



# Public Notice (RE-NOTICE)

City of Tacoma v 747 Market Street v Tacoma, Washington 98402-3766

August 22, 2006

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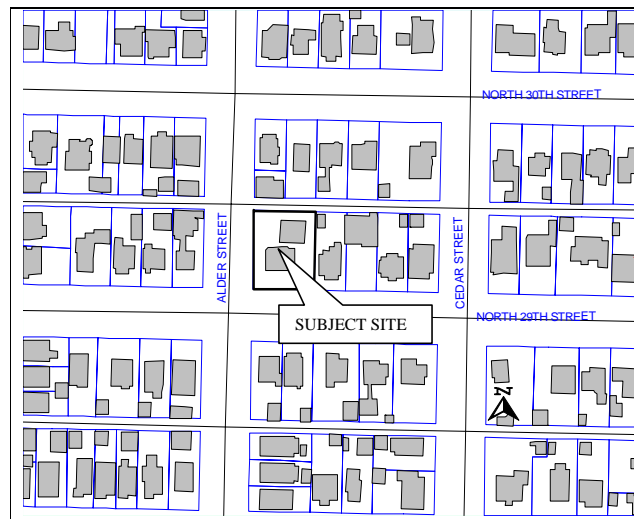
**NOTE:** The public comment period for this proposal is being re-opened for 30 days due to an administrative error which incorrectly stated **that** a maximum 8.51-foot height variance for an overall maximum building height of 334.5 feet was requested. To accomplish the proposed addition staff has determined **that** a **maximum 9.5-foot** height limit variance is required to achieve the maximum elevation of 334.5 feet.

**Applicant** John T. Mulcahey, 3117 North 29<sup>th</sup> Street, Tacoma, WA 98407

**Proposal** **MLU2006-4000064925:** The applicant is requesting a maximum **9.5-foot height variance** to allow five new dormers and a rooftop deck on the north and south sides of the existing three-story residence. The subject property is located in the "R-2-VS" One-Family Dwelling District with a View-Sensitive designation. Under the *Tacoma Municipal Code*, the maximum height allowance for main structures located in the "R-2" District is 35 feet. However, the property's View-Sensitive overlay designation limits the maximum height of the residence to 25 feet, unless relief is granted through the View-Sensitive District Height Variance process.

**Location** The subject site is located at 3117 North 29<sup>th</sup> Street, at the northeast corner of North Alder and North 29<sup>th</sup> Streets.

**Staff Contact** Shanta Frantz  
253-591-5388  
Public Works  
Department  
Building and Land  
Use Services  
747 Market Street,  
Room 345  
Tacoma, WA  
98402  
Email:  
[shanta.frantz@cityoftacoma.org](mailto:shanta.frantz@cityoftacoma.org)



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The City of Tacoma does not discriminate on the basis of disabilities in any of its programs or services. Upon request, special accommodations can be provided within five (5) business days by contacting the City Clerk's Office at 591-5171 (voice) or 591-5058 (TDD).

**File Number**

MLU2006-4000064925

**Public Comments**

Written comments on the proposal will be accepted until **September 21, 2006**. The purpose of the public comment period is to obtain feedback on the proposal from the public to assist the Land Use Administrator in making a decision on the proposal.

**Public Meeting**

A public meeting may be requested by the neighborhood council for the area, qualified neighborhood group, or by written request of the owners of five or more properties who receive this notice. The purpose of the public meeting is to provide information about the proposal to the public and to obtain feedback on the proposal from the public to assist the Land Use Administrator in making a decision on the proposal.

**Final Decision**

A final decision on the proposal will be made following the expiration of the comment period. A summary of the final decision will be sent to those parties who receive this notice. A complete copy of the final decision will be mailed to those parties who request a copy or to those who have commented on the project. Appeal provisions will be included with both the summary and the complete copy of the final decision.

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Documents Used to Evaluate Pr... [1]  
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**Applicable Regulations**

Tacoma Municipal Code:

- Chapter 13.06 Zoning
- Section 13.06.110 R-2 One-Family Dwelling District
- Section 13.06.145 Supplemental provisions for single-family residential development
- Section 13.06.602 General restrictions
- Section 13.06.555 View-Sensitive Overlay District
- Section 13.06.645 Variances

**Documents Used to Evaluate Proposal**

Comprehensive Plan

**Subsequent Applications**

Building Permit

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