

**SETBACK VARIANCE:
AINSWORTH
APPLICATION NUMBER: 991804**

Kaycee K Hathaway
Pierce County Planning & Public Works

May 3, 2023

Parkland-Spanaway-Midland Land Use Advisory Committee



Project Proposal

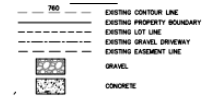
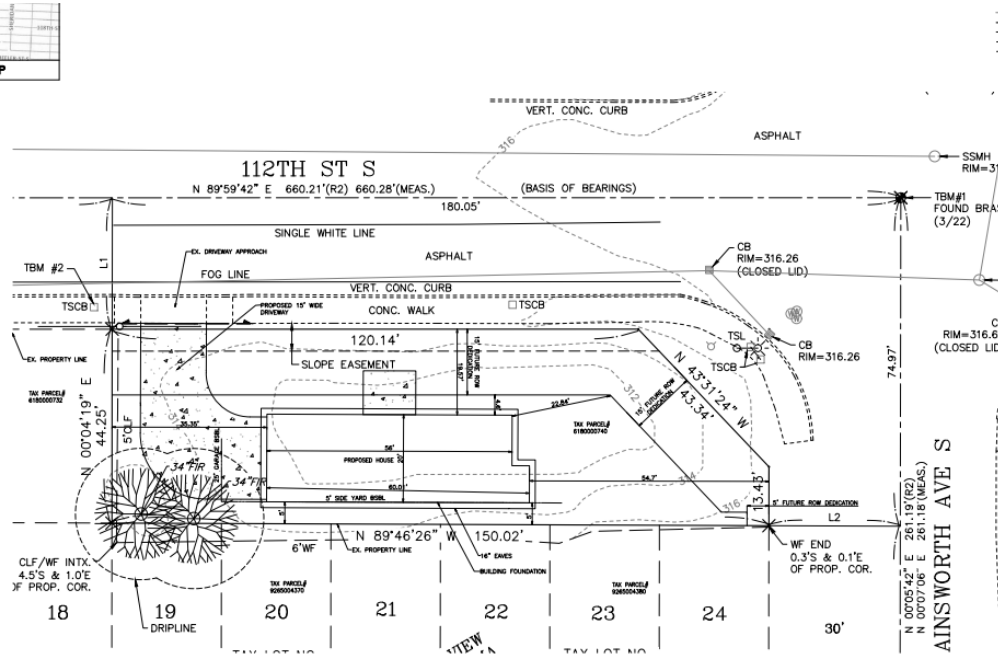
- Administrative Variance to setback requirements for construction of a new narrow 20-foot wide (foundation dimensions) 2-story single-family residence on a corner lot. Proposed reduction of setbacks would be to: 1) reduce the north front yard setback, as measured from the future right-of-way line, to 4.6 feet from 25 feet; and 2) reduce the east front yard setback, as measured from the future right-of-way line, to reduce to 22.8 feet from 25 feet; and 3) extend the roof eaves 16 inches into the reduced setbacks.

Project Location

- The parcel is vacant undeveloped land.



Site Plan (Proposed)



VERTICAL DATUM:
 GNDM 88

LEGAL DESCRIPTION:
 FOR STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2017000004, RECORDS - PIERCE COUNTY, WASHINGTON.

NOTE 18 IS AN INCLUDE IN RECORD 05 OF HOUSE ADULTS IN TO TOWN, AS PER PLAN RECORDED VOLUME 4 OF PLATS, PAGE 21, RECORDS OF PIERCE COUNTY AUDITOR.

EXCEPT THE PORTION CONVEYED TO THE PIERCE CO THROUGH THE DEED OF RECORDING NO. 20011202, SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PROJECT DATA:

PROJECT ADDRESS: 1802 112th STREET S
 TACOMA, WA 98404

TAX PARCEL: 6180000740

JURISDICTION: PIERCE COUNTY

PROJECT AREA SUMMARY:

TOTAL LOT AREA = 4,214 SF
 BUILDING COVER AREA = 1,174 SF

OWNER/APPLICANT:
 BOB LEPP

- Staff does not have a recommendation.

- Does the commission think that the application meets the Variance standards?

QUESTIONS?

Kaycee K Hathaway

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