



City of Tacoma
 Planning and Development Services Department
 747 Market St, Room 345
 Tacoma, WA 98402

NOTICE OF DECISION

Date of Decision: 4/4/2016
 Appeal Period Ends: 4/18/2016
 Decision Effective: 4/19/2016

Decision: Approved, subject to conditions

Proposal:

A Height Variance to allow construction of an addition onto the rear of the existing structure to extend above the 25-foot height limit.

Applicant: Linda Mackin, Turning Leaf Architecture

Location: 4936 North Frace Avenue (Parcel Number 3450001582)

Application No: MLU2015 – 40000259494

For further information regarding the proposal, **log onto the website at <http://tacomapermits.org> and select "Message Board"**. The case file may be viewed in Planning and Development Services, 747 Market Street, Room 345.

Appeal Procedures:

Reconsideration: Any person having standing may request reconsideration of the Director's decision, based upon errors of procedure or fact, by submitting a request in writing to Planning and Development Services at the address below.

Appeal to Hearing Examiner: Any aggrieved person or entity may appeal to the Hearing Examiner by filing a written Notice of Appeal and submitting the filing fee of \$320.90 to the Hearing Examiners Office (747 Market St, Room 720) which contains the following:

- A brief statement showing how the appellant is aggrieved or adversely affected
- A statement of the grounds for the appeal, explaining why the appellant believes the administrative decision is wrong.
- The requested relief, such as reversal or modification of the decision.
- The signature, mailing address and telephone number of the appellant and any representative of the appellant.

THE FEE SHALL BE REFUNDED TO THE APPELLANT SHOULD THE APPELLANT PREVAIL.

Staff Contact: Charla Kinlow, Associate Planner, 747 Market St, Room 345, (253) 594-7971, ckinlow@cityoftacoma.org

Environmental Review: In accordance with the State Environmental Policy Act (SEPA) administered under the Washington Administrative Code (WAC) 197-11-800 and the City of Tacoma Environmental Regulations administered under TMC Chapter 13.12, the Environmental Official has reviewed this project and determined that the project is exempt from SEPA provisions.

To request this information in an alternative format or a reasonable accommodation, please call 253-591-5030 (voice). TTY or STS users please dial 711 to connect to Washington Relay Services.



City of Tacoma
Planning and Development Services Department
747 Market St, Room 345
Tacoma, WA 98402

NOTICE OF LAND USE DECISION



**VARIANCE PERMIT
APPLICATION FOR:**

FILE NO.: MLU2015 – 40000259494

Linda Mackin
Turning Leaf Architecture
12230 NE 32nd Street
Bellevue, WA 98466

SUMMARY OF REQUEST:

A Height Variance to allow construction of an addition onto the rear of the existing structure to extend above the 25-foot height limit.

LOCATION:

4936 North Frace Avenue (Parcel Number 3450001582)

SUMMARY OF DECISION:

The request for a Height Variance is **Approved, Subject to Conditions.**

Notes:

The appeal period on this decision closes April 18, 2016, and the effective date of this decision is the following business day, provided no requests for reconsideration or appeals are timely filed as identified in APPEAL PROCEDURES of this report and decision.

The Director has jurisdiction in this matter per *TMC* 13.05.030. The applicant bears the burden of proof to demonstrate the proposal is consistent with the provisions of the *TMC*, the applicable provisions and policies of the City's *Comprehensive Plan*, and other applicable ordinances of the City.

**FOR ADDITIONAL INFORMATION CONCERNING THIS LAND USE PERMIT PLEASE
CONTACT:**

Charla Kinlow
Planning and Development Services Department
747 Market Street, Room 345, Tacoma, WA 98402
253-594-7971 or ckinlow@cityoftacoma.org

SUMMARY OF RECORD

The following attachments and exhibits constitute the administrative record:

Attachments:

Attachment "A": Site plan, Building Elevations, and Height Survey

Exhibits¹:

Exhibit "A": Neighbor Comments

Exhibit "B": Applicant's Justification for the Variance

FINDINGS

Proposal:

1. The applicant requests a Height Variance to allow construction of an addition onto the rear of the existing structure to extend above the 25-foot height limit.
2. Per revised elevations submitted on March 17, 2016, the proposed height has been reduced from what was originally proposed. The height proposed is currently approximately two feet² above the allowed height restriction. The proposed addition is 20 feet by 30 feet, and meets all setback requirements.
3. The applicant has submitted a site plan, elevation survey, and building elevations, which are included as an attachment.

