



Public Notice (Re-Notice)

City of Tacoma

747 Market Street

Tacoma, Washington 98402-3766

June 18, 2008

NOTE: The public comment period for this proposal is being re-opened for 14 days due to an administrative error. Previous Public Comments will still be included in the file and decision. See the underlined portions of the modified proposal below.

Applicant James Hanson, 908 North Huson Street, Tacoma, WA 98406

Proposal File No.: MLU2008-40000112504

The applicant is requesting a 5-foot lot width variance to allow a parcel that is 45 feet wide in the future subdivision at 908 South Proctor Street. The applicant is also requesting a **4.39-foot side yard setback variance** to allow the closest point of the north side wall of the existing dwelling to be **3.11 feet** from the property line. The property is located in the R-2 One-Family Dwelling District. The *Tacoma Municipal Code (TMC)* 13.06.110 and 13.06.145 requires a minimum lot width of 50 feet and a **7.5-foot** side yard setback for lots in this area. **Note: The previous Public Notice referenced the incorrect lot for the side yard setback variance. In this instance, the TMC's special provision for side yard averaging (Section 13.06.145) may not be used.**

Location The site is located at 908 South Proctor Street, Parcel **2590000331**

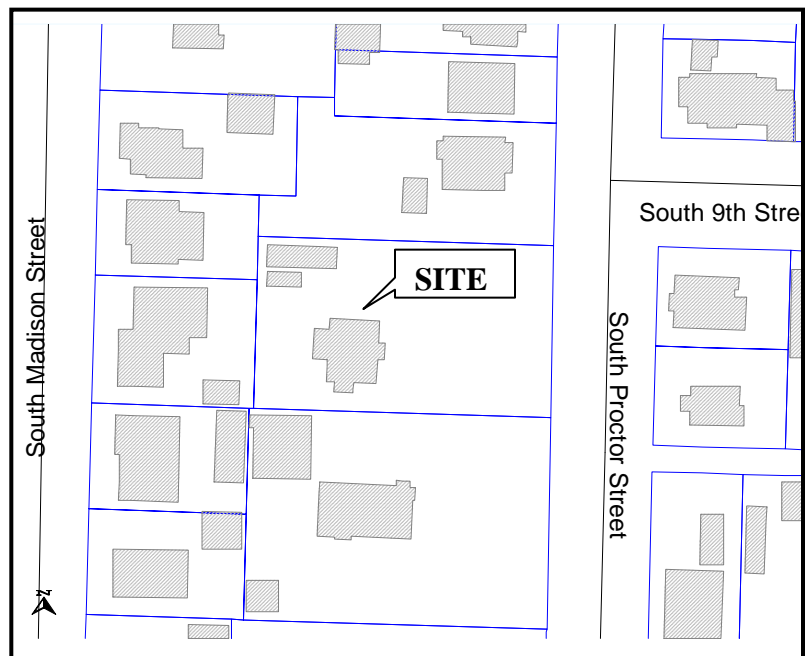
Application Received: April 4, 2008

Application Complete: April 22, 2008

Public Comments Written comments on the proposal will be accepted until **July 2, 2008**. 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 Charla Heutinck
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Building and Land Use Services
Division
Public Works Department
747 Market Street, Room 345
Tacoma, WA 98402

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 13.06.110 "R-2" One-Family Dwelling District
- Section 13.06.645 Variances

Documents Used to Evaluate Proposal *City of Tacoma Comprehensive Plan*

**Additional
Permits Which
May be
Required**

Building Permit