GIG HARBOR PENINSULA ADVISORY COMMISSION (PAC)

Land Use Variance: Brynestad

Application Nos: 981033 and 982088
Parcel No. 0121257014

Mojgan K. Carlson, Senior Planner
Mojgan.carlson@piercecountywa.gov
Proposing to reduce the required 25-foot front yard setback to 14.5 feet from 61st Avenue Court NW and 7.5 feet from Cromwell Drive NW’s right of way (ROW) easement to construct the following addition to the existing single-family residence:

1. A second story addition for approximately 1,408 square feet to the existing residence.
2. A two-story entry addition for a total of 528 square feet (12 ft. x 22 ft. = 264 sq. ft. on each floor) to the front of the residence along with a new 236-square foot covered porch.
3. Place an awning cover over the 269-square foot portion of the existing 298-square foot wood deck located on the back of the residence.

• The project site is located on a .72-acre acre parcel on the northeast shore of Hale Passage.
• The property is zoned Rural 10 (R10) in a Residential Shoreline Environment and Gig Harbor Peninsula Community Plan Area.
• The site is located at 1722 61st Avenue Court NW, Gig Harbor, WA, within the SW1/4 of Section 25, T21N, R1E, W.M. in Council District #7
Site Character

- The subject site became a legal lot (Lot 1) through approval of a short plat recorded under AFN 8109180303.
- The parcel is irregularly shaped, and per Assessor Treasurer’s data, it is .72-acre in size.
- The parcel is surrounded by roads on three sides; 18th Street NW to the north; 61st Avenue Court NW to the east, and Cromwell Drive curves along the west and southwest sides of the site.
- The site is improved with a single-family residence with an attached deck on the back and a small shed.
- The topography of the parcel is generally rolling with over 50% descending slopes along the northwest side and approximately 34% along the southwest side of the site.
- A stream/drainage is located on the north side of the property which bisects the parcel to approximately 1/3 to the north and 2/3 to the south. Per the submitted site plan, this stream is located 50 feet from the existing single-family residence.
- The proposed expansion to the front will be on the north and northeast portions of the existing residence. The expansion on the back side (southwest) will be placed over the existing deck without creation of any additional impervious area.
- Both immediate adjoining parcels to the northwest and south are improved with larger single-family residences (2,484 sq. ft. and 1,736 sq. ft.).

| North – 18th Street NW/Single-family residence | South – Single-family residence |
| East – 61st Ave. Ct. NW/Vacant lot | West – Single-family residence/Cromwell Drive NW |
No written comments were received from the general public.

No adverse comments were received from reviewing agencies within the County and state.

An email from the Puyallup Indian Tribe, dated March 22, 2022, stated in part that the site is in a very high probable area for impacting cultural resources. Therefore, a cultural resource survey will likely be requested depending on the level of ground disturbing.

Both the Squaxin Island Tribe and Nisqually Indian Tribe requests notification of any inadvertent Discoveries of Archaeological Resources/Human Burials for this project. Language relating to inadvertent discovery will be included as a condition of approval for this project.
Governing Regulations

• Gig Harbor Community Plan

• Title 18A, Development Regulations – Zoning
  - 18A.75.040 Variances

• Title 18 D, Environmental Regulations, Exempt from SEPA.

• Title 18 E, Development Regulations - Critical Areas

• Title 18S, Development Policies and Regulations – Shorelines

• Title 17A, Construction and Infrastructure Regulations – Site Development and Stormwater Drainage
Site Pictures – Looking north and northeast
Site Pictures – Looking south
Questions?

Mojgan K. Carlson, Senior Planner
Planning & Public Works

Mojgan.carlson@piercecountywa.gov