

Initial Project Review

Variance: James and Amy Honeycutt

Application Number: 946763
Tax Parcel Number: 0319296039

Parkland-Spanaway-Midland Advisory Commission (PSMAC) Public Meeting: January 6, 2021, at 6:30 p.m., Due to covid-19 restrictions on gatherings, this meeting will be held remotely. To participate in the virtual meeting visit www.Zoom.com and click “Join a Meeting” or call 253-215-8782, then enter the Meeting ID: 992 4530 4250 / Passcode: 788159, or click on the following link:

<https://piercescountywa.zoom.us/j/99245304250?pwd=UEVDUHZwcU1yTm9ybkhhaTIGVkhzdz09>.

For additional questions regarding the virtual meeting process, contact Tiffany Aliment at tiffany.aliment@piercescountywa.gov or 253-798-3226.

Proposal: The applicant seeks approval of a variance for construction of a 900-square foot detached garage with 450-square foot storage loft on a second floor. The Variance requests the following:

- Reduction of the front yard setback off Creso Road South from 25 feet to 7 feet from the future right-of-way.
- Reduction of the front yard setback from off 16th Avenue South from 25 feet to 5 feet from the future right-of-way dedication.
- Reduction of the interior yard setback abutting the northern property line from 5 feet 3 inches to 4 feet 6 inches.

All setbacks are measured from the future right-of-way to the roof overhang.

A previous land use variance (V19-79) was approved which reduced building setback(s) for the existing manufactured home on the site. Staff was unable to obtain the variance file prior to this meeting which would verify the approved building setbacks under that variance. The site is located within a Residential Resource (RR) zone classification, within the Parkland-Spanaway-Midland Communities Plan area.

Project Location: 16115 16th Avenue South, Spanaway, WA, in the NW ¼ of Section 29, T19N, R3E, W.M., in Council District #3.

Review Summary: County staff has reviewed this proposal for compliance with all applicable policies, codes, and regulations. The County finds the proposal for a detached garage in some fashion is consistent with the Pierce County Comprehensive Plan, Parkland-Spanaway-Midland Communities Plan, and Pierce County Development Regulations.

State Environmental Policy Act (SEPA): Pursuant to the State Environmental Policy Act and the Pierce County Environmental Regulations, Title 18E, the Pierce County Environmental Official designate has reviewed this project and determined that the project is exempt from SEPA provisions.

Pierce County Online Permit Information:

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=946763>



Project Data

Application Complete: November 3, 2020

IPR Mailed Date: December 30, 2020

Owner/Applicant: James Jr. and Amy Honeycutt
16115 16th Avenue South
Spanaway, WA 98387
jehoneycuttjr@gmail.com

Agent: Weddermann Architecture
2302 A Street
Tacoma, WA 98402
Justin@weddermann.com

Public and Legal Notice

- *November 12, 2020:* Notice of Application and Public Meeting Notice, including the Parkland-Spanaway-Midland Advisory Commission (PSMAC) meeting date, was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property.
- *November 19, 2020:* Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *December 23, 2020:* Legal notice was published in the official County newspaper (*Tacoma News Tribune*) advertising the public meeting to be held by the PSMAC.

