

CITY OF GIG HARBOR

RESOLUTION NO. 249

WHEREAS, Mr. Timothy E. Williams submitted an application for a variance (V-89-02) to the height standards of the City of Gig Harbor Zoning Code, Section 17.16.080, and

WHEREAS, the Hearing Examiner for the City of Gig Harbor did conduct a public hearing on the variance application on March 22, 1989, and

WHEREAS, the Hearing Examiner in consideration of the staff analysis and testimony presented at the public hearing, did conclude that the variance be denied and, on March 31, 1989, issued written findings and conclusions in support of the denial, and

WHEREAS, the applicant, Mr. Timothy E. Williams, has appealed the Hearing Examiner's decision to the City Council, pursuant to Section 17.10.160 of the City of Gig Harbor Zoning Code, and

WHEREAS, the City Council in accordance with Section 17.10.170 has considered all relevant information on this matter;

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

That the decision of the Hearing Examiner on Variance V-89-02, submitted by Timothy Williams, is hereby reversed and the variance is approved, based upon the following findings:

- 1) The applicant has demonstrated that the proposed addition would not exceed the height of the current older residential structure which is non-conforming to height and which would be demolished to permit construction of the new residential structure.
- 2) A special circumstance unique to the property has been demonstrated by the applicant insofar as the large cedar tree on the property significantly presents view blockage to residences west of the site.

- 3) The granting of this variance is not detrimental to the public's health, safety, or welfare.
- 4) The proposed residence, as constructed, will afford a better view for the applicant, due to the presence of a residential structure immediately east of the applicant's property. The authority to consider view improvement is granted by Section 17.08.050(H).

PASSED this 8th day of May, 1989.

  
Don McCarty, Mayor

ATTEST:

  
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Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 4/20/89  
Passed by city council: 5/8/89