

LAND USE VARIANCE: LANN

Jennifer Kreifels

Pierce County Land Use and Environmental Review

July 28, 2021

Gig Harbor Advisory Land Use Commission

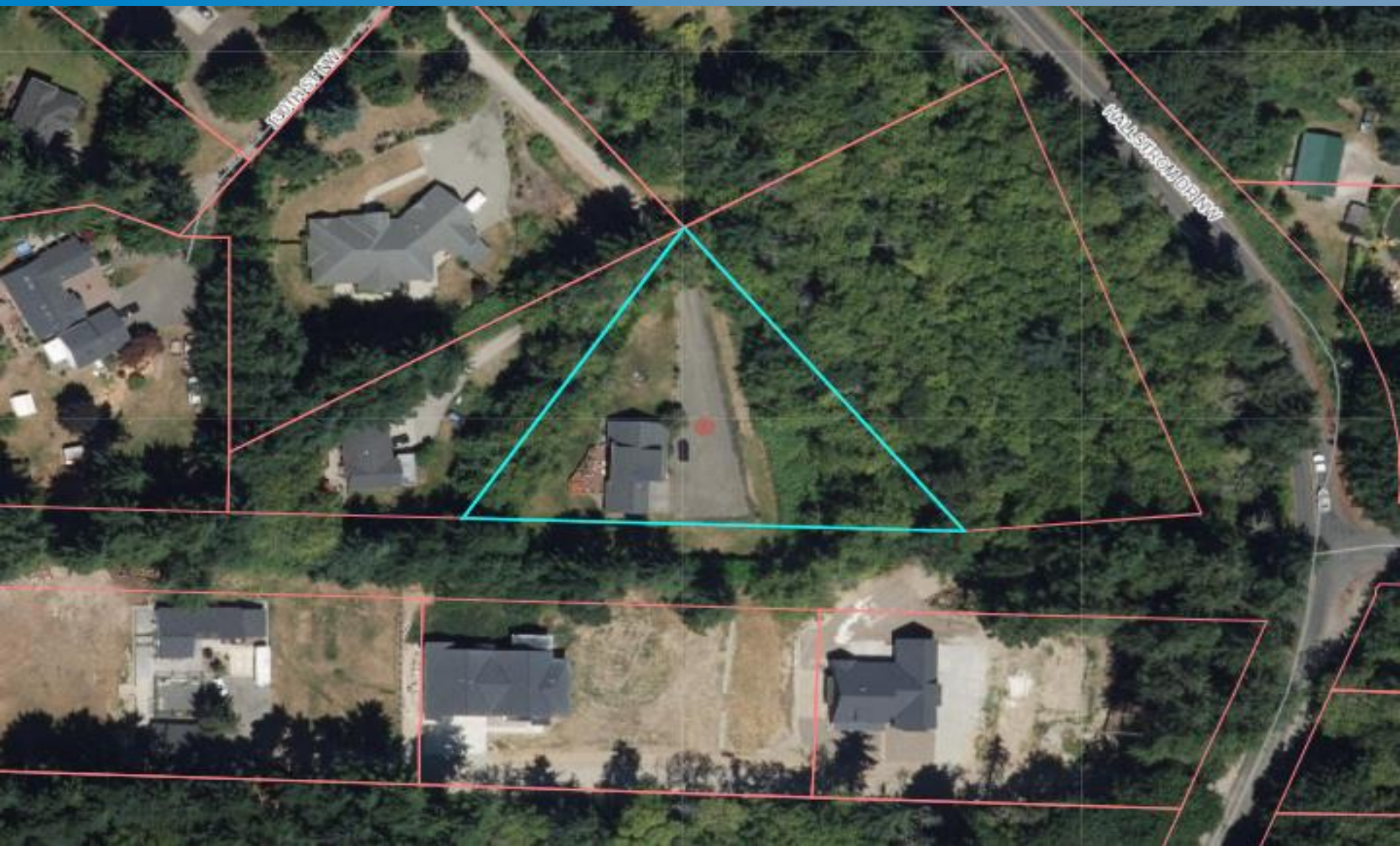
Proposal

- Applicant is requesting to reduce the setback at the south property line from 25 feet to 15 feet from an unopened right of way (ROW) in the Rural 10 (R10) zone.
- Construct a 1,000 square foot, one story addition, to the single-family home.
- No further into setback than the existing SFR.
- Serviced by Peninsula Light, Washington Water and on-site septic.

Characteristics: 822 130th St. N.W.

- Legal lot Short Plat (SP) 78-928 as Lot 3 then Lot 2 of SP 9110170604.
- SP Alteration 2021-04-05-5001 to relocate the open space area.
- The home was built in 1992, 1,660-sf with a 620-sf attached garage.
- The County Assessor lists the parcel as 0222218075 and 0.84 acre.
- Access is via a private unpaved driveway from 130th St. N.W.
- Currently, the use is a single-family residence approximately
- Some slope at far west/upwards of approx. 30% on the east.
- Site is relatively flat where the addition is proposed.
- Lot is triangular in shape, has a keystone retaining wall & vegetation buffer along the west line, an open space and gravel drive within the eastern portion and drainfields to the north.

