOR VARIANCE 4: DMC 25.35.050(1) – FRONT YARD SETBACK

The variance description, justification and responses to variance review criteria are the same as for Request for Variance 1: DMC 25.70.020(3)(a) – Building Setback and Street Frontage in our letter dated February 27, 2020.

BUILDING SETBACK EXHIBIT

Attached is an exhibit showing the following information related to the requested variances for building setbacks:

- Building setbacks from Civic Drive right-of-way for the two existing buildings (Public Safety Building and City Hall Building).



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- Building setbacks from access easement and from Civic Drive right-of-way for the three proposed buildings (Main Building, Covered Storage Building and Fueling Facility).
- Primary building pedestrian entrances for the two existing buildings (Public Safety Building and City Hall Building) and for the proposed Main Building.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/sp
Encl.

cc: Mr. Gus Lim, P.E., Public Works Director, City of DuPont
Ms. Lisa Klein, AHBL, Inc.