Project Site:

4. The site is located within the "R-2, VSD" Single-Family Dwelling District with a View-Sensitive Overlay.
5. Specifically, the site is located at the eastern edge of the boundary within the West End View Sensitive Area, which extends from the shoreline along Salmon Beach (about 1,600 feet to the west of the site) up to North Frace Avenue.
6. The West End View Sensitive Area was established via Ordinance Number 24466 in 1989. Per the Hearing Examiner's Report recommending the establishment of the West End View Sensitive Area,

"The West End Plan (WEP), adopted in 1985, recognizes that many areas in the West End area of the City provide substantial views of the Tacoma Narrows, Olympic Mountains, Cascade Mountains, Mount Rainier, and Commencement Bay. The WEP sets forth the following discussion relative to view considerations:

View Considerations

Much of the West End provides opportunities for valuable points, there are views of Puget Sound, the Narrows Bridge, the Olympic Peninsula, the Olympic and Cascade Mountain ranges, and Mount Rainier. Views

¹ All Exhibits are contained in Planning and Development Services Department File No. MLU2015-40000259494. They are referenced and incorporated herein as though fully set forth.

² 1.98 feet above the grade plan as calculated based on height survey analysis. Allowed elevation at 25 feet is 287.52 feet. Proposed elevation is 289.5 feet.

are available from street corridors, viewpoints, parks, and residential properties.

Many fine residential areas have been established in the West End to take advantage of the views. It is anticipated that these properties will become increasingly valuable. Some views may be impacted by development of vacant properties and redevelopment and/or remodeling of existing properties. All developments should be designed to be particularly sensitive to the existing views. Building siting, orientation, height, and design need to be considered for their impact on views from neighboring properties. Because of the area's topography, some resident's views are particularly vulnerable to having their view impaired. Additional measures may be necessary to protect existing views. The majority of the West End with view property is zoned "R-1" which allows a maximum height of thirty-five feet. However, most homes in the long-established neighborhoods are constructed of a similar style and at much lower height creating a very compatible homogeneous neighborhood.

It is intended that new development, redevelopment, and remodeling in long-established neighborhoods be compatible with existing structures in order to retain views and preserve the neighborhood character. In newly developing area, view protection can be accomplished by restrictive covenants governing height, design of construction, and species of trees.

It is recognized that it may not be possible to preserve all views; however, to the extent that it is feasible and desirable, special consideration should be afforded neighboring properties whose view could be adversely affected by proposed development, redevelopment, and remodeling."

7. The City's *Comprehensive Plan* designates the site as "Single-Family Residential".
8. The subject site is within the West End Neighborhood.
9. The site is developed with an existing house, built in 1910, that is about 1,240 square feet and is 1.5 stories. The roof of the existing house is built to the 25' height limit on the eastern side, where the new addition will be located.
10. There is also a detached garage in the rear of the parcel that is about 320 square feet.
11. The site has frontage on North Frace Avenue. The site is accessed via the alley at the rear of the parcel.
12. The site slopes upward to the northeast. The rear of the house sits on a grade elevation of about 263 feet and the front of the house is located at a grade elevation of about 261 feet.
13. Building permits were issued in 2014 to reside the house and replace windows.
14. A building permit was applied for in 2015 (BLD2015-40000226940) to construct a 480 square foot addition and to add a 300 square foot patio cover. That permit was placed on hold because the proposed height of the addition exceeded the 25-foot height limit.

Surrounding Area:

15. The surrounding properties are developed with a mix of 1-story to 2-story single-family dwellings, many of which appear to be constructed to the 25 foot height limit.
16. The surrounding properties to the west are also within the West End View Sensitive Area. The properties to the east and on the opposite side of North Frace Avenue are not subject to

the same View Sensitive height restrictions.

17. The subject property is approximately 1,025 lineal feet from the boundary of the North End View Sensitive Area District.³ The North End View Sensitive Area begins three streets to the east of the site, beginning on the east side of Bristol Street. That area encompasses a 4-block area between North 49th Street, North 50th Street, Bristol Street, and Visscher Street. Additionally, it extends from Pearl Street eastward towards the waterway, until Waterview Street. The North End View Sensitive Area was approved via Ordinance Number 24488 in 1989. Per the Hearing Examiner's Report recommending the establishment of the North End View Sensitive Area, "Several criteria were used to establish the boundary of the "VS" District. The principal criterion used was the existence of a concentration of properties assessed for view by the Pierce County Assessor. Other criteria were used to delineate the actual boundary lines, including land use and zoning, topography, natural features, major traffic arterials, and lot lines." The Hearing Examiner's report also states, "The purpose of applying to the "VS" District is to preserve existing and future views."
18. North Frace Avenue includes some trees and vegetation, including some evergreen trees to the southeast of the site.
19. The parcels to the west of the site and the right-of-way along North Lexington Street within the immediate area is general heavily vegetated, with a mixture of evergreen and deciduous vegetation.
20. The structures on the east side of Lexington Street are generally built on a grade of approximately 280 feet or higher. Structures to the west of Lexington Street are all built on an existing grade of approximately 290 feet or higher, which is approximately the same elevation of the top of the roof pitch proposed for this structure.

