



Public Notice

City of Tacoma

747 Market Street

Tacoma, Washington 98402-3766

August 8, 2007

Applicant

St. Mark's Lutheran Church/Larry Browleit, BPH Architects, 19624-A 76th Ave W, Lynnwood, WA 98036

Proposal

File Nos. CUP2007 – 40000098176 The applicant is proposing a major modification of Conditional Use Permit file no. SUP97-00011. This modification is to allow construction of approximately 10,840 square feet to the existing church, for a resulting floor area of 29,623 square feet. The addition will consist of a multi-use room on the main floor, with Sunday school classrooms on the lower floor. The addition is proposed to be approximately 38 feet in height, below the current ridge height of the existing sanctuary. 4 of the existing 147 parking spaces will be removed through slight reconfiguration and expansion of the building. Required parking will still be provided. Churches are a Conditional Use in the "R-1" District; the current proposal exceeds the "Minor Modification" thresholds for floor area additions of *TMC* 13.05.080. Building heights in the "R-1" District are limited to 35 feet; however, certain Conditional Uses are allowed heights of up to 45 feet per the regulations of *TMC* 13.06.602. No special conditions of the original Special Use Permit are proposed other than changes to the floor area of the building and building designs.

Location

6730 North 17th Street, Assessor Parcel Number 5905000011

Application Received: June 21, 2007

Application Complete:

July 31, 2007



Public Comments

Written comments on the proposal will be accepted until **September 7, 2007**. 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.

<p>Public Meeting</p>	<p>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. The public meeting is not a formal public hearing.</p>
<p>Staff Contact</p>	<p>Shirley Schultz 253.591.5121 shirley.schultz@cityoftacoma.org Building and Land Use Services Division Public Works Department 747 Market Street, Room 345 Tacoma, WA 98402</p>
<p>Final Decision</p>	<p>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.</p>
<p>File Number(s) Applicable Regulations</p>	<p>CUP2007 – 40000098176 Tacoma Municipal Code:</p> <ul style="list-style-type: none"> ▪ 13.05.080 Modification to Permits ▪ 13.06.105 R-1 Single Family Dwelling District ▪ 13.06.602 General Restrictions ▪ 13.06.640 Conditional Use Permit
<p>Documents Used to Evaluate Proposal</p>	<p><i>Prior Permits</i></p> <ul style="list-style-type: none"> ▪ SUP97-00011 ▪ SEP97-00035 <p><i>Comprehensive Plan</i></p>
<p>Additional Permits Which May be Required</p>	<p>Building Permit</p>
<p>Environmental Documents</p>	<p>The City of Tacoma Public Works Department, the lead agency for this proposal, has determined that the project is exempt from threshold determination and EIS requirements pursuant to SEPA Rules Part Nine, WAC 197-11-800, Categorical Exemptions.</p>