

CITY OF GIG HARBOR
RESOLUTION No. 345

WHEREAS, Nick and Nancy Jerkovich have requested a variance (VAR 91-24) from the height standards and rear yard requirements of the zoning code to construct an addition onto a single family dwelling which would be twenty-two (22) feet in height at it's highest point, where the zoning code limits height to sixteen (feet) and, to place a storage shed/shop within twenty feet of the rear property line where the zoning code limits the rear yard to thirty feet; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of appeals of decisions of the Hearing Examiner; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated November 13, 1991 which limits the maximum height to seventeen feet, six inches (17' 6") and the total impervious coverage to forty-three (43) percent; and,

WHEREAS, the City of Gig Harbor Hearing Examiner (Pro-tem) conducted a public hearing on the application on November 20, 1991 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner (Pro-tem) has made specific findings and conclusions and denied the application in his report dated December 7, 1991; and,

WHEREAS, the applicants have filed a timely appeal in a letter to the City Council dated December 19, 1991; and,

WHEREAS, the Gig Harbor City Council has reviewed the record of the Hearing Examiner (Pro-tem), the appeal filed by the

applicants and the applicants' presentation before the City Council at its regular session of January 27, 1992.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, as follows:

That the findings, conclusions and recommendations of the Hearing Examiner in his reports dated December 7, 1991 are hereby REVERSED and the application for variance of the height limit and rear-yard is approved, subject to the following conditions:

1. The maximum height of the addition to the single family dwelling addition shall not exceed twenty-two (22) feet, as depicted on the architectural elevations submitted by the applicant.
2. The maximum impervious coverage of the parcel shall not exceed forty-three (43) percent.

Findings for approval of the variance are as follows:

1. The existing house is twenty-seven feet in height and the highest point of the addition adjoins the house below the highest point of the existing roof.
2. The proposed addition will not be visible from Harborview Drive.
3. The existing residence to the south of the property and most of the houses along Harborview Drive exceed the current height allowance of the zoning code.
4. The proposal preserves, in a reasonable manner, the design heritage of the neighborhood.
5. Location of the shop within twenty feet of

the rear yard and the shed's parallel alignment with the long, narrow lot is necessary to permit the storage and maintenance of the owners fishing nets.

6. Granting of the variance for height and setback does not impose hardships on surrounding uses.

PASSED this 10th day of February, 1992.


Gretchen A. Wilbert, Mayor

ATTEST:


Mark E. Hoppen
City Administrator/Clerk

Filed with City Clerk: 1/23/92
Passed by City Council: 2/10/92