The meeting was called to order at 6:30 p.m. A quorum was present.

*Staff presented the case.*

**NEW BUSINESS**

**Variance: James Jr. & Amy Honeycutt**

**Application 916763**

- **Applicant:** James Jr. & Amy Honeycutt
- **Planner:** Donna Rhea, donna.rhea@piercecountywa.gov

Request:

- Variance for construction of a 900-sq. ft. detached garage with a 450-sq. ft. storage loft on the second floor. The request includes the following: 1) Reduction of the front yard setback off Creso Rd S. from 25 feet to 7 feet from the future right-of-way dedication; 2) Reduction of the front yard setback off 16th Ave S from 25 feet to 5 feet from the future right-of-way dedication; and 3) Reduction of the interior yard setback abutting the northern property line from 5 feet, 3 inches to 4 feet, 6 inches. All proposed setbacks are measured from the roof overhang to the required dedicated right-of-way.

Prior to the meeting, it was discovered that a front porch, constructed without benefit of a residential building permit may need a variance so staff included discussion on it in the event the applicant wanted to include that within the current variance application.

**APPLICANT/AGENT COMMENT**

Jennifer Weddermann, agent, addressed the commission and answered questions.

Amy Honeycutt, applicant, addressed the commission and answered questions.

**COMMISSION QUESTIONS/DISCUSION**

- Question ask about existing fence and property line.
- Property has lower elevation, are any French drains proposed for water runoff.
- Are living quarters proposed in the second story?
- Question on existing covered parking and 10-foot by 10-foot storage shed.
- Discussion of how there is not much room on the parcel due to narrowness of lot and additional right-of-way being required.

**PUBLIC COMMENT**

No members of the public spoke.

*Public comment closed.*

**Motion made** (Dupea/May) to recommend approval of the variance for the garage and to allow the porch to remain as is. *Motion passed unanimously.*
OLD BUSINESS
Minutes
(January 6, 2020)

Motion made (Dupea) to table old business until the next meeting since the meeting did not have a Chair. Motion passed.

OTHER BUSINESS

-motion to adjourn at 7:30 p.m.