



VARIANCE, UNUSUAL USE, REASONABLE USE EXCEPTIONS APPLICATION

CPD RECEIVED
08/16/2018 JLEE

OFFICIAL USE ONLY		
Case #: _____	Master File #: <u>18-3543</u>	Date: _____
Received By: <u>P.Smith</u>	Project Planner: <u>P.Smith</u>	Related Cases: _____

Attached with General Land Use Application

Variance, OMC 18.66.020 Unusual Use, OMC 18.66.040 Reasonable Use Exception, OMC 18.66.040

Copies of the City of Olympia codes referenced above are available on request and on the website, olympiawa.gov

PARKING VARIANCE: A different form is to be used to apply for a variance from the standard number of parking spaces.

Name of Applicant: McGRANAHAN ARCHITECTS (MATT LANE, PRINCIPAL, PROJECT MANAGER)

Project Name: CAPITAL HIGH SCHOOL (CHS) - PERFORMING ARTS CENTER

VARIANCE, UNUSUAL USE, REASONABLE USE EXCEPTION, or MODIFICATION APPLICATION

Variance, Unusual Use, or Reasonable Use Exception Application, or request to modify any prior approval shall include all of the content of a **General Land Use Application**, and:

1. A statement, which may be accompanied by maps or illustrations, describing the purpose of the modification, variance or exception, the specific standard or provision from which any variance or exception is sought, the extent of the variance or exception sought, and the reasons or justification in support of the modification, variance or exception.
2. Submit a list of all property owners within a 300-foot radius of the property boundaries. This list must be prepared and certified by a title company. Staff will use this list to provide notice.

Note: Any variance sought which is associated with a subdivision application must accompany that application.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

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CHS – Performing Arts Center
OLYMPIA SCHOOL DISTRICT NO. 111
1718.00

CITY OF OLYMPIA - LAND-USE VARIANCE APPLICATION

VARIANCE STATEMENT – BUILDING HEIGHT

The Olympia School District proposes to build a new Performing Arts Center (PAC) as part of the existing Capital High School campus. Based on functional requirements of a stage/fly-loft and house seating area, this building requires a building height in excess of the building height allowed by zoning.

Capital High School is located zone R4-8 and permitted as a Conditional Use (OMC 18.04 T4.01). Residential development standards for zone R4-8 include a maximum building height of 35'(OMC 18.04 T4.04). Additional height regulations permit roof projections to exceed the height limits for the district by eighteen (18) feet, provided that such structures do not contain floor space: roof structures housing elevators, stairways, fans, ventilating fans or similar equipment required to operate and maintain the building; fire or parapet walls; skylights; towers; flagpoles; chimneys; smoke stacks; wireless masts; television antennas; steeples; and similar structures (OMC 18.04.080 I-1).

The current school has a building height of 43'-6", accommodating the school's gymnasium and music facilities. The PAC addition has been sited to take advantage of the existing grade of the site and minimize the mass of the theater. It is located between the existing school Commons and Conger Avenue, but set back from the street approximately 150 feet. The existing classroom pods are set back from the street approximately 100 feet. Grade will transition around the PAC as part of the integration to the existing school. The PAC stage fly loft with parapets will measure 54'-0" above finish floor (193.33'). The building height accounting for average finish grade around the PAC (estimated at 197.83') is proposed at 49'-6".

Additional context: Roof projections are permitted to exceed the height limits for the district by eighteen (18) feet, provided that such structures do not contain floor space (OMC 18.04.080 I-1). Although the stage fly-loft and house seating areas are not identified in the code for roof projections, the reasoning for allowing added height is consistent with the structures listed and similar structures. Also, for existing state community college complexes located in zone R4-8 a building height of 60 feet is permitted for structures setback 100 feet from adjacent residential properties (OMC 18.04.080 I-4). A similar building height variance was granted for the theater at Olympia High School.

CAPITAL HIGH SCHOOL- PERFORMING ARTS CENTER- VARIANCE REQUEST

Before any variance is granted, the Hearing Examiner shall find that the following circumstances exist:

1. That the proposed variance will not amount to a rezone or constitute a change in the district boundaries shown on the Official Zoning Map;

Applicants Response: *The property is zoned R4-8 where schools are permitted as a Conditional Use (OMC 18.04 T4.01). No rezone or district boundaries changes are sought.*

2. That because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property the variance is necessary to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;

Applicants Response: *The variance request is being sought to accommodate the functional size and shape requirements of the theater stage fly-loft and production level areas. Olympia High School, similarly sited in zone R4-8, was granted a height variance for its Performing Arts Center.*

3. That the special conditions and circumstances do not result from the actions of the applicant;

Applicants Response: *School districts often provide theaters in larger high schools to align with curriculum and community expectations. The zoning code recognizes that school facilities may be conditionally sited in Residential Districts, where height variances may be required to accommodate the building and use.*

