



Public Notice

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

February 16, 2006

Applicant Richard Clark, Emerald Pacific Development, PO Box 766, Snoqualmie, WA 98065

Proposal Application 40000058991: Request for a 2.5 foot rear yard setback variance for proposed Parcel A (currently undeveloped); and, a 19.2 foot front yard setback variance, a 5 foot side yard variance and a 306 square foot lot area variance for proposed Parcel B (currently developed with a single-family house). The variances are necessary in order to allow a new house on a lot fronting on South Sheridan Avenue, while retaining the existing house on a separate lot fronting on the alley. If this variance is approved, the existing house would sit 0.8 feet from the front and 0 feet from side, and the new house would be 22.5 feet from its rear property line, rather than the minimum 20 foot front, 7.5 foot side, and 25 foot rear yard setbacks required by the *Tacoma Municipal Code* in the R-2 One-Family Residential District. Furthermore, Parcel B would have 4,604 square feet rather than the minimum 5,000 square feet required in the R-2 District.

Location The site is located at 3515 South Sheridan Avenue

Public Comments Written comments on the proposal will be accepted until **March 2, 2006**

Staff Contact Elliott Barnett, Building and Land Use Services Division, Public Works Department, 747 Market Street, Room 345, Tacoma, WA 98402, (253) 591-5389, elliott.barnett@cityoftacoma.org

Final Decision A final decision on the proposal will be made following 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.



Applicable Regulations Tacoma Municipal Code Section 13.06.645 (Variances), 13.06.110 ("R-2" One Family Dwelling District)

Documents Used to Evaluate Proposal Comprehensive Plan

Required Permits Variance Permit, Boundary Line Adjustment Permit, Building Permits, Grading Permit

Environmental Documents In accordance with the State Environmental Policy Act (SEPA) administered under the *Washington Administrative Code* (WAC) 197-11-800 and the City of Tacoma Environmental Regulations administered under the *TMC* chapter 13.12, the Environmental Official has reviewed this project and determined that the project is exempt from SEPA provisions.

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).