

## **NARRATIVE SUMMARY**

### **JEFF BERSCHAUER RESIDENCES – HGP Project No. 21-044**

Jeff Berschauer is seeking approval of Reasonable Use Exceptions (RUE's) to construct two single-family residences on Lot 1 and Lot 2, Block 3 of the Henry and Bollinger's Subdivision recorded under Thurston County Auditor's File No. 2700078.

The current zoning of the properties is R 4-8. Both lots are currently vacant. The current Thurston County tax parcel numbers for the lots are 53700300100 and 53700300200 in Section 24, T18N, 2W.

The properties have an unnamed stream and associated wetlands to the north. The preliminary indication is that the stream is a type Np or Ns non-fish bearing requiring a 150-foot buffer per OMC 18.32.435. The preliminary indication for the associated wetlands is they rate as Category IV requiring a 50-foot buffer per OMC 18.32.535 (See EnviroVector Figure 2 included with the application).

The new residences will be accessed via a 20-foot dedicated alley right-of-way entering the lots from 12<sup>th</sup> Avenue SE.

Traffic: The two proposed single-family residences will generate roughly 20 average trips per weekday, with 2 trip during the PM peak hours from 4pm-6pm (ITE Trip Generation Manual 7<sup>th</sup> Ed.)

The project is within the Olympia School District, City of Olympia Police and Fire jurisdiction and Medic Response District M4.