

August 28, 2024

RE: New Comment Letter, PLN-2024-0002

To Whom It May Concern:

The following addresses the comments made to the Planning/Zoning section of the Variance Permit Application referenced above.

1. New comment letter that addresses the administrative variance criteria, section SMC 18.50.045 (3):

a) If granted, the variance will not alter the character of the neighborhood, or be detrimental to surrounding properties.

-No, the variance will not alter the character of the neighborhood or be detrimental to surrounding properties. It will improve the neighborhood characteristically and aesthetically.

b) The special circumstances and conditions associated with the variance are not a result of the actions of the applicant.

-No, the special circumstances and conditions associated with the variance are not a result of the actions of the applicant. It is simply the current natural dimensions of the property that pose a need for a slight alteration.

c) Literal interpretations of the development standards would deprive the applicant of rights commonly enjoyed by other properties.

-Literal interpretations of the development standards would deprive the applicant of rights commonly enjoyed by other properties. The lot sizes are more than large enough to meet criteria, with exception of being slightly too narrow in width. Approval of this variance permit would allow us to fully develop all three lots to the ideal finished product.

d) Approval of an administrative variance will be consistent with the purpose of this title, the zoning district in which the property is located and the comprehensive plan. (Ord. 2715 § 7, 2019)

-Approval of an administrative variance will be consistent with the purpose of this title, the zoning district in which the property is located and the comprehensive plan.

2. FYI-All surrounding parcels are zoned LDR-85. Can you please confirm if the proposed access and utility easement for proposed lot 3 has been established or have you already consulted the neighboring property owner?

-Yes, the proposed easement has been established and has been filed with the Pierce County Auditor under AFN# 202408010329. It is attached.

3. Plans show the minimum 15 feet required, for reference see SMC section 17.28.200(B)(2): Access for up to two pipestem lots may be via a shared driveway with a minimum width of 15 feet, with an 11-foot-wide paved travel surface and two two-foot-wide shoulders.

-Acknowledged. Any changes needed to the site plan have been addressed by our surveyor and in the new attached site plan.

4. This access you are proposing for lot 3 will result in creating what is defined as a pipestem lot, (which simply means it is an interior lot which gains vehicle access by means of lot extension, a shared driveway or private drive aisle). You can revise the buildable area for lot 3 as follows (per SMC section 18.12.070(M): I. Front and rear yard setbacks, in feet: 15; II. Interior side yard setback adjacent to other lots within the subdivision, in feet: five; III. Perimeter yard setback adjacent to, and as measured perpendicular to, the original outer boundaries of the parent lot, in feet: 15. A perimeter yard may be counted as a 15-foot front or rear yard.

-Acknowledged. Any changes needed to the site plan have been addressed by our surveyor and in the new attached site plan.

5. Please upload a better-quality site plan document, when zooming in, the text and details are illegible and blurry.

-Acknowledged. Any changes needed to the site plan have been addressed by our surveyor and in the new attached site plan.

The following addresses the comments made to the Building section of the Variance Permit Application referenced above.

1) These properties will be eligible to be converted to Adult Family homes under the requirements of the Washington State Residential Code. How is fire department apparatus access proposed to be achieved. The rear property appears to be potentially landlocked. There is what appears may possibly be a proposed easement from 67th St. Ct E on the south side of the rear parcel, but the document provided is not of adequate legibility to read that information. The resubmittal shall include all construction documents in the permit submittal package, not only or just additional or revised drawings. Incomplete resubmittals will not be reviewed. (the permit application itself is not required to be resubmitted unless the scope of work has changed) All comments need to be addressed, provide a response letter noting how each comment has been addressed within the resubmittal.

-Noted. The Easement has been established and is filed with the Pierce County Auditor under AFN# 202408010329. It is attached.



August 26, 2024

Revisions to Short Plat Variance, Application number PLN-2024-0002.

George Nail (Building)

- Added Easement Rec. No. to map
- Added Detail A to make Easement details legible.

Chrissanda Walker (Planning/Zoning)

- Revised Building Setback Lines (BSBL) for Lot 3
- Added Detail A to make Easement details legible.
- Provided letter addressing Administrative Variance Criteria, SMC 18.50.045 (3).

Thank you,

Don Smith

True Point Services

(253) 318-0410

don.smith@truepointsurveying.com

2606 East Main - Puyallup, WA 98372
Mail: PO Box 731909 - Puyallup, WA 98373
Office 253.579.6632
Doug Casement, PLS 253.576.7328. Rick Shaffer 253.370.3291