

## Administrative Variance

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New Century Transport

PREPARED BY

Jacob Miller, Project Planner

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PREPARED FOR

136 Holdings, LLC

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CLIENT ADDRESS

250 H Street, Unit 311  
Blaine, WA 98230

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SITE ADDRESS

1812 136<sup>th</sup> Ave E, Sumner,  
WA 98390

PROJECT NO.

22713

DATE

02-11-2026

JURISDICTION

City of Sumner

**NEW CENTURY TRANSPORTATION  
ADMINISTRATIVE VARIANCE  
CITY OF SUMNER  
FEBRUARY 2026**

**VARIANCE REQUEST:**

SMC 18.18.050.4 lists the front yard setback for the M-1 zone as 20 feet. SMC 18.50.045.A.1 allows for up to a 20% reduction to setbacks. The applicant proposes to reduce the front setback from 20 feet to 16 feet. SMC 18.18.060.B states that yards adjacent to the street must be landscaped. The requested 16-foot front setback will be fully landscaped in accordance with SMC 18.18.060.C.d.iii.

<b>SMC 18.50.030 Criteria for granting a variance</b>	<b>Response:</b>
<p>A. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and in the zone in which the subject property is located; and</p>	<p>It appears that properties in the vicinity within the M-1 zone containing similar uses provide a mixture of screening features less than what code requires the applicant to provide.</p> <p>The neighboring property to the south which contains a truck storage use does not include a fence and the RV storage property further south contains a fence but no berm.</p> <p>The combination of the 16-foot buffer and the addition of the fence will meet or exceed the level of screening relative to properties in the vicinity and commensurate with the level of development proposed, negating the constitution of a special privilege.</p>
<p>B. Because of special circumstances relating to the size, shape, topography, location or surrounding of the subject property, which were not created by the owner or applicant, the strict application of the applicable land use regulations would deprive the property of rights and privileges enjoyed by other properties in the vicinity and in the zone in which the subject property is located; and</p>	<p>The existing 25-foot driveway is the minimum width required for a Commercial Driveway per Standard Detail R6-8 which is an existing condition that is restrictive to truck /trailer turning movements. The narrow width of the lot and the location of the existing structure further restrict the functionality of the site for the proposed use. The strict application of the full 20-foot setback and landscape buffer would further restrict the necessary truck/trailer maneuvering geometry.</p>
<p>C. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is situated; and</p>	<p>The frontage is industrial in character, and the intent of the buffer, screening outdoor storage from the public right-of-way can be fully achieved within a 16 ft setback and landscape buffer.</p>

D. The authorization of such variance will not adversely affect the implementation of the Sumner comprehensive plan and subsequent regulations; and	The request represents the minimum relief available and would not alter neighborhood character or conflict with the Comprehensive Plan.
E. The literal interpretation and strict application of the applicable land use regulations would cause undue and unnecessary hardship; and	The adaptive reuse of the existing structure and truck/trailer storage use does not constitute a full redevelopment of the site, therefore strict application of the required standards would not be commensurate with the proposal and would cause undue and unnecessary hardship.
F. The requested variance does not go beyond the minimum necessary to afford relief.	The request represents the minimum relief available with the requested 20% setback reduction.