Aerial Photo

Honeycutt Variance
2019 Aerial Photograph

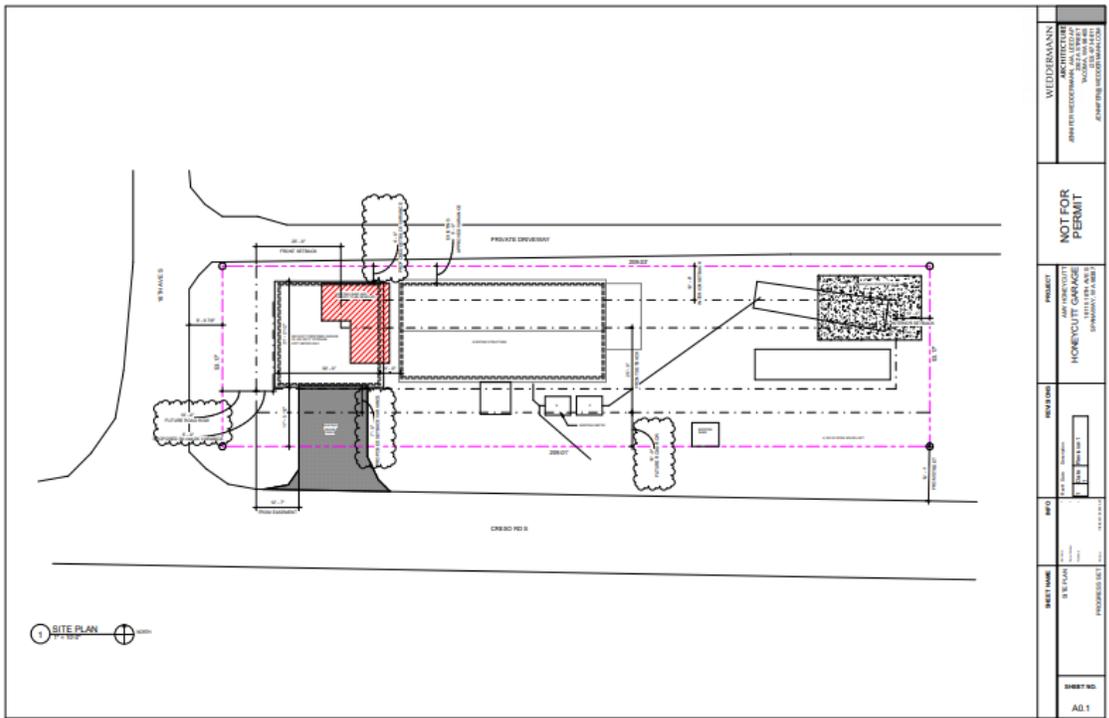
0319296039



Subject Parcel



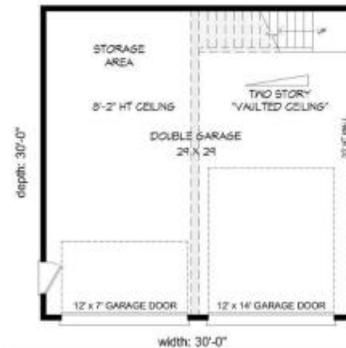
Site Plan



WEDERMANN ARCHITECTS 1000 N. W. 10th Ave. Ft. Lauderdale, FL 33304 PHONE: 954.561.1111 FAX: 954.561.1112 WWW.WEDERMANN-ARCHITECTS.COM
PROJECT: HOME/LOFT 11111 10th Ave FT. LAUDERDALE, FL 33304
PERMIT DATE: 08/11/2011 PERMIT NO.: 11111101
SHEET NAME: S.S. PLAN PROJECT NO.: 11111101
SHEET NO.: AD.1

lding

Proposed Building Plan



Surrounding Land Use / Zoning Designation

	LAND USE	ZONING
North	Single-family residence	Residential Resource (RR)
South	Creso Road South	RR
East	Single-family residence	RR
West	16 th Avenue South	RR

Review Responsibility

The following list includes examples of jurisdictional areas for various County departments and divisions typically involved in the review and administration of this proposal:

A. Planning and Public Works (PPW):

- Planning verifies compliance with the Pierce County Comprehensive Plan, applicable community plans and Development Regulations such as, but not limited to, zoning, natural resource lands, shoreline management, design review, and potential environmental impacts.
- Resource Management reviews for compliance with wetland and fish & wildlife regulations.
- Development Engineering reviews for drainage, erosion control, site development, flood, survey, landslide and erosion hazard, lot dimensions, and road standards.
- Cartography reviews road names and addresses.

Comments from Agencies and Public

The following agencies have provided comments on the proposal:

- PPW Development Engineering (Dan Smith): 10 feet of future right-of-way is required along both Creso Road South and 16th Avenue South.
- PPW Development Engineering (Chris Tebaldi): Garage location appears to meet site distance requirements.
- PPW Resource Management (Dara Kessler): The proposed variance does not appear to impact any wetland, fish and wildlife, or Oregon White Oaks. No further requirements for this proposal.
- No public comment has been received in favor of or opposed to the subject proposal.

Land Use and Permit History

- The subject parcel is Lot 1 of Short Plat 79-262. In 1979 when the short plat was recorded the parcel required that an additional 5 feet of future right-of-way be reserved. Public Works now requires that 10 feet of future right-of-way be dedicated for expansion of the two roads sometime in the future.
- Building Permit records verify that the doublewide manufactured home was legally established with Building Permit #182134.
- Variance 19-79 was previously approved, which allowed reduction of setbacks to the existing manufactured home.