Notification and Comments:

21. The application was determined to be complete on November 23, 2015. Written notice of the application was mailed to owners of property within 400 feet of the site as indicated by the Pierce County Assessor/Treasurer's records, the neighborhood council, and qualified neighborhood groups, allowing for 30 days of comment period. Public notice was posted on the site within seven days of the start of the comment period.
22. Multiple public comments were received and are included as an Exhibit to this report and decision. All of the comments received were from neighbors to the west, concerned about view impacts to Commencement Bay to the east.
23. Local governmental agencies and utility providers have reviewed the requested permit. No departmental comments were received.

Additional Information:

24. The applicant's justification for the Variance application is marked as an Exhibit to this report and decision. The applicant also provided a response to public comments received, which is included as part of the exhibit. In summary, the applicant states the following:
 - The slope of the roof on the existing dwelling is 12:12, which limits usable space on the second floor. Approval of the variance would allow the applicant to build an addition with

³ This is relevant because all of the public comments received voiced concerns about loss of views of Commencement Bay/Browns Point Boulevard, and not loss of views of the Tacoma Narrows.

a comparable roof pitch⁴ that would also allow the second floor to be used. The proposed roof pitch is a design that is in character with the existing house and neighborhood.

- The orientation of the addition is such that only a narrow triangle would exceed the height limit.
- The proposed addition does not appear to have an impact on any existing views.
- The proposed addition preserves more green space than a single-story addition to add an equivalent amount of livable area.

25. Staff visited the site and neighborhood on February 24, 2016 and again on March 17, 2016. During the staff visit it was noted that, although the most obvious views provided to the general neighborhood area are to the west of the Narrows, there are some views provided to properties of Commencement Bay, to the east as well. Within the immediate vicinity of the house, it is difficult to determine the full extent of the views of Commencement Bay enjoyed by private properties, but there is very little that can be seen from the level of the sidewalk or alley (public property).

Applicable Regulations and Policies:

26. *TMC* Section 13.06.100.C.4 allows for single-family detached dwellings and accessory buildings within the R-2 Single-family Dwelling District.

27. *TMC* Section 13.06.555 View Sensitive Overlay

A building, structure, or portion thereof, hereafter erected, shall not exceed a height of 25 feet.

28. *TMC* Section 13.06.645.B.3.d includes the criteria required for approval of a height variance within the VSD. In reviewing requests for this variance, the Director shall consider, but shall not be limited to, the following:

- (1) the extent of the view;
- (2) the impact of the proposed construction on the view from adjacent properties;
- (3) the effect of any possible restrictions on the proposed construction, the character of the area;
- (4) the topography of the site and surrounding properties;
- (5) the variance is in the interest of the general public; and
- (6) the variance is in the general interest of the particular neighborhood.

29. *TMC* Section 13.06.645.B.3.e includes factors that shall be considered as mitigating circumstances which may make approval of a proposed height variance more appropriate. Those factors are as follows:

- (1) orientation of the ridgeline to minimize view impairment;
- (2) style of roof;

⁴ The roof pitch proposed was originally the same as the existing roof pitch of the existing house. After public comments were received, the applicant reduced the proposed height of the house by altering the roof pitch to make it slightly less steep.

- (3) increased setback from the street and/or the side lot line; and
- (4) the placement of the structure(s) on the site.

30. The *Comprehensive Plan*, which sets forth policy regarding development in the City of Tacoma, provides the following policy guidance relative to residential development:

GOAL UF-13

Promote the unique physical, social and cultural character Historic Residential Pattern Areas as integral to Tacoma's sense of place.

Pattern Area 1: Post-War Slopes

These areas were primarily developed during the post-war period and are characterized by the prevalence of garages, curvilinear streets, and cul-de-sac development. The disrupted street grid limits route directness but lends itself to a sense of privacy and security within neighborhoods. Houses tend to be ranch, double-ranch, or more contemporary building styles, often with garages more prominently situated at the front of the structure and facing the street, as alleys are rare. Many homes have long frontages and are typically 1-1.5 stories as the area includes view overlays.

Policy UF-13.4 New development should be oriented to take advantage of the view of Commencement Bay and the Tacoma Narrows and to preserve significant public views.

GOAL DD-6

Protect and preserve designated significant scenic resources, including public views and scenic sites.

