



# PUBLIC NOTICE – RE-NOTICE

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

January 4, 2007

**NOTE:** The public comment period for this proposal is being reopened for an additional two weeks due to the site not being properly posted and meeting the requirements of *Tacoma Municipal Code* section 13.05.020 during the original comment period.

## Applicant

Richard Clark, PO Box 766, Snoqualmie, WA 98065

## Proposal

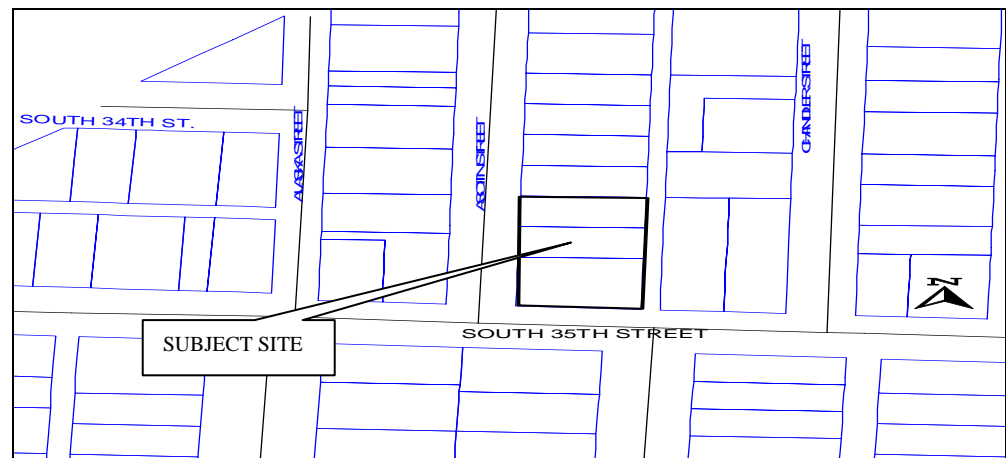
**MLU2006-40000070929:** The applicant is requesting lot area, lot width and setback variances for a future boundary lot adjustment application to create 4 buildable parcels for single-family residential development. The requested variances are as follows:

1. Future Parcel A - 5-foot lot width variance and a 143-square-foot lot area variance
2. Future Parcel B - 5-foot lot width variance and a 143-square-foot lot area variance
3. Future Parcel C - 2.1-foot side yard setback variance and a 4.7-foot rear yard setback variance to allow the existing residence to remain at its current location
4. Future Parcel D – 1.27-foot lot width variance and a 499-square-foot lot area variance

The subject site is located in the “R-2-SRD” Residential Special Review District. Under the *Tacoma Municipal Code*, the minimum lot area is 5,000 square-feet, the minimum lot width is 50 feet, the minimum average side yard setback is 7.5 feet for standard size lots and the minimum rear yard setback is 25 feet for lots located within the “R-2-SRD” District.

## Location

The subject site is located at 1643 South 35<sup>th</sup> Street, on the northeast corner of Asotin and South 35<sup>th</sup> Streets.



**File Number** MLU2006-40000070929

**Staff Contact** Shanta Frantz  
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Building and Land Use Services  
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**Public Comments** Written comments on the proposal will be accepted until **January 18, 2007**. 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.

**Final Decision** A final decision on the proposal will be made approximately 90 days 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

**Applicable Regulations** *Tacoma Municipal Code:*

- Chapter 13.06 Zoning
- Section 13.06.105 R-1 One-Family Dwelling District
- Section 13.06.110 R-2 One-Family Dwelling District
- Section 13.06.115 R-2-SRD Residential Special Review District
- Section 13.06.145 Supplemental provisions for single-family residential development
- Section 13.06.602 General restrictions
- Section 13.06.645 Variances

**Documents Used to Evaluate Proposal** *Comprehensive Plan*

**Subsequent Applications** Boundary Line Adjustment  
Building Permits  
decision.