



Administrative Adjustment Application

CITY OF PUYALLUP

Development Services
333 S. Meridian
Puyallup, WA 98371
Phone: 253-864-4165
Fax: 253-840-6678
www.cityofpuyallup.org

Submittal Checklist:

- Application is signed and dated
- 8 Copies of completed application
- 8 Copies of location map indicating location of property in relation to adjacent properties and major streets, no larger than 8 1/2" x 11"
- 8 Copies of 8 1/2" x 11" site plan showing boundaries of property, structures, driveway etc.
- Critical Area ID Form
- Application Fee: **\$300.00**
- 1 (one) CD of complete submittal package

Office Use Only:

Submittal Date: ___/___/___ Case No: ___-___-___ Related Case No: ___-___-___

When preparing this application, please print or type the reply to each question. If you have any questions, please contact the Development Services Center at (253) 864-4165. The following plans, specifications and other documents pertaining to the application shall be submitted at the time of filing. Please note that incomplete application packets may cause a delay in reviewing your application.

To help you understand City standards and the Administrative Adjustment process, a pre-application meeting is strongly encouraged. This pre-application meeting can be scheduled within a short period of time (e.g. 1 week) and is free of charge. This meeting could consist of staff representatives from planning, engineering and building divisions, as warranted.

Application Information

Site Information:

Parcel Number: 7600200051

Street Address: 000 2nd Street NE

Applicant Information:

Name: James Guerrero Architects, Inc.

Street Address: 7520 Bridgeport Way

City: Lakewood

State: WA

Zip: 98499

Phone: 253-581-6000

E-mail: James@jgarch.net

Owner Information

Name: Don Huber

Street Address: 1628 S. Mildred St. Suite 205

City: Tacoma

State: WA

Zip: 98465

Phone: 253-228-0578

E-mail: Don@SPP-MFR.com

NATURE OF REQUEST (Please Be Specific)

This Administrative Adjustment is requested in order to reconcile the height of this proposed multi-family development on a site with existing topographical constraints. The CBD zone allows buildings up to 35' with administrative adjustments up to 20%. This is a request to allow the building to extend less than 10% above the 35' height limit.

Site Information:

Zoning Designation	CBD	Compressive Plan Designation	
Setbacks (measured from the property line to the closest vertical wall)			
	Proposed/Existing	Required by Zoning	
Front Yard	14.83	0	minimum
Rear Yard	77.17	0	minimum
Side Yard (interior)	NA	0	minimum
Side Yard (interior)	56.0	0	minimum
Side Yard (street)	NA	0	minimum
Side Yard (arterial street)	5.5	0	minimum
From Adjacent Residential Use	56	15	minimum
Building Height	37.15'	35	maximum
Lot Coverage	28.7%	100	maximum
Lot Width	120	30	minimum
Lot Length	280	70	minimum
Lot Size (Square Feet)	33,600	-	minimum
Floor Area Ratio:	0.80	2.75	maximum
Number of Parking Stalls	43	29	minimum

The following criteria must be met in order for the Planning Director to approve any Administrative Adjustment request. Please respond FULLY as to how your request meets each of these criteria. "Yes" or "No" answers are not acceptable.

- The adjustment shall not constitute a grant of special privilege inconsistent with the limitations upon uses of other properties within a radius of 1,000 feet or within the boundaries of the same subdivision, whichever is greater. **PMC 20.86.010 (1)**

The proposed multi-family development is an allowed use within the zone. The existing topography has a relatively flat site that sits approximately 4' below the street elevations. The residential floor is placed above parking on grade to provide an appropriate living unit to sidewalk relationship. The building height is determined by the existing conditions. The requested adjustment will not constitute a grant of special privilege inconsistent with the limitations upon uses of other properties within a radius of 1,000 feet as it is a function of the geometry of the parcel and supports the intent of the zoning code.

- The granting of the adjustment will not be detrimental to the public health, safety, comfort, convenience and general welfare, and will not adversely affect the established character of the surrounding neighborhood or will not be injurious to the property or improvements within a radius of 1,000 feet or within the boundaries of the same subdivision, whichever is greater. **PMC 20.86.010 (2)**

The proposed building sits 2' higher on average than the 35' limit. The additional height will be imperceptible from adjacent parcels with 56' and 77' setbacks. Street facing facades include pedestrian amenities, plantings and additional building detailing. Visually and experientially, the difference will not adversely affect the established character of the surrounding neighborhood. The proposed development will, in working with the city's guidelines, improve and enhance the character of the neighborhood.

3. The adjustment is necessary, because of special circumstances relating to the size, shape, topography, unusual natural features, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties within a radius of 1,000 feet or within the boundaries of the same subdivision, whichever is greater. Such circumstances shall not be the result of some action caused by the applicant and/or previous property owners. **PMC 20.86.010 (3)**

Existing topography of the site determined the building and parking geometry. A four+ foot drop exists within the parcel. The proposed development utilizes existing topography to locate parking unobtrusively below and behind the building. Regulations for safety and accessibility determine grade levels for pedestrian and vehicle ways. The average height of the building is a result of these constraints.

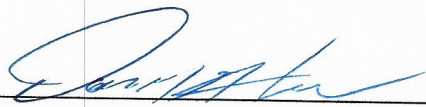
Submittal Requirements for an Administrative Adjustment

- 1) Completed application form, signed and dated. Please print or type. Do not leave any question unanswered, doing so will make your application incomplete. – 8 copies
- 2) A vicinity map no larger than 8 ½" X 11", indicating the location of the property in relation to adjacent streets and major streets. A copy of any Puyallup map clearing marking your property will be sufficient. – 8 copies
- 3) 8 ½" X 11" site plan, dimensioned, drawn to scale and including the following items: (8 copies)
 - ◆ The boundaries of the property
 - ◆ Dimensions of property and square footage of property
 - ◆ Location of existing and proposed structures indicating setback distances from property lines and square footage of each structure
 - ◆ Parking areas
 - ◆ North Arrow
- 4) Critical Area ID Form (unless expressly waived by City Staff)
- 5) Application fee of \$300.00 due at time of submittal.

CERTIFICATION:

I hereby state that I am the applicant listed above, and certify that all information contained above and in exhibits attached hereto is true and correct to the best of my knowledge and belief and is submitted for consideration by the City of Puyallup, pursuant to the provision of the Puyallup Municipal Code. It is understood that the processing of this application may require additional supporting evidence, data or statements upon request of City staff.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and its agents the right to enter upon the premises for purpose of conducting all necessary inspections to determine compliance with applicable laws, codes and regulations. The right of entry shall continue until an approval by all applicable City departments has been obtained.

Signature of Applicant:  Date: 9-5-22

Print Name: Donald Haber

Signature of Property Owner:  Date: 9-5-22

Print Name: Donald Haber