



Public Notice

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

January 6, 2006

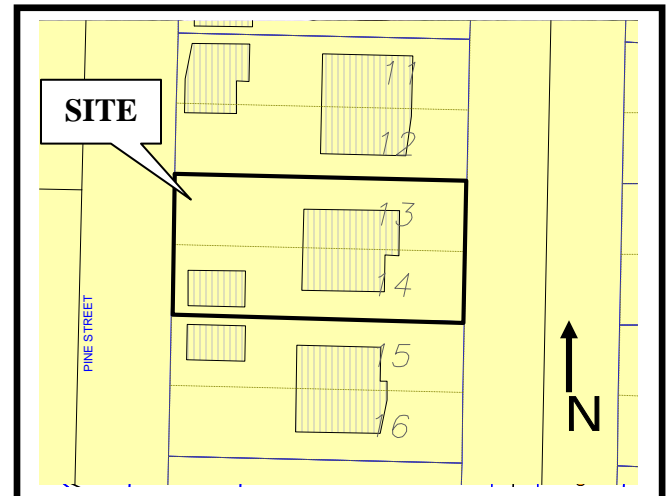
Applicant Garages, Etc. (Pat Estes), 2520 – 96th Street East, Tacoma, Washington.

Proposal A locational variance to build a proposed detached accessory building in the westerly elevation of the existing home. The north side of the proposed building will be constructed to within 3-feet of the northerly property line and the west side of the proposed building will be constructed to within 3-foot of the westerly property line of the applicant's site. The *Tacoma Municipal Code* (hereinafter *TMC*) 13.06.105.3.f requires detached accessory buildings shall be located behind the front wall line of the main building on a lot. If a lot has two frontages a locational variance shall be required in the "R-2" – One-Family Dwelling District.

Location The site is located at 1726 South Anderson Street, Tacoma, Washington.

Public Comments Written comments on the proposal will be accepted until **January 20, 2006**.

The purpose of public comments is to obtain feedback on the proposal from the public to assist the Land Use Administrator in making a decision on the proposal.



Staff Contact Debbie Strous-Boyd, Building and Land Use Services Division, Public Works Department, 747 Market Street, Room 345, Tacoma, WA 98402, Phone (253) 591-5379, E-mail: Debbie.Strous-Boyd@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.

File Number 40000063590 (MLU2005).

Applicable Regulations *TMC* 13.05 – Land Use Permit Procedures
TMC 13.06.105 – "R-1" One-Family Dwelling District
TMC Section 13.06.110 – "R-2" One-Family Dwelling District
TMC Section 13.06.645 – Variances

Documents Used to Evaluate Proposal

Comprehensive Plan.

Required Permit

Building 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 *TMC* Chapter 13.12, the Environmental Official has reviewed this project and determined that the project is exempt from *SEPA* provisions.