4. That granting of the variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property is located;

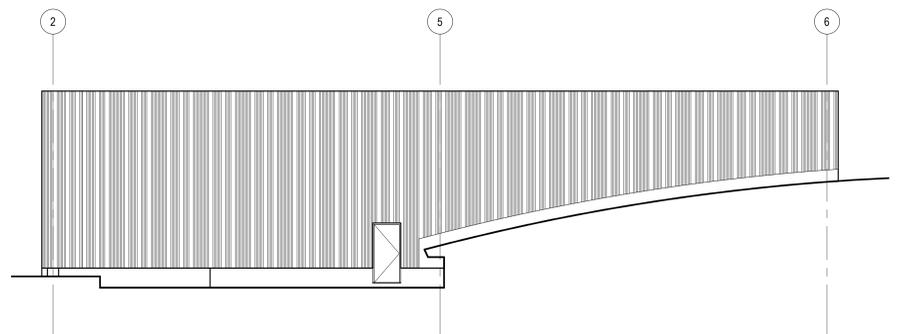
Applicants Response: Although theater stage fly-loft and production levels are not explicitly identified in the code, the variance request is consistent with additional height allowances for roof projections (OMC 18.04.080 I-1). Similar height variance requests for theaters have been granted at other school sites, and similar height variance requests are often granted for school facilities like gymnasiums where the added height is associated with the function.

5. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which subject property is situated; and

Applicants Response: As an educational facility and performing arts venue, the proposed building is intended to be a community asset. To minimize impact on adjacent properties, the proposed building is set back from the street approximately 150 feet. This is further from the street than the existing school which is set back 100 feet.

6. That the variance is the minimum variance necessary to provide the rights and privileges described above.

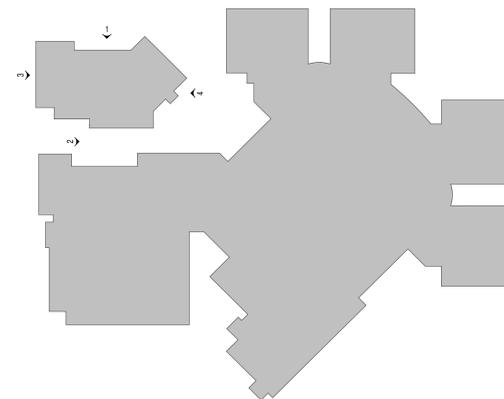
Applicants Response: The building height is based on functional space needs of a theater and associated life safety requirements of theaters. The proposed building location on the site takes advantage of the topography and lessens the visual impact of the height. For the building type proposed, the requested variance height is the minimum required.



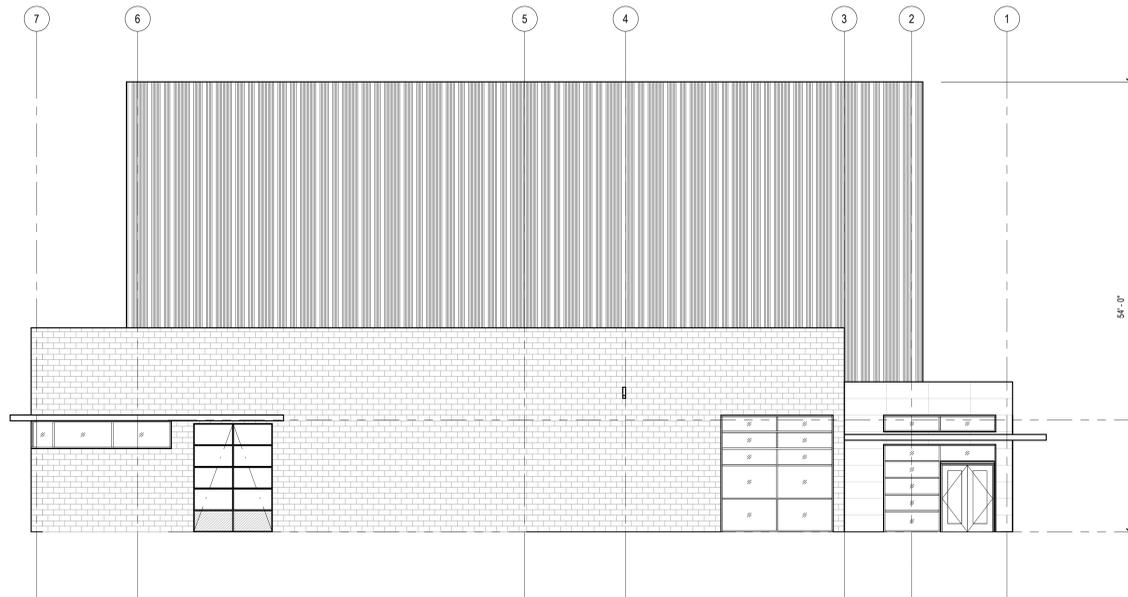
PAC - EXTERIOR ELEVATION EAST
Scale: 1/8" = 1'-0" 4