Site Characteristics

- The .25-acre parcel is rectangular in shape with approximate property dimensions of 207 feet along the northern and southern property boundaries and 53 feet wide along the eastern and western property boundaries.
- Development on the parcel consists of a 1,620-square foot doublewide manufactured home located approximately 15 feet from Creso Road South and approximately 43 feet from 16th Avenue South. The septic drainfield and reserve area encompasses the eastern half of the parcel which would allow no development can take place in the area of the parcel.
- The parcel is flat and has a few scattered trees adjacent to the east side of the manufactured home.

Initial Planning and Public Works Staff Review for Consistency with Land Use Policies and Regulations

Title 18 Development Regulations – General Provisions (July 5, 2018)

Title 18 sets out permit application, notice, review, and approval procedures for development. These procedures are being applied to the proposal.

Title 18A Development Regulations – Zoning (July 5, 2018)

- Zoning Atlas (18A.10.030)
The Pierce County Zoning Atlas, used as a basis for Title 18A, places the project site in the Residential Resource (RR) zone classification.
- Setback and Height (18A.15.040)
The RR zone classification requires the following setbacks pursuant to PCC Title 18A.15.040:
 - Front Arterial 25 feet
 - Front – Non Arterial 12 feet porch/15 feet living space/25 feet garage
 - Interior yards 10 feet
 - Rear 10 feet

The lot is defined as a corner lot which has two front yards. Creso Road South is defined as an arterial road which requires a setback of 25 feet and 16th Avenue South is defined as a non-arterial road requiring setbacks of 12 feet to the porch/15 feet to living space/25 feet to garage. The applicant proposes a reduction of the required 25-foot setback adjacent to Creso Road South from 25 feet to 7 feet from the future right-of-way to the roof overhang and a reduction to 16th Street South from 25 feet to a garage to 5 feet from the future right of way to the roof overhang. Pursuant to PCC Title 18A.15.040 B.4.c., existing lots of record that are 100 feet or less in width may reduce the interior yard setback to 10 percent of the lot width, which in this case would reduce the northern interior yard setback from the required 10 feet down to 5.3 feet as the lot is 53 feet in width. When a building meets a required setback, the structure can encroach into that setback with a roof overhang up to 2 feet in width (PCC Title 18A.15.040 B.2.e.(4)). The applicant meets the required setbacks for the interior yards (northern and eastern property boundaries).

- Variances (18A.75.040)
 - Review Criteria 1: Criteria Met
Staff believes that special circumstances could exist to the subject property due to the narrow width of the parcel, location of existing manufactured home, location of septic drainfield and reserve area, and dedication of future right-of-way.
 - Review Criteria 2: Criteria Met
Staff looked at an aerial view of the subject parcel and immediate vicinity and found 6 detached garages ranging in size from 280 square feet to 960 square feet and constructed between the years of 1961 to 2014. All but one of the garages were constructed prior to 1995 which verifying whether a structure was legally permitted was harder to determine. Staff did find one permit for a detached garage, 930 square feet in size, that was legally constructed. Although none of the detached garages appear to be located within a required setback, staff mentions them for the purpose of size of detached garages within the immediate vicinity. The majority of single-family residences had a garage that was attached to their home.
 - Review Criteria 3: Criteria Met
The granting of such a 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.
 - Review criteria 4: Criteria Met
The granting of such variance is consistent with the Comprehensive Plan including any applicable Community Plan.
 - Review criteria 5: Criteria Met
No significant adverse environmental impact will be caused because of the variance approval.

Title 19A Pierce County Comprehensive Plan (January 1, 1995, as amended)

The Comprehensive Plan applies to all proposed land uses in the County. The proposed variance from a setback requirement is beyond the level of specificity found in the Plan policies. The proposal does not conflict with any goals or policies in the Comprehensive Plan.

Title 19B Community Plans, Appendix 1: Parkland – Spanaway – Midland Communities Plan, as amended)

The subject community plan does not provide specific goals or objectives to land use variances, but does support residential development within the RR zone classification and community plan.