

KISSLER: SHORELINE VARIANCE (972213, 972216)

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Pierce County Planning & Public Works

February 9, 2022

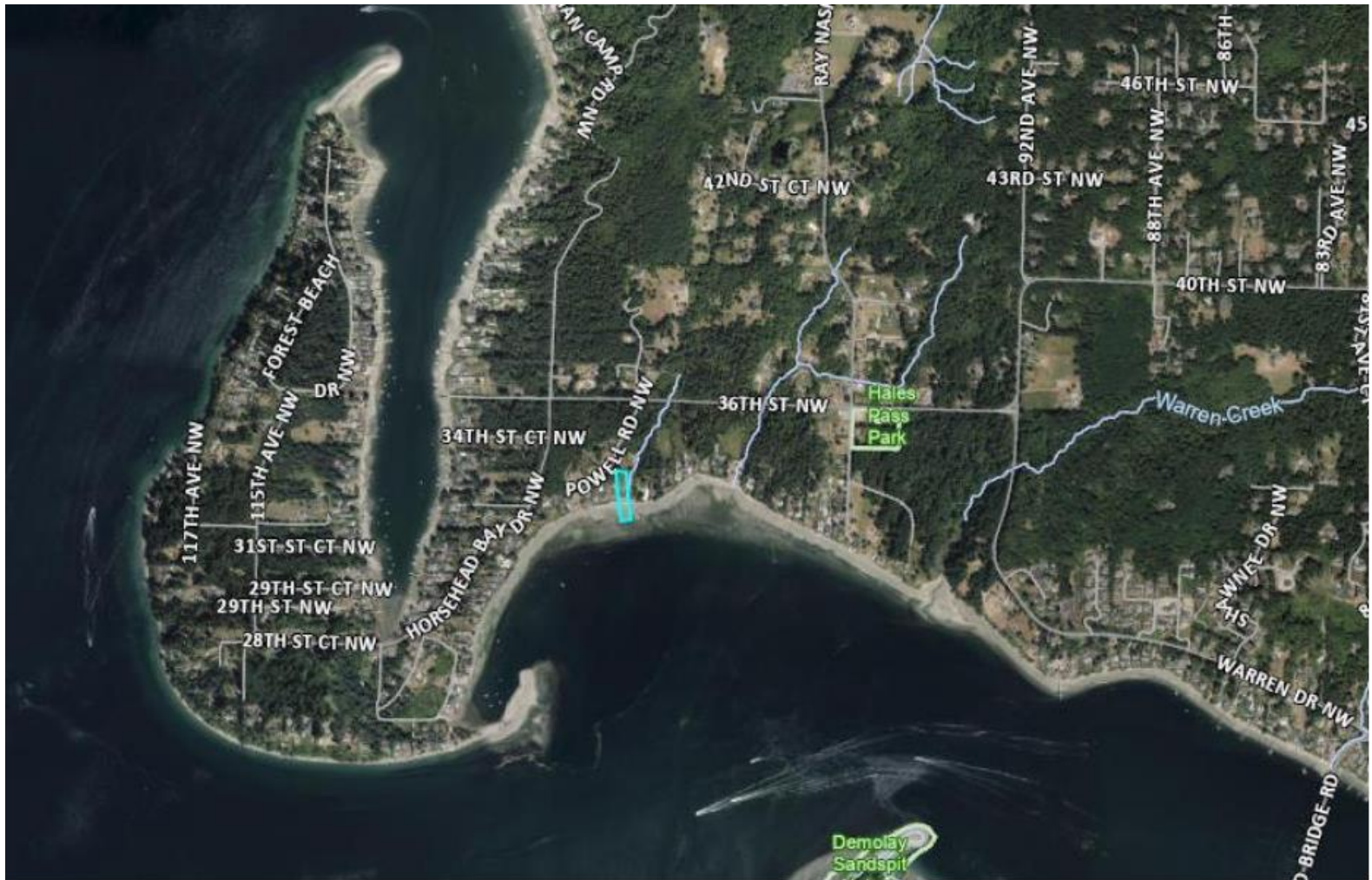
Peninsula Advisory Commission

The Proposal:

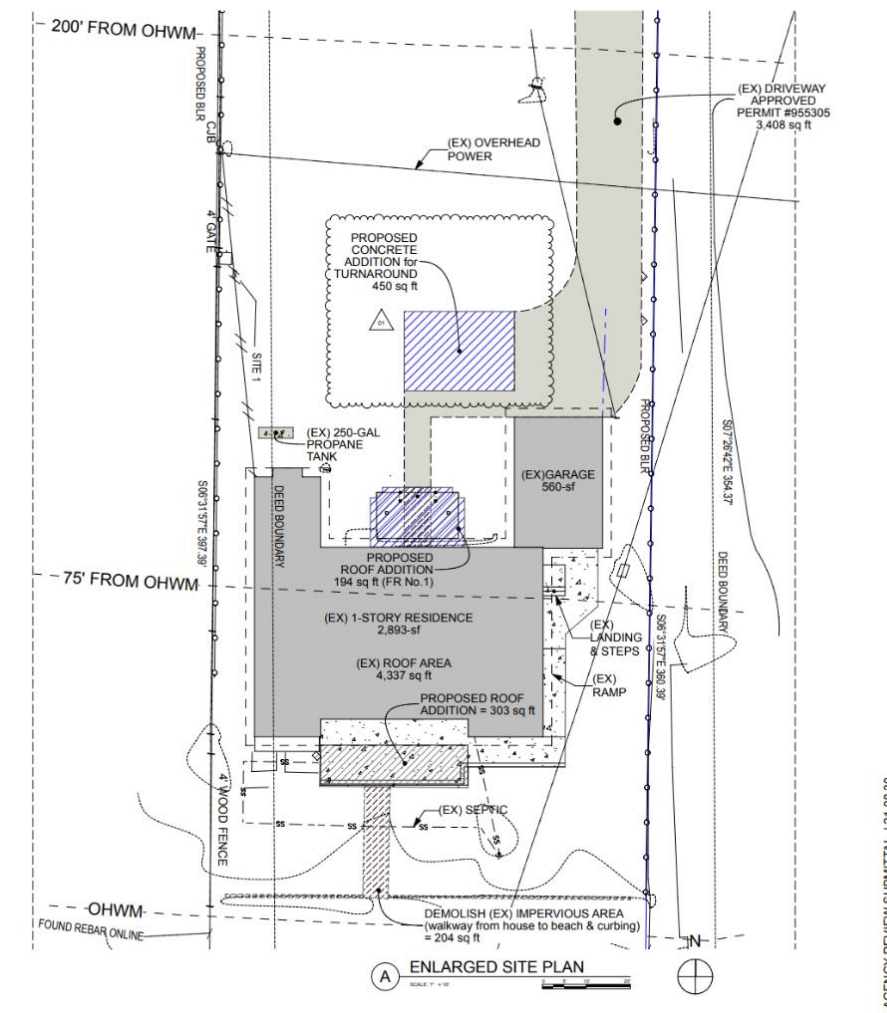
Construct covered patios, emergency vehicle access turnaround, and removal of the pathway to beach.

2020 Ortho Photos





Proposed Site Plan



Cross Section





- Front setback is 25 feet and side is 10 feet (R10)
- Maximum height is 35 feet.
- Residential buffer along the shoreline is 75 feet.
- Impervious surfaces shall not exceed one third of the parcel within shoreline jurisdiction.
- Maintain, enhance, and restore shoreline features including vegetation.
- Locate new residential structures with respect to views and with a height limit of 35 feet.

Shoreline Variance

- Decision Criteria – General. A shoreline variance shall not be granted unless the applicant demonstrates that denial of the permit would result in a thwarting of the policy enumerated in the Act due to extraordinary circumstances, and the public interest would suffer no substantial detrimental effect.
- Decision Criteria – Cumulative Impact. In the granting of all Shoreline Variances, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if Shoreline Variances were granted to other development in the area where similar circumstances exist, the total of the Shoreline Variances shall also remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment.

QUESTIONS?

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