EXTERIOR FINISH LEGEND

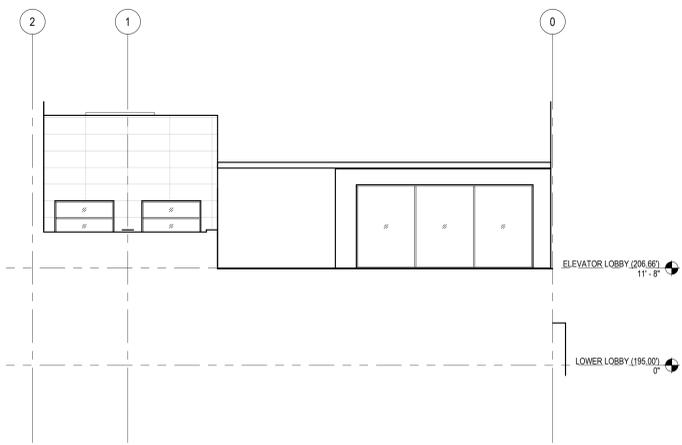
- METAL PANEL A
- METAL PANEL B
- CEMENT BOARD SIDING - A
- CEMENT BOARD SIDING - B
- EXISTING CMU
- CMU VENEER
- EXISTING METAL PANEL
- REFINISHED STUCCO



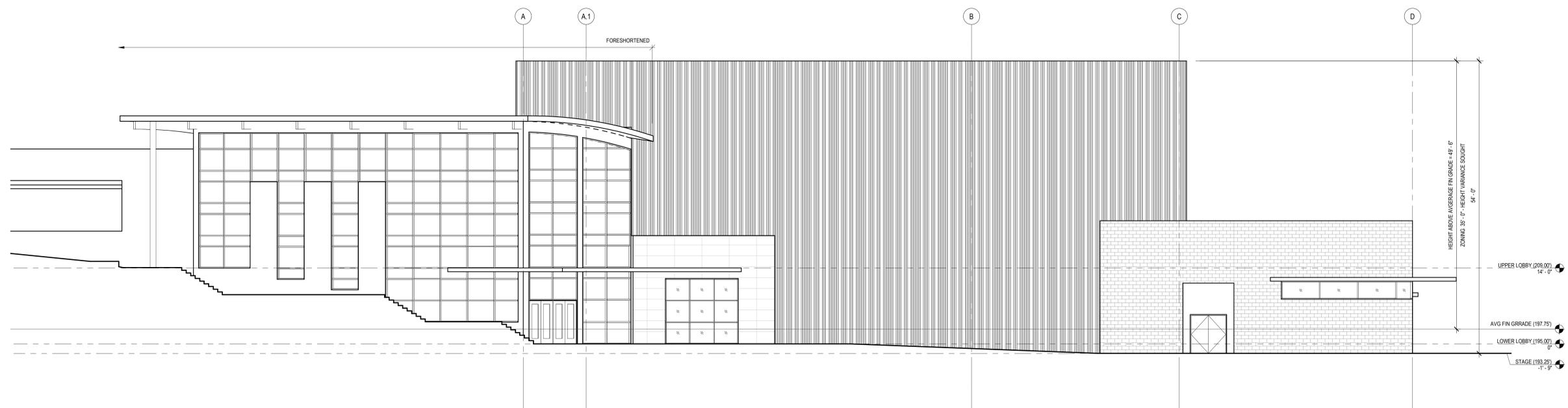
KEY PLAN
NOT TO SCALE



EXTERIOR ELEVATION WEST
Scale: 1/8" = 1'-0" 3



EXTERIOR ELEVATION - STAIR TOWER WEST
Scale: 1/8" = 1'-0" 2

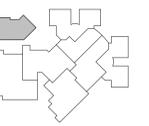


EXTERIOR ELEVATION NORTH
Scale: 1/8" = 1'-0" 1

NOT FOR CONSTRUCTION

project
CHS ENVELOPE IMPROVEMENT
& PAC ADDITION
client
OLYMPIA SCHOOL DISTRICT NO. 111
location
OLYMPIA, WA

Project No. 1718.000
PAC - EXTERIOR ELEVATIONS



KEY PLAN

issued
SD COST ESTIMATE 08 JUN 18
SD 13 JUL 18
CUP 15 AUG 18

drawn
BS
checked
ML

sheet
A5.02