



Public Notice

City of Tacoma

747 Market Street

Tacoma, Washington 98402-3766

November 30, 2007

Applicant James Omsa, 3112 North Viewmont Street, Tacoma, WA 98407

Proposal **File No. MLU2007-40000105619:** A variance request to reduce the required side yard setback 3-feet on the southerly portion of the property and a 12-foot rear yard setback variance to bring the existing deck and awning into compliance with current City of Tacoma ordinances. The Property is located in the "R-2" One-Family Dwelling District. Per *Tacoma Municipal Code (TMC)* 13.06.110 rear yard setback requirements in this zone are 25-feet and side yard setback requirements are 7-feet 6-inches.

Location 3112 North Viewmont Street, Parcel: 3065000250

File Received: November 9, 2007

File Complete: November 29, 2007

Public Comments Written comments on the proposal will be accepted until **December 14, 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.

Staff Contact David L. Jones
253.594.7971
djones@cityoftacoma.org
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, Electrical, Fire