



SHORT PLAT VARIANCE:

BACHMEIER

Tony Kantas
Pierce County Planning & Public Works

Project Proposal

The applicant submitted a short plat application to subdivide a 3.58 acre property into 2 single-family residential lots. The short plat includes the following two variances:

- A variance to the requirements of PCC 18A.15.020.B.2.a, which requires only one lot within the subdivision to exceed 7,260 square feet in size when the subdivision is more than 300 feet from a sewer hook-up and the minimum density requirement of the zone is not achieved through the subdivision.
- A variance to PCC 18A.37.020.B, which requires structures typically accessory to a residence, such as garages, greenhouses and storage buildings, may only be permitted without a principal use up to a maximum of 576 total square feet.

Background

Address: 11524 Woodland Avenue East

Lot Size: 3.58 acres

Community Plan: Mid County

Zoning: Single-Family (SF)

- Requires a density of 4 dwelling units per acre

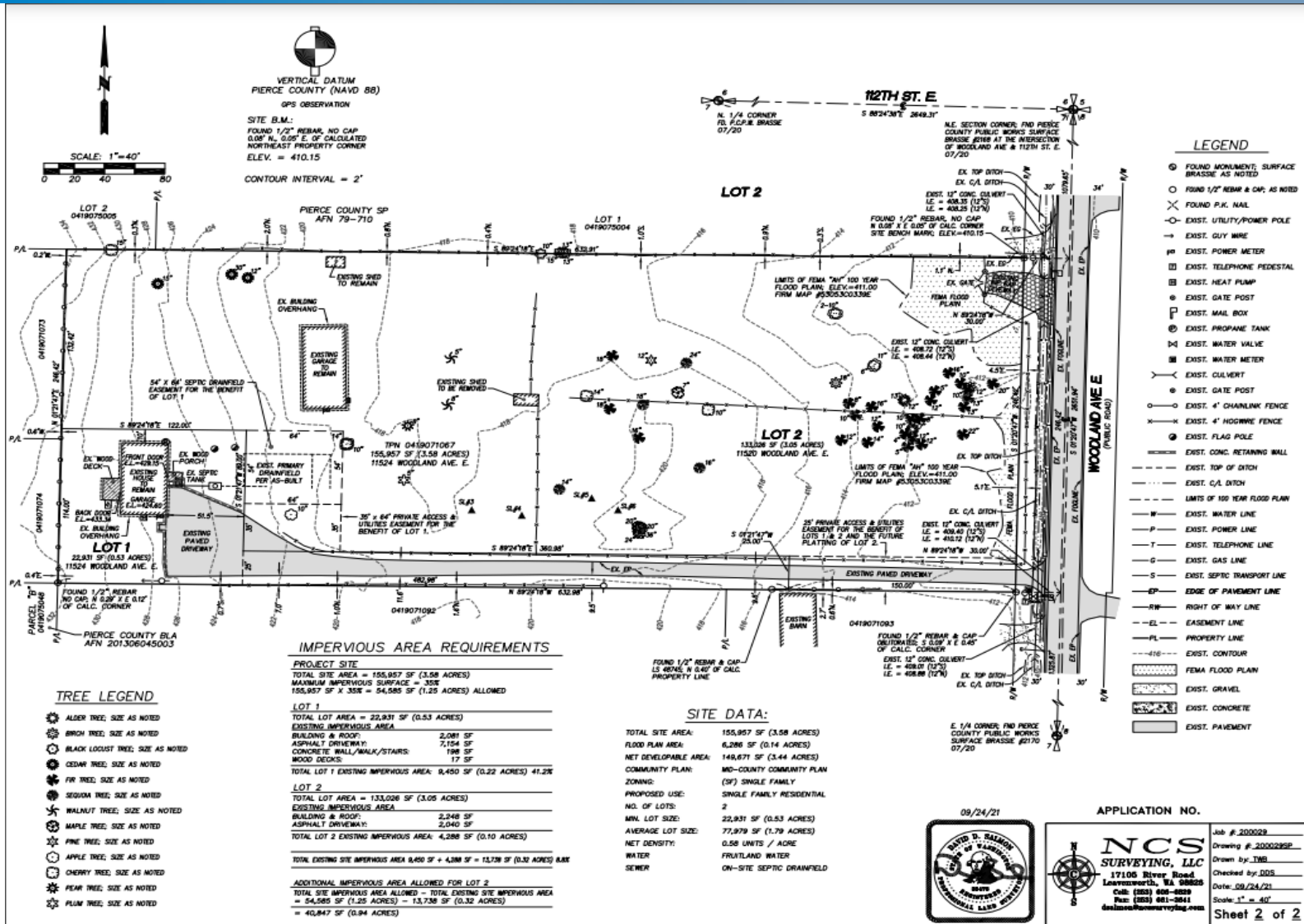
Critical Areas: Flood Zone along Woodland Ave

Vicinity Map





Preliminary Short-Plat Map



LEGEND

- FOUND MONUMENT, SURFACE BRASS: AS NOTED
- FOUND 1/2" NAIL & CAP, AS NOTED
- ✕ FOUND P.K. NAIL
- EXIST. UTILITY/POWER POLE
- EXIST. GUY WIRE
- ⊞ EXIST. POWER METER
- ⊞ EXIST. TELEPHONE PEDESTAL
- ⊞ EXIST. HEAT PUMP
- ⊞ EXIST. GATE POST
- ⊞ EXIST. MAIL BOX
- ⊞ EXIST. PROPANE TANK
- ⊞ EXIST. WATER VALVE
- ⊞ EXIST. WATER METER
- EXIST. CULVERT
- EXIST. GATE POST
- EXIST. 4" CHAINLINK FENCE
- EXIST. 4" HOODLINE FENCE
- EXIST. FLAG POLE
- EXIST. CONC. RETAINING WALL
- EXIST. TOP OF DITCH
- EXIST. C/A DITCH
- LIMITS OF 100 YEAR FLOOD PLAN
- EXIST. WATER LINE
- EXIST. POWER LINE
- EXIST. TELEPHONE LINE
- EXIST. GAS LINE
- EXIST. SEPTIC TRANSPORT LINE
- EP EDGE OF PAVEMENT LINE
- RR RIGHT OF WAY LINE
- EL EASEMENT LINE
- PL PROPERTY LINE
- 416 EXIST. CONTOUR
- FEMA FLOOD PLAN
- EXIST. GRAVEL
- EXIST. CONCRETE
- EXIST. PAVEMENT

IMPERVIOUS AREA REQUIREMENTS

PROJECT SITE
 TOTAL SITE AREA = 155,957 SF (3.58 ACRES)
 MAXIMUM IMPERVIOUS SURFACE = 35%
 155,957 SF X 35% = 54,585 SF (1.25 ACRES) ALLOWED

LOT 1
 TOTAL LOT AREA = 22,931 SF (0.53 ACRES)
 EXISTING IMPERVIOUS AREA
 BUILDING & ROOF: 2,081 SF
 ASPHALT DRIVEWAY: 7,154 SF
 CONCRETE WALL/WALK/STAIRS: 198 SF
 WOOD DECKS: 17 SF
 TOTAL LOT 1 EXISTING IMPERVIOUS AREA: 9,450 SF (0.22 ACRES) 41.2%

LOT 2
 TOTAL LOT AREA = 133,026 SF (3.05 ACRES)
 EXISTING IMPERVIOUS AREA
 BUILDING & ROOF: 2,248 SF
 ASPHALT DRIVEWAY: 2,040 SF
 TOTAL LOT 2 EXISTING IMPERVIOUS AREA: 4,288 SF (0.10 ACRES)

TOTAL EXISTING SITE IMPERVIOUS AREA 9,450 SF + 4,288 SF = 13,738 SF (0.32 ACRES) 8.8%

ADDITIONAL IMPERVIOUS AREA ALLOWED FOR LOT 2
 TOTAL SITE IMPERVIOUS AREA ALLOWED - TOTAL EXISTING SITE IMPERVIOUS AREA = 54,585 SF (1.25 ACRES) - 13,738 SF (0.32 ACRES) = 40,847 SF (0.94 ACRES)

SITE DATA:

TOTAL SITE AREA: 155,957 SF (3.58 ACRES)
 FLOOD PLAN AREA: 6,286 SF (0.14 ACRES)
 NET DEVELOPABLE AREA: 149,671 SF (3.44 ACRES)
 COMMUNITY PLAN: MD-COUNTY COMMUNITY PLAN (S/F) SINGLE FAMILY
 ZONING: PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 NO. OF LOTS: 2
 MIN. LOT SIZE: 22,931 SF (0.53 ACRES)
 AVERAGE LOT SIZE: 77,979 SF (1.79 ACRES)
 NET DENSITY: 0.58 UNITS / ACRE
 WATER: FRIETLAND WATER
 SEWER: ON-SITE SEPTIC DRAINFIELD

TREE LEGEND

- ALDER TREE, SIZE AS NOTED
- BIRCH TREE, SIZE AS NOTED
- BLACK LOCUST TREE, SIZE AS NOTED
- CEDAR TREE, SIZE AS NOTED
- FIR TREE, SIZE AS NOTED
- SEQUOIA TREE, SIZE AS NOTED
- WALNUT TREE, SIZE AS NOTED
- MAPLE TREE, SIZE AS NOTED
- PINE TREE, SIZE AS NOTED
- APPLE TREE, SIZE AS NOTED
- CHERRY TREE, SIZE AS NOTED
- PEAR TREE, SIZE AS NOTED
- PLUM TREE, SIZE AS NOTED



09/24/21

APPLICATION NO.

Job #: 202029
 Drawing #: 2020029SP
 Drawn by: TMB
 Checked by: JDS
 Date: 09/24/21
 Scale: 1" = 40'

NCS SURVEYING, LLC
 17106 River Road
 Lewisburgh, WA 98525
 Cell: (253) 652-8229
 Fax: (253) 681-2641
 Website: www.ncsurveying.com

Sheet 2 of 2

Water - Fruitland Water Company
Sewer- Individual Septic Systems
Power - Puget Sound Energy
School- Puyallup



Public Comment

On August 11, 2021 a Notice of Application was sent to all neighboring property owners within 300' feet at least 2 lots deep describing the proposal and advertised this meeting.

To date, the County has not received any public comments pertaining to the proposal.



Variance Criteria

1. There are special circumstances applicable to the subject property or to the intended use such as shape, topography, location, or surroundings that do not apply generally to the other property or class of use in the same vicinity and zone;
2. Such variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other property in the same vicinity and zone but which because of special circumstances is denied to the property in question;
3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such vicinity and zone in which the subject property is located;
4. The granting of such variance is consistent with the Comprehensive Plan including any applicable Community Plan; and
5. No significant adverse environmental impact will be caused as a result of the variance approval.

QUESTIONS OR CONCERNS?

Tony Kantas

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