Policy DD-6.2 The following scenic views over public property and rights-of-way are recognized as publicly beneficial to Tacoma. Other public views which can be demonstrated to have a similar value to the public may also be considered Public Views:

- a. Views from Stadium Way of Commencement Bay, Browns Point, and Mount Rainier
- b. Panoramic views from Ruston Way of Commencement Bay, Vashon and Maury Islands, Mount Rainier, and the Olympics
- c. Views from N Stevens St of Mason Gulch, Commencement Bay and Browns Point
- d. Views from Marine View Drive of the Port, Commencement Bay, and Downtown Tacoma
- e. Views from Narrows Drive of The Narrows, bridges and Gig Harbor
- f. Views from designated viewpoints within Point Defiance Park
- g. Views of downtown, Commencement Bay and the Cascades from McKinley Hill
- h. Views of the Cascades from East Grandview Drive

GOAL H-5

Encourage access to resource efficient and high performance housing that is well integrated with its surroundings, for people of all abilities and income levels.

CONCLUSIONS⁵

1. Provided the conditions of approval are met, the proposal meets the criteria identified in *TMC* 13.06.645.B.3.d for approval of a Variance as follows:

- a. *The extent of the view*

This general neighborhood area of the City is unique in that views are available both to the west (Tacoma Narrows) and to the east (Commencement Bay, Browns Point Boulevard). Although the parcel is located at the eastern edge of the west end view-sensitive area, all of the comments received were from property owners to the west of the subject site, which are located closer to Tacoma Narrows than the subject site. The comments received cite concerns about losing portions of views to the east of Commencement Bay and Browns Point Boulevard.

As stated in the approved ordinance establishing the West End View Area, "Much of the West End provides opportunities for valuable points, there are views of Puget Sound, the Narrows Bridge, the Olympic Peninsula, the Olympic and Cascade Mountain ranges, and Mount Rainier. Views are available from street corridors, viewpoints, parks, and residential properties."

The view-sensitive overlay was established for the protection of views in the west end including views of the Puget Sound, Cascade Mountain Range, and Mount Rainier, and is not limited to protection of views to the west of the Narrows Bridge, Olympic Peninsula, and the Olympic Mountain Range. Additionally, the district was established to protect views from private residential properties as well as public views.

The City's *Comprehensive Plan* specifically highlights the protection of public views (views available from street corridors, viewpoints, and parks). Based on staff's site visits, it is clear that any view impacts on public views are de minimis, as the topography from the street level does not lend itself to views in that area.

The extent of private views that may exist from nearby residential properties is more difficult to evaluate. No photos were taken from inside nearby residences, or from decks or porches, to demonstrate the extent of the existing view, so staff relied partly on using existing topography and building heights as a way to estimate the extents of those views.

Given that the roof peak of the existing roof is at an elevation of 287.17 feet, and that the ground elevation of the houses adjacent to North Lexington Street (and south of North 50th Street) is approximately 280 feet or higher, it seems likely that homes in the area adjacent to North Lexington Street and south of North 50th Street would have views of Commencement Bay over the top of the existing structure to the east, unless those views are otherwise impacted by other dwellings in the area and/or vegetation.

Views of Commencement Bay and Browns Point Boulevard from the area along North Lexington Street and to the north of North 50th Street may exist from upper stories of private residences, but were not easily visible from the public right-of-way.

⁵ Conclusions are based upon the applicable criteria and standards set forth in the *Tacoma Municipal Code (TMC)*, the policies of the *Comprehensive Plan*, and the Attachments and Exhibits listed herein. Any conclusion of law hereinafter stated which may be deemed a finding of fact herein is hereby adopted as such.

Per public comments, the roof peak of the existing house at 4936 North Frace Avenue is just slightly above the waterline as seen from the main floor of the residence located across the alley at 4933 North Lexington. Trees on that property currently shield the waterview from that property in the summer, but have been periodically topped for an unrestricted year-round view of Commencement Bay and the lights of Browns Point at night. It is anticipated that the extent of other views of Commencement Bay from the properties on the opposite side of the alley from the site would be similar.

See Exhibit "A"; Findings 4-6, 9-12, 15-22, 25, 30.

b. The impact of the proposed construction on the view from adjacent properties

As determined above, it does seem likely that homes in the area to the west of North Lexington Street and south of North 50th Street have existing views of Commencement Bay. However, based on the 290-foot ground topography of the existing homes in that specific area, and the proposed elevation of the proposed structure being approximately 293 feet, it does not seem likely that the proposed construction would have a significant impact on these properties.

With regards to the area along North Lexington Street and to the north of North 50th Street, views of Commencement Bay and Browns Point Boulevard would not be impacted from the proposed construction, as the subject property is located far enough south to not be within the line of sight between these properties and the water.