2020 County Aerial

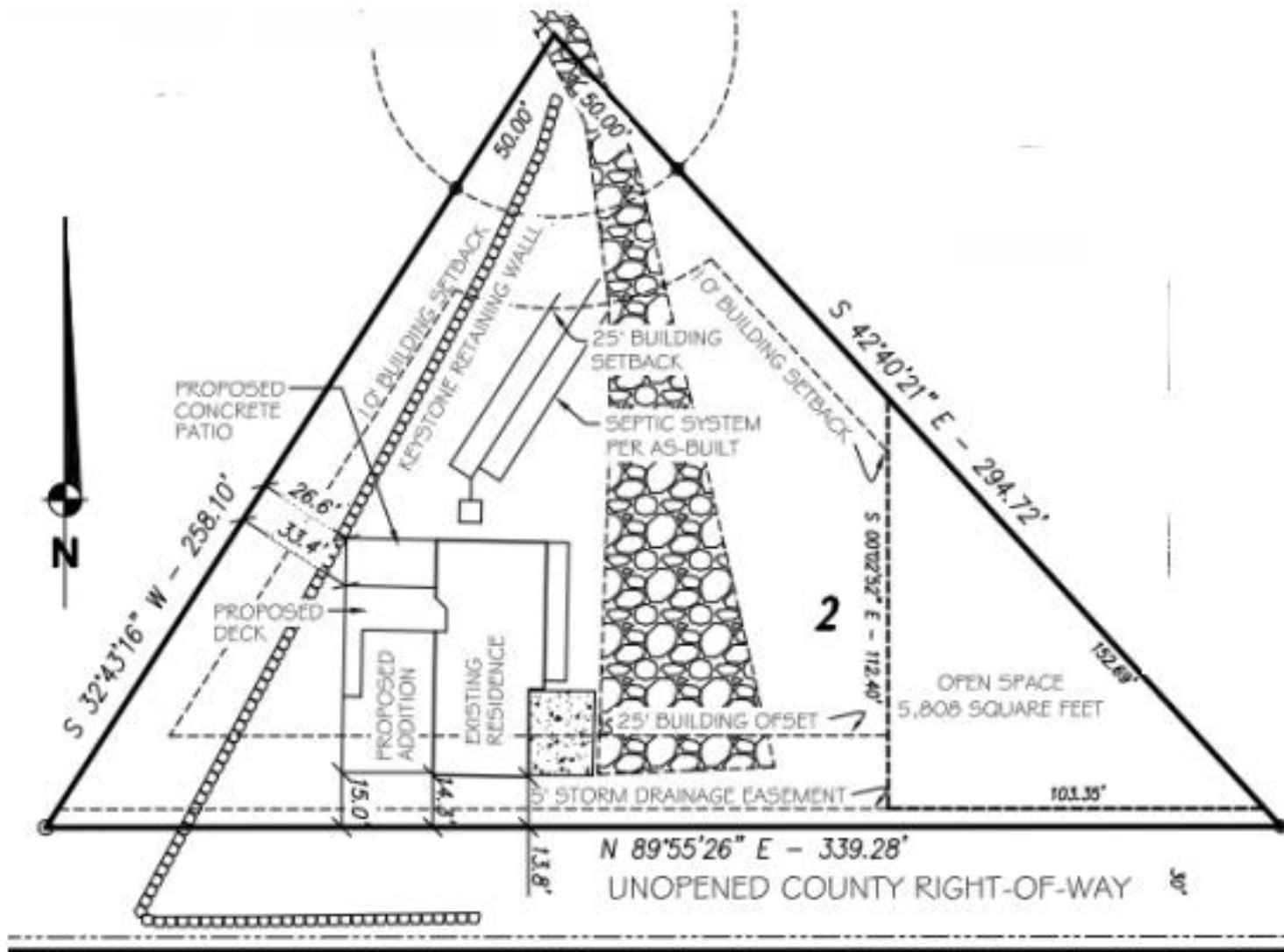


Vicinity/Zoning Map



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Proposed Site Plan





Agency and Public Comments

- Pierce County Resource Management:
 - No site constraints for wetlands or fish/wildlife.
- Development Engineer:
 - Future ROW needs in this location are 5' for the extension of 128th St NW.
 - Reduced setback would be 8.8' based on survey provided by Aspen Land Surveying.
 - A basic Site Development permit must be submitted in accordance with PCC 17A-Site Development and Stormwater Drainage.
- **No Public Comments** have been received.

Variance Findings

- The Variance Findings are as follows:
 1. Special Circumstances to the subject property – Shape, location of drainfields, driveway and open space.
 2. A SFR is a substantial use and property right enjoyed by neighboring parcels similar in size and also zoned R10.
 3. No evidence that granting this variance will be materially detrimental.
 4. The variance is consistent with the Comprehensive Plan and applicable Gig Harbor Community Plan.
 5. There is no evidence of significant adverse environmental impact.
- ❖ Does the PAC believe that the applicant is meeting the Variance Use Permit Requirements?

QUESTIONS?

Jennifer Kreifels

(253)798-6322 or email Jennifer.Kreifels@piercecountywa.gov

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Lann Variance