



Public Notice

City of Tacoma

747 Market Street

Tacoma, Washington 98402-3766

September 26, 2008

Applicant Gregory and Lynnette Claire-Woldt, 3712 North 31st Street, Tacoma, WA 98407

Proposal **File No. MLU2008-40000119035**

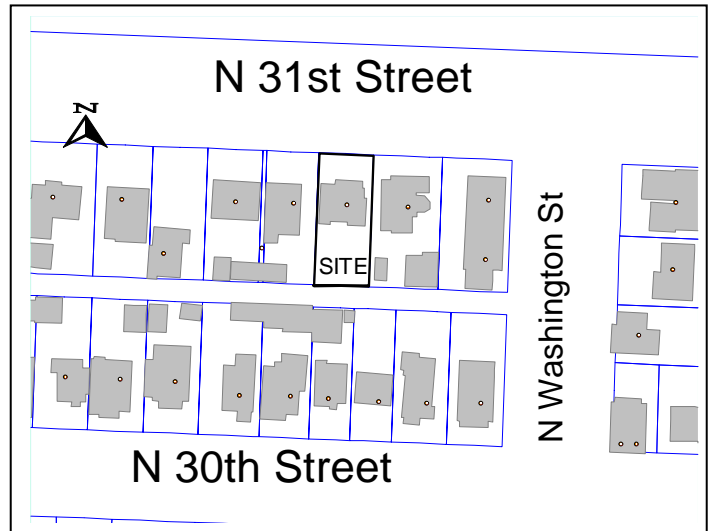
A 4-foot, 6-inch side yard setback variance to allow for the addition of an attached garage with a roof deck and trellis to be located 3 feet from the west side property line, and a 2-foot, 6-inch side yard setback variance to allow for the addition of an attached uncovered deck to be located within 5 feet of the west side property line rather than the 7-foot, 6-inch side yard setback required in the "R-2" One-Family Dwelling District with a View Sensitive Overlay (*TMC* 13.06.110 & *TMC* 13.06.555). The garage will be attached to the rear of the existing single-family dwelling and the deck will be attached to the front.

Location 3712 North 31st Street, Parcel No. 7040000100

Application Received: August 15, 2008 Application Complete: September 26, 2008

Public Comments Written comments on the proposal will be accepted until **October 10, 2008**. 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.

Staff Contact Barbara Serry
253-591-5381
bserry@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 13.06.555 View Sensitive Overlay District
- Section 13.06.645 Variance

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

Additional Permits Which May be Required Building Permit