

**Date:** 5/4/2026

**To:**

City of Sumner – Development Services Department

**Re:** Variance (Administrative) + Boundary Line Adjustment

**Property Address:** 809 Ryan Ave, Sumner, WA

Dear City Staff,

I am submitting this application for an administrative variance in conjunction with a proposed Boundary Line Adjustment (BLA) for the property located at 809 Ryan Ave.

The request is to allow an existing freestanding gazebo structure to remain within the required rear yard setback. The structure measures approximately 19 feet by 16 feet and is located along the rear property line, encroaching into the 30-foot rear setback required under SMC 18.12.

In an effort to bring the property into greater compliance, I am also proposing a Boundary Line Adjustment with the adjacent property at 815 Ryan Ave. This adjustment would shift the rear property line approximately 5 feet to the south, thereby reducing the extent of the nonconformity.

No expansion of the structure is proposed. This request represents the minimum variance necessary to allow the existing structure to remain after partial compliance is achieved through the BLA.

The gazebo is an existing structure that has not created adverse impacts to neighboring properties. It does not affect access, light, air, or safety, and is consistent with the residential character of the neighborhood.

This application reflects a good faith effort to resolve an existing condition through a combination of compliance measures and minimal variance relief. I am also willing to make reasonable modifications to the structure if required as a condition of approval.

Thank you for your time and consideration.

Sincerely,

Jory Davies

253-348-6459

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