It does seem possible that the proposed construction may result in some view blockage affecting the properties across the alley from the subject site. As described by neighboring property owners and as observed on staff's site visits, however, existing views of Commencement Bay/Browns Point Boulevard are very limited and only available during portions of the year when existing vegetation is topped/trimmed. Further, given that the existing peak of the house is at the 25 foot height limit and it blocks out the waterline of Commencement Bay, any new construction to the 25' height limit, which is allowed out-right, could block more of the waterline view. The additional 2 feet of height requested would not block substantially more view than an addition built to the allowed height limit.

See Attachment "A", Exhibits "A" & "B"; Findings 1-6, 9-12, 14-22, 24-29.

c. The effect of any possible restrictions on the proposed construction, the character of the area;

The surrounding properties are developed with a mix of 1-story to 2-story single-family dwellings. The majority of homes in the area also appear to be built at heights of 25 feet or below. As stated in the Ordinance establishing the West End View Sensitive Area, all developments should be designed to be particularly sensitive to the existing views. Building siting, orientation, height, and design need to be considered for their impact on views from neighboring properties.

The property owner has indicated that the justification of the request is to allow the applicant to build an addition with a similar roof pitch as currently exists, so as to retain the character of the existing house. The roof of the addition would be taller in height than the existing roof, so that the second floor could be used. Additionally, including the additional living space as part of a second floor area would preserve more green space when compared to building a single-story addition with a larger footprint.

After public comments were received, the applicant reduced the scope of the project by lowering the height of the proposed roof to approximately two feet above what would otherwise be allowed. The request for a two-foot variance is within 10 percent of the quantified standard contained in the code.⁶ Further reduction in roof pitch could result in an addition out of character with the existing home and with less functional space.

See Attachment "A", Exhibit "B"; Findings 1-22, 24-30.

d. The topography of the site and surrounding properties;

The topography of the site and surrounding properties is discussed in detail in the evaluations of the extent of the views and impacts of the proposal on the existing views. It was determined that, based on existing topography, if there were any view impacts from the proposal, the impacts would likely be to the properties directly across the alley from the subject site and not from homes on the west side of Lexington Street.

As noted by the applicant, under current Code regulations, they would be allowed to build the existing structure with a larger footprint without the need for variances to accommodate additional living space, up to 25 feet in height and as close as 25 feet from the center of the alley. Given that the topography of the rear of the lot is higher than the topography at the front of the lot, that type of construction could potentially have a greater impact on the homes across the alley from the subject site, than building within an envelope that is closer to the front of the lot at the lower elevation, as proposed.

See Attachment "A", Exhibit "A"; Findings 4-6, 12, 15-20, 28-30.

e. The variance is in the interest of the general public; and

The applicant has demonstrated that the reduced variance request is in the interest of the general public, as it serves to maintain the existing character of the dwelling, which will result in a more aesthetically pleasing structure than what would otherwise be allowed with minimal impact on nearby views.

See Attachment "A", Exhibit "B"; Findings 1-30.

f. The variance is in the general interest of the particular neighborhood.

Based on existing conditions including vegetation, topography, and distance, it has been determined that any existing views that may be impacted are not substantial. The applicant has reduced the proposed height from what was originally proposed, based in part on neighborhood concern and guidance provided in *TMC 13.06.645.B.3.e(2)*, in an effort to further minimize any potential impacts to the surrounding properties. Allowing the applicant to build an addition that will preserve the character of the existing house and reduce the amount of green space used is in the general interest of the neighborhood.

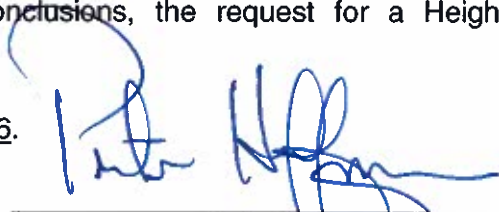
See Attachment "A", Exhibits "A" & "B"; Findings 1-30.

⁶ Since the height limitation is 25 feet, 10 percent of the qualified standard would be 2.5 feet.

DECISION

Based upon the above findings and conclusions, the request for a Height Variance is **Approved, subject to conditions.**

ORDERED this 4th day of April 2016.



Peter Huffman
Director, Planning and Development
Services Department

FULL DECISION TRANSMITTED by first class mail and interoffice email to:

Linda Mackin, Turning Leaf Architecture, 12230 NE 32nd Street, Bellevue, WA 98466
Steven and Stacey Olson, 4936 North Frace Avenue
Sigrun and Douglas Bodine, 4933 North Lexington Street, Tacoma, WA 98407
Stuart Bancroft, 4921 North Lexington Street, Tacoma, WA 98407
Beverly Jean Jacobson, 4932 North Lexington Street, Tacoma, WA 98407
John and Evelyn La Fond, 4943 North Mildred Street, Tacoma, WA 98407
Robert Barkley and Linda Green, 5010 North Lexington Street, Tacoma, WA 98407
Elaine Diaz, 5014 North Lexington Street, Tacoma, WA 98407
Kerr Advisors, Richard Kerr, 17837 South 1st Avenue, PMB 538, Normandy Park, WA 98148

SUMMARY OF DECISION TRANSMITTED by first class and interoffice mail to the following:

All property owners within 100 feet of the subject site
West End Neighborhood Council
Neighborhood Planning Team Members: Brian Boudet, Ian Munce, and Carol Wolfe

PURSUANT TO RCW 36.70B.130, YOU ARE HEREBY NOTIFIED THAT AFFECTED PROPERTY OWNER(S) RECEIVING THIS NOTICE OF DECISION MAY REQUEST A CHANGE IN VALUATION FOR PROPERTY TAX PURPOSES CONSISTENT WITH PIERCE COUNTY'S PROCEDURE FOR ADMINISTRATIVE APPEAL. TO REQUEST A CHANGE IN VALUE FOR PROPERTY TAX PURPOSES YOU MUST FILE WITH THE PIERCE COUNTY BOARD OF EQUALIZATION ON OR BEFORE JULY 1ST OF THE ASSESSMENT YEAR OR WITHIN 30 DAYS OF THE DATE OF NOTICE OF VALUE FROM THE ASSESSOR-TREASURER'S OFFICE. TO CONTACT THE BOARD CALL 253-798-7415 OR <WWW.CO.PIERCE.WA.US/BOE>.

APPEAL PROCEDURES

Any request for RECONSIDERATION and/or any APPEALS must be submitted in the applicable manner as outlined below on or before April 18, 2016.

RECONSIDERATION:

Any person having standing under the ordinance governing this application and feeling that the decision of the Director is based on errors of procedure or fact may make a written request for review by the Director within fourteen (14) days of the issuance of the written order. This request shall set forth the alleged errors, and the Director may, after further review, take such further actions as deemed proper, and may render a revised decision. A request for RECONSIDERATION of the Director's decision in this matter must be filed in writing to the staff contact listed on the first page of this document.

APPEAL TO HEARING EXAMINER:

Any decision of the Director may be appealed by any aggrieved person or entity as defined in Section 13.05.050 of the *Tacoma Municipal Code*, within fourteen (14) days of the issuance of this decision, or within seven (7) days of the date of issuance of the Director's decision on a reconsideration, to appeal the decision to the Hearing Examiner.

An appeal to the Hearing Examiner is initiated by filing a Notice of Appeal accompanied by the required filing fee of **\$325.26**. Filing of the appeal shall not be complete until both the Notice of Appeal and required filing fee has been received. **THE FEE SHALL BE REFUNDED TO THE APPELLANT SHOULD THE APPELLANT PREVAIL.** (Pursuant to Section 2.09.020 of the *Tacoma Municipal Code*, fees for appeals shall be waived for qualifying senior citizens and persons who are permanently handicapped who are eligible for tax exemption because of financial status.)

The Notice of Appeal must be submitted in writing to the Hearing Examiner's Office, Seventh Floor, Tacoma Municipal Building, and shall contain the following:

- (1) A brief statement showing how the appellant is aggrieved or adversely affected.
- (2) A statement of the grounds for the appeal, explaining why the appellant believes the administrative decision is wrong.
- (3) The requested relief, such as reversal or modification of the decision.
- (4) The signature, mailing address and telephone number of the appellant and any representative of the appellant.

NO.	ISSUE DATE	DESCRIPTION

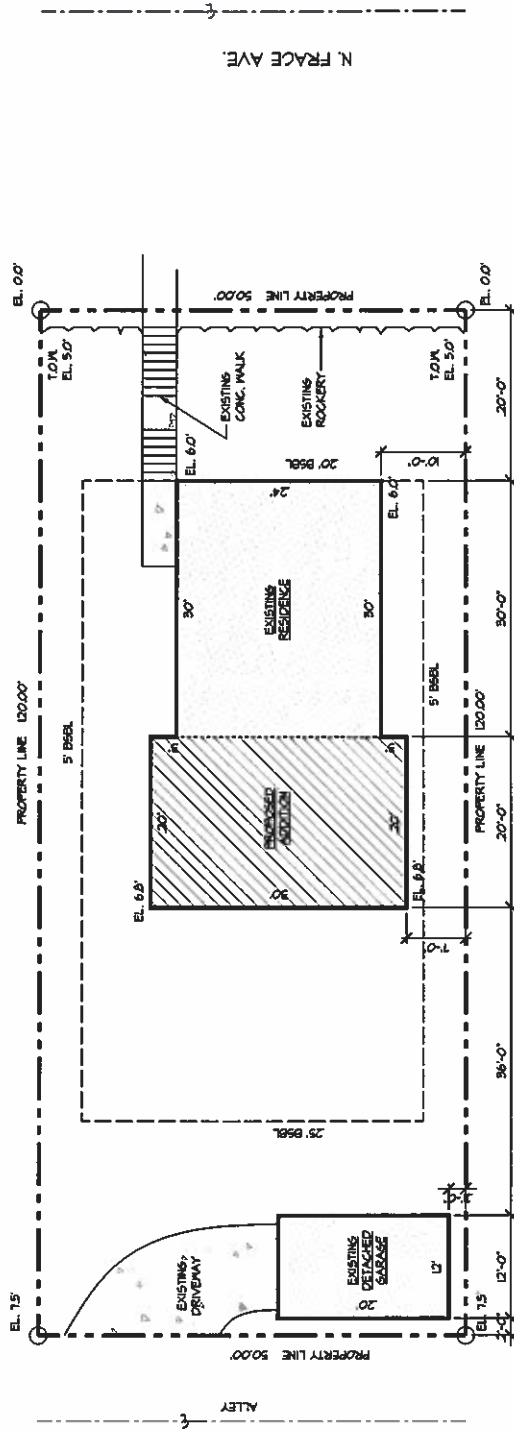
ENGINEERED STRUCTURES
GLOBAL DESIGN, PLLC
15340 202nd Place SE
19340144, WA 98027
EMAIL: engineer@gsd-design.com 206.880.2044



OLSON ADDITION

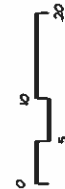
4836 Frace Ave.
Tacoma, WA 98407

SITE PLAN
SCALE: 1" = 10'
DATE: 8/8/2016
SP



LOT AREA	6000 SQ. FT.
EXISTING HOUSE FOOTPRINT AREA	100 SQ. FT.
EXISTING GARAGE FOOTPRINT AREA	600 SQ. FT.
PROPOSED RESIDENTIAL ADDITION AREA	240 SQ. FT.
TOTAL STRUCTURAL AREA	1860 SQ. FT.
STRUCTURAL COVERAGE (1860 / 6000)	31%
EXISTING HOUSE FOOTPRINT AREA	100 SQ. FT.
EXISTING GARAGE FOOTPRINT AREA	600 SQ. FT.
PROPOSED RESIDENTIAL ADDITION AREA	240 SQ. FT.
EXISTING DRIVEWAY/WALK AREA	395 SQ. FT.
TOTAL IMPERVIOUS AREA	1435 SQ. FT.
IMPERVIOUS COVERAGE (1435 / 6000)	24%
LIVING AREA	1240 SQ. FT.

PROJECT SCOPE:
RESIDENTIAL ADDITION
LEGAL DESCRIPTION:
RANGE C2E TOWNSHIP 24N SECTION 23
PARCEL #945000-582



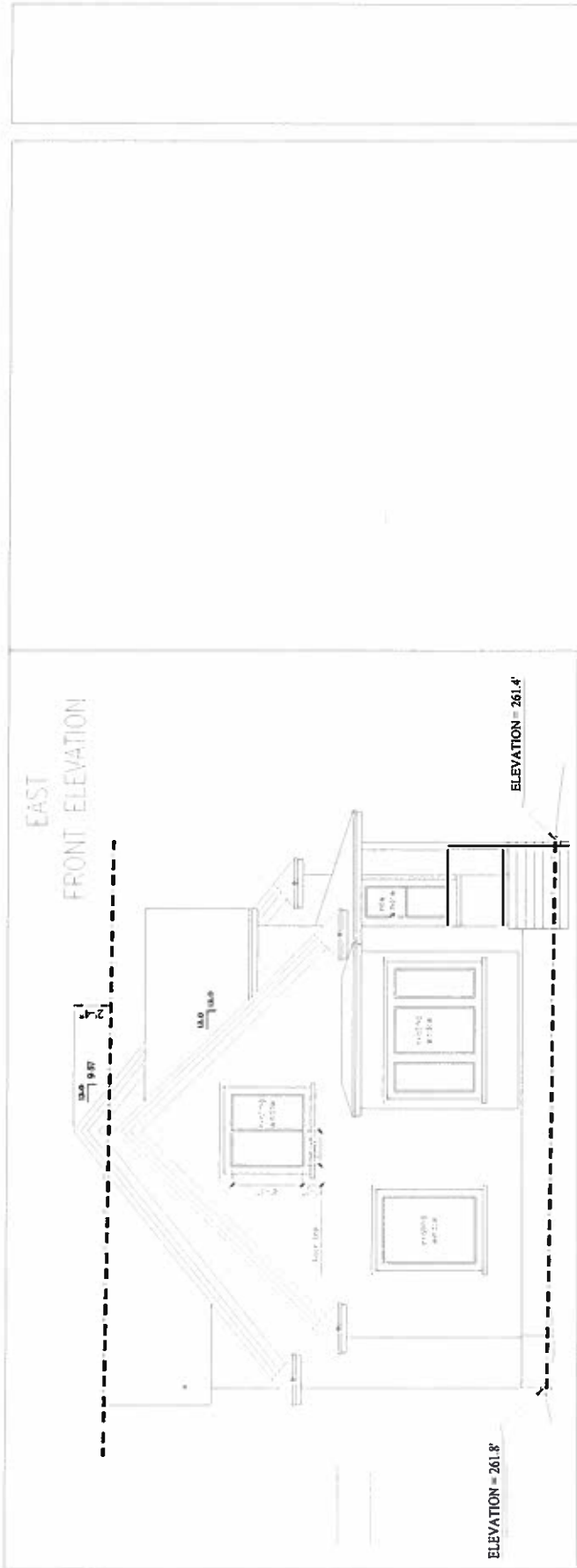
VICINITY MAP
SCALE: N.T.S.

