



CITY OF PUYALLUP

Development and Permitting Services

333 S Meridian, Puyallup, WA 98371

(253) 864-4165 Fax (253) 840-6678

September 30, 2021

To: Motu-Hp Holdings, LLC

Re: **Huntington Place Apartments**
2008 S Meridian

To whom it may concern,

The property owner of 2008 S. Meridian (Parcel Numbers: 0420334111, 0420334034, 0420334206), Motu-Hp Holdings LLC, deeded right-of-way to the City of Puyallup in 2019 through that certain Right of Way Dedication Deed recorded October 23, 2019 under Reception No. 201910230689 as part of the construction of the presently existing multi-family buildings located on the property.

Please accept this letter as confirmation that the City acknowledges that the encroachment by those buildings into the 25' front setback under the property's RM-20 zoning was created by said right-of-way dedication. At the time of the permit approvals (preliminary site plan P-16-0054, building permit B-16-1020 and B-16-1021, and civil permit E-16-0655), the structures complied with the required 25' front yard setback. Upon completion of the civil construction, city staff requested that the sidewalk, previously located within an easement, be dedicated as City right-of-way. The subsequent shift in property line resulted in a building setback less than 25'.

Any future modifications to the structure shall comply with the City's nonconforming use and structure regulations, PMC 20.65. If the property owner wishes to pursue a formal authorization of the setback encroachment, a variance application will be required to be submitted and approved by the City's hearing examiner, pursuant to the process and findings of PMC 20.85. I recommend you contact planner Chris Beale, cbeale@puyallupwa.gov, if you wish to pursue this option.

If you have any questions, please do not hesitate to contact me at (253) 435-3604 or kbaker@puyallupwa.gov.

Thank you,

Katie Baker, AICP
Planning Manager