

Frederickson Advisory Commission

January 24, 2022

Land Use Variance: Martin (976183)

Proposal

The request is for a variance to PCC 18A.37.020.B, which requires structures typically accessory to a residence, such as garages, may only be permitted without a principal use up to a maximum of 576 total square feet.

There is a proposed plat alteration that would segregate the existing single-family residence (SFR) from an existing detached garage that exceeds the 576-square foot threshold with a result of the garage being on a property without a principal permitted use. The plat alteration request is not subject to FAC review.

Project Location/Site Characteristics



- Address is 4603 162nd Street Court East, Tacoma, WA
- Zoned Moderate Density Single Family (MSF), Council District #3
- Overall, the site is relatively flat and the three parcels equal approximately 5.95 acres in size.
- The site has Tacoma Railroad at the west, which shows as active, the Newtown Division Plat to the north and Fox Run Plat to the east and south.
- Assessors' data shows parcels 0319252055 and 0319252037 with a Use Code of 9100-Vacant Land Undeveloped and parcel 3971000260 as 1101-Single Family Dwelling

Site Characteristics Cont'd

- Parcels 0319252055 and 0319252037 are generally triangular in shape. Assessors' data shows no building structures, only power structures on site.
- Parcel 0319252037 has easements from Bonneville Power Authority and Olympic Pipeline Company. The site has tall towers on the western portion and is forested along the eastern portion where a future single-family home would likely be proposed.
- Parcel 3971000260 is a five-sided lot with the legal description as Lot 26 of Fox Run plat. There is a 1,392 square foot residence built in 1980, with an 864 square foot detached garage.

Site Characteristics Cont'd

LAND USE		ZONING (Title 18A)
North	Single Family Dwelling	Moderate Density Single Family (MSF)
South	Single Family Dwellings	MSF
East	Fox Run Plat/Single Family Dwellings	MSF
West	Tacoma Railroad/Single Family Dwelling	MSF

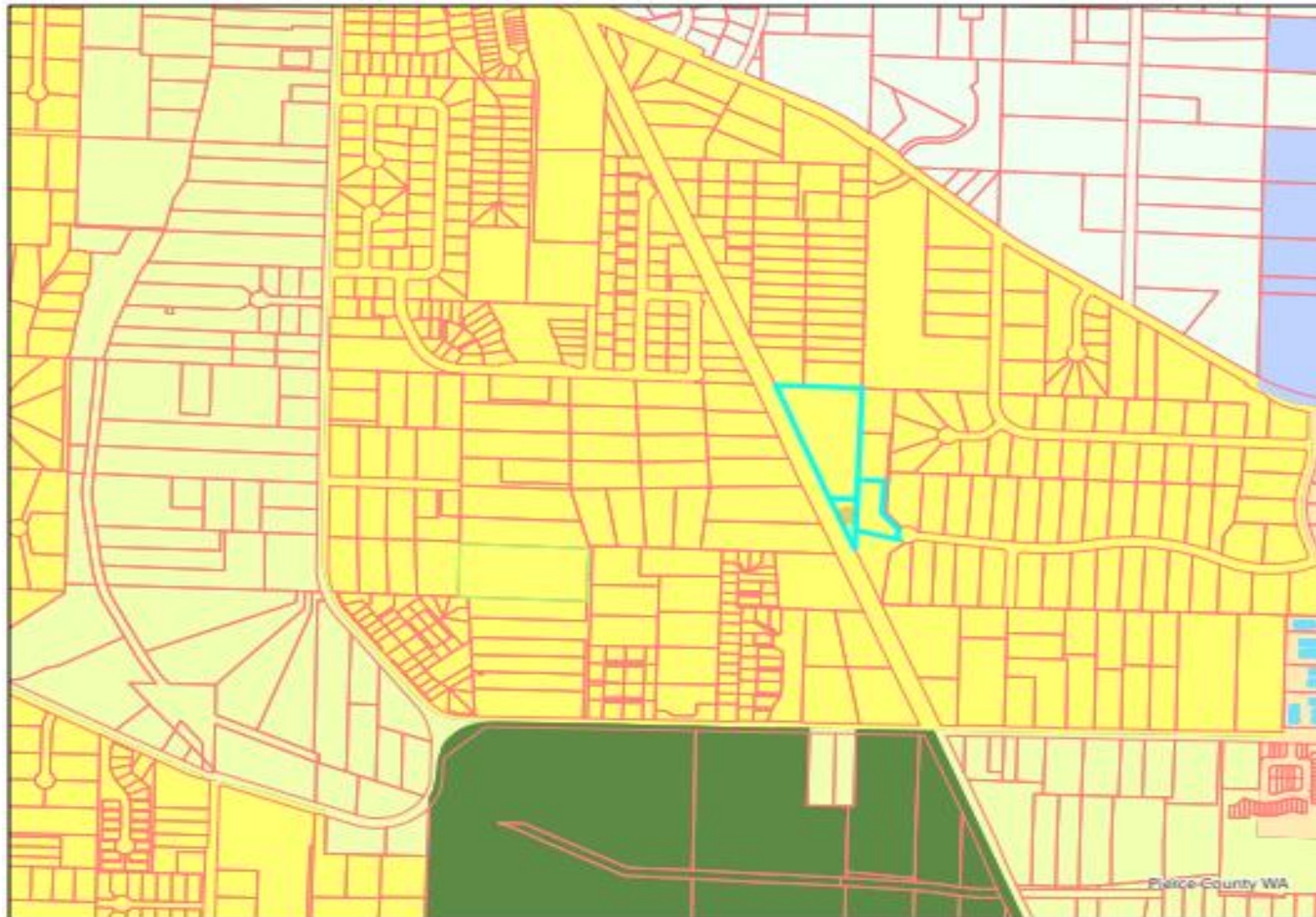
Utility service and public facilities are proposed as follows:

- Water - Tacoma Water
- Septic - On-Site Septic
- Power - Elmhurst Power
- School- Bethel School District

2020 County Aerial



Zoning Map



Legend

Tax Parcels

- Base Parcel
- Condominium
- Other

Zoning

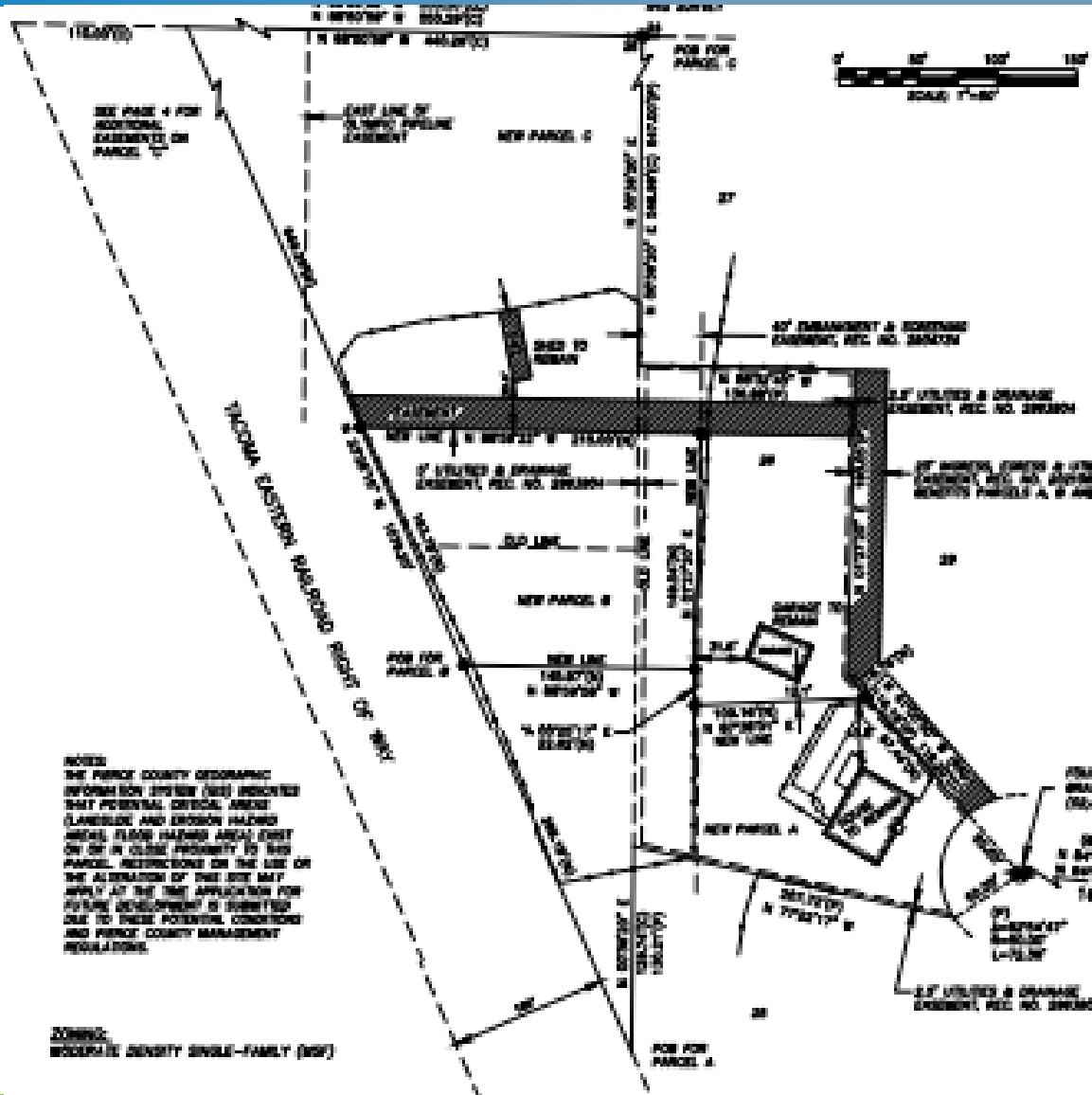
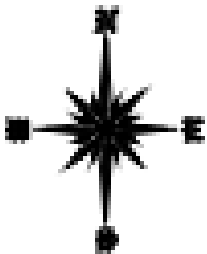
- Employment Corridor (ECor)
- Neighborhood Corridor (NCOR)
- Moderate Density Single-Family (MSF)
- Residential Resource (RR)
- Rural Separator (Rsep)
- Park and Recreation (PR)

0 105 210 420 Feet

Date: 1/3/2022 09:39 AM

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

Proposed Plat Alteration





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Assessors Photo 2015



2015_PRI_5-6-2015_20150505PG.jpg

Assessors Photo 2018



Agency, Staff and Public Comments



- The Squaxin Tribe has no specific cultural resource concerns at this time and concurs with DAHP's recommendations.
- The Nisqually Tribe wants to be informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.
- To date, no members of the public have commented on the Variance proposal. One neighbor commented on the Plat Alteration.



Issues for FAC Consideration

Proposed Land Use Variance (18A.75.040. C. Review Criteria)

- 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;
- 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;
- 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;
- The granting of such variance is consistent with the Comprehensive Plan including any applicable Community Plan; and
- No significant adverse environmental impact will be caused as a result of the variance approval.

- Is the subject proposal consistent with the Pierce County Comprehensive Plan and Frederickson Community Plan? If not, how can it be made consistent?
- Other Questions or Concerns?

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