Attachment A.1



SITE PLAN - OLSON RESIDENCE

SCALE: 1" = 10'

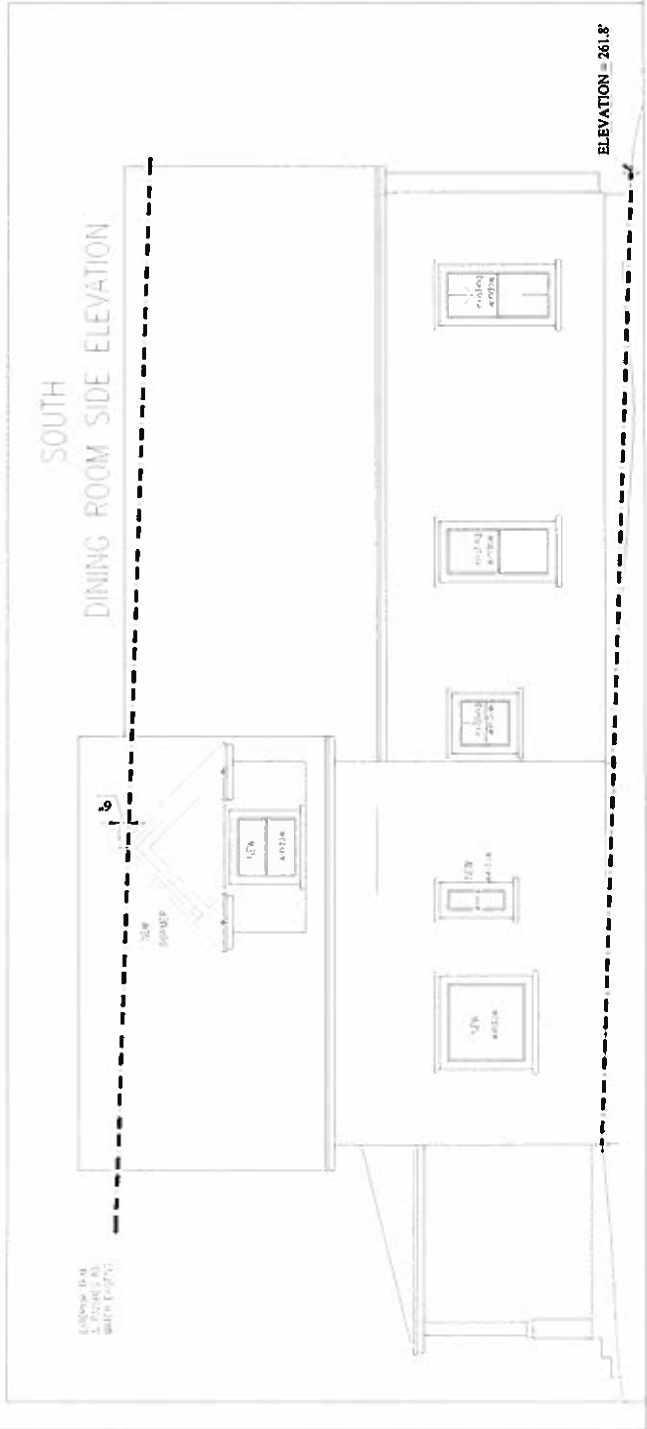


Stacy & Steven Olson
 4956 N. Trace Ave.
 Tacoma, WA

10432 REGISTERED
 Linda Mackin
 ARCHITECT
 STATE OF WASHINGTON

