

LAND USE VARIANCE: KERSEY (978265)

Jennifer Kreifels

Pierce County Land Use and Environmental Review

March 9, 2022

Gig Harbor Peninsula Advisory Commission

Proposal

- In order to apply for a future short plat of the property containing a single-family residence (SFR) and an Accessory Dwelling Unit (ADU), the applicant is requesting a variance to reduce the interior setback between the existing SFR and ADU structures, from 10 to 9.3 feet.
- This is less than a 20% deviation, therefore an Administrative Decision by the Director is needed, and no public hearing or Pierce County Hearing Examiner approval is required.

- The applicant also requests to deviate from Pierce County Code (PCC) 18A.15.020 B.2. a., which would allow both lots, instead of only one lot, to exceed the maximum allowed 7,260 square feet in size.
- Deviation from PCC 18A.15.020 B.2. a. requires a public hearing and Pierce County Hearing Examiner approval.

Site Location & Characteristics:

- The 0.45-acre site is a four-sided parcel, relatively flat, and fronts 64th Street N.W. to the north and Reid Drive N.W. to the west.
- The parcel is currently developed with a SFR located along the east side and an ADU on the west half of the property. Each dwelling has an individual driveway.
- The Assessor's data shows the existing SFR as 1,248 square feet (sf) with a 440-sf attached garage and the ADU as 936 sf with a 960-sf attached garage. Both were built in 2019.

Site Location & Characteristics:

- Based on the submitted site plan and Short Plat 201809145001, there is a designated 20-foot open space along the west and a 10-foot open space along the south and east perimeters.
- There are utility and access easements running west to east at the upper portion of the property under AFN 200312090479 and AFN 201512080290 for Peninsula Light Company.

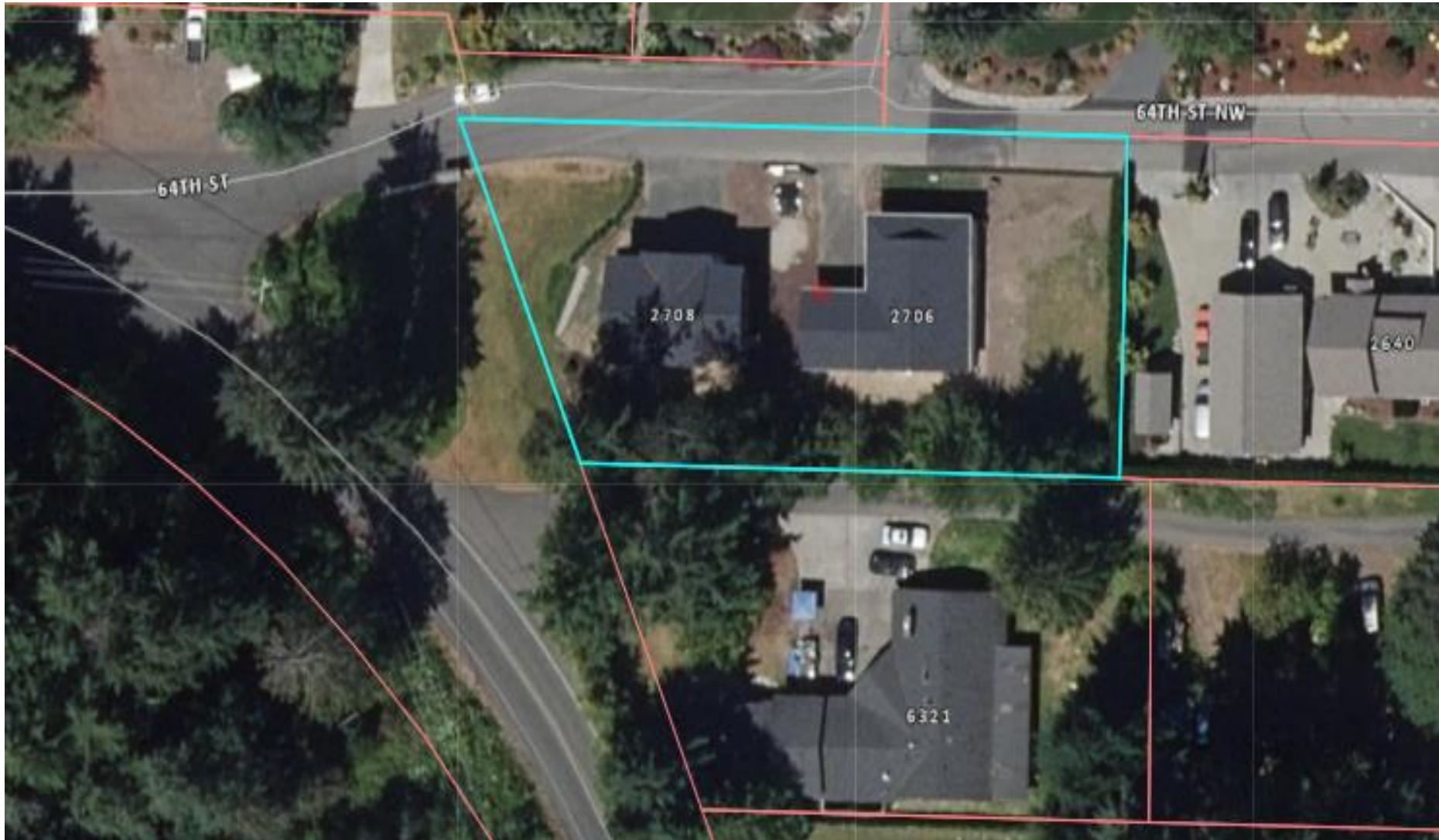
Site Location:

	LAND USE	ZONING (Title 18A)
North	<u>City of Gig Harbor/Single Family</u>	<u>Municipal Area</u>
Northeast	<u>Dwelling</u> Single Family Dwelling	Single Family (SF)– PAC
South	Single Family Dwelling	SF – PAC
East	Single Family Dwelling	SF – PAC
West	Reid Dr. N.W.	SF – PAC

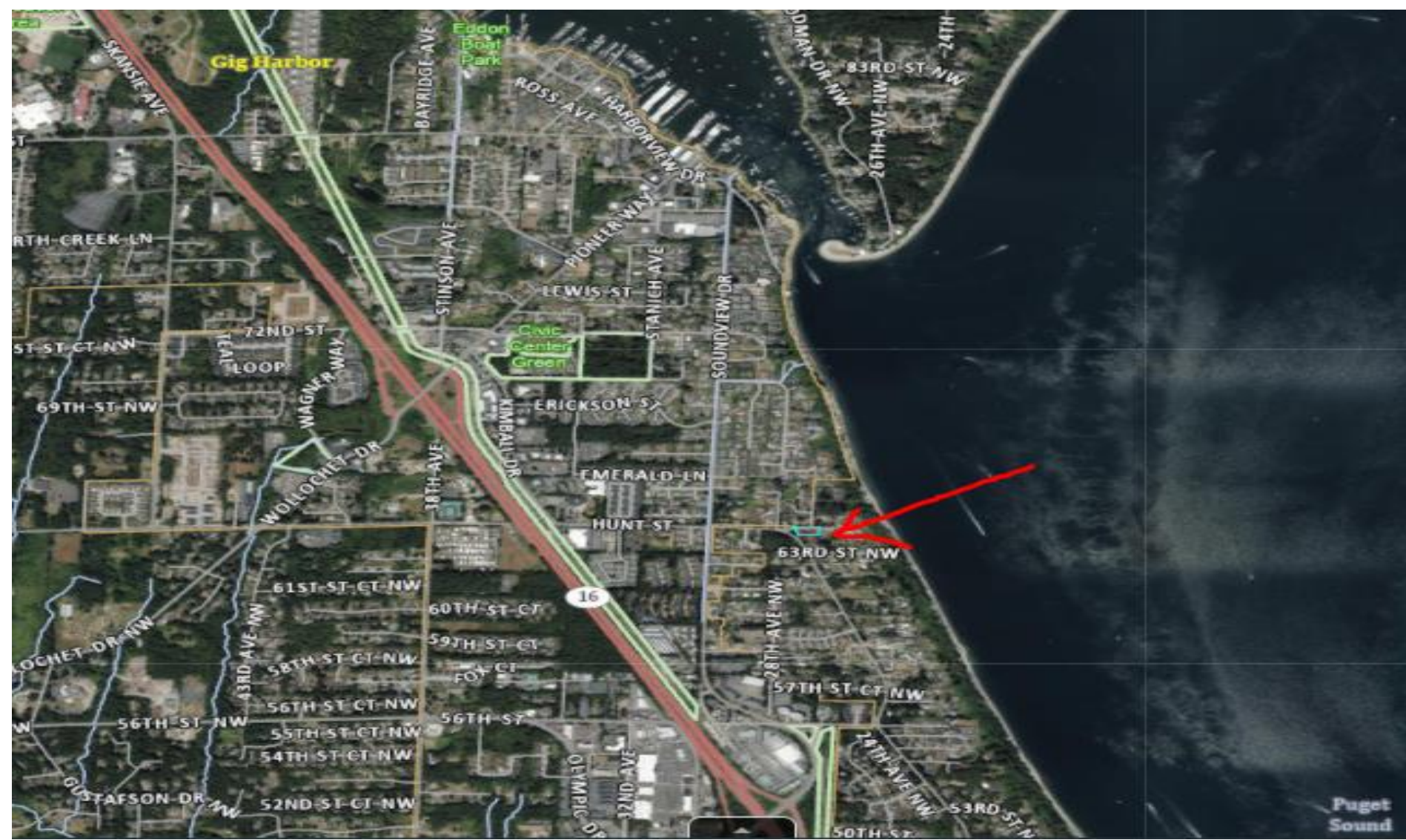
Utilities/Public Facilities:

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

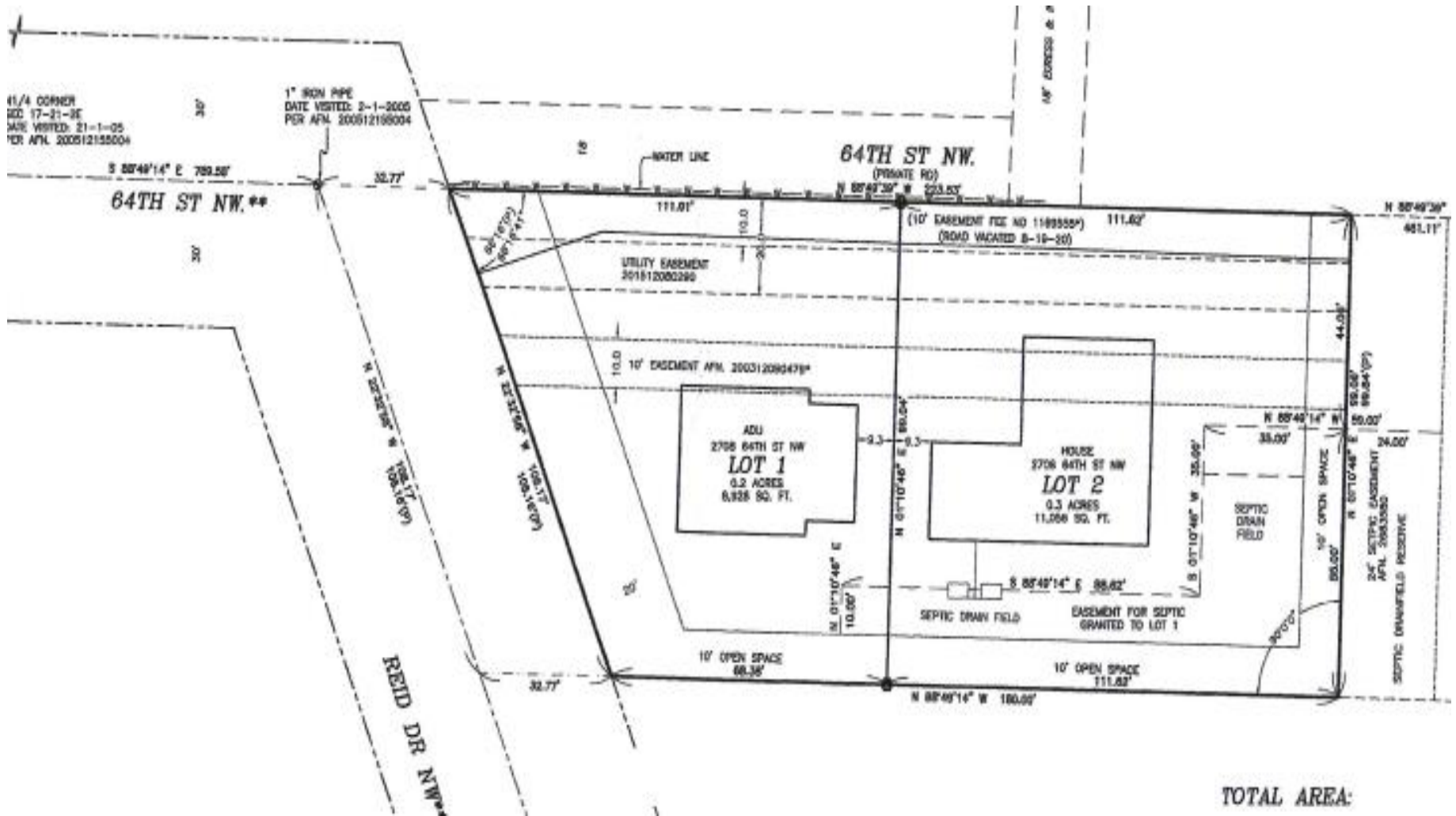
2020 County Aerial



Vicinity/Zoning Map



Proposed Site Plan



County Zoning Map



Pierce County



The map features are approximate and are intended only to provide an indication of land status. Additional areas that have not been mapped may be present. This is not a survey. Description and other data may not align. The County assumes no liability for restrictions 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.



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Agency and Public Comments

- To date, no **Public Comments** have been received.
- Nisqually and Squaxin Tribes: The tribes would like to be informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.
- Resource Management Section of PPW: The County Biologist has stated that there are no wetlands or fish & wildlife indicators on the subject property.

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/COMMENTS

Jennifer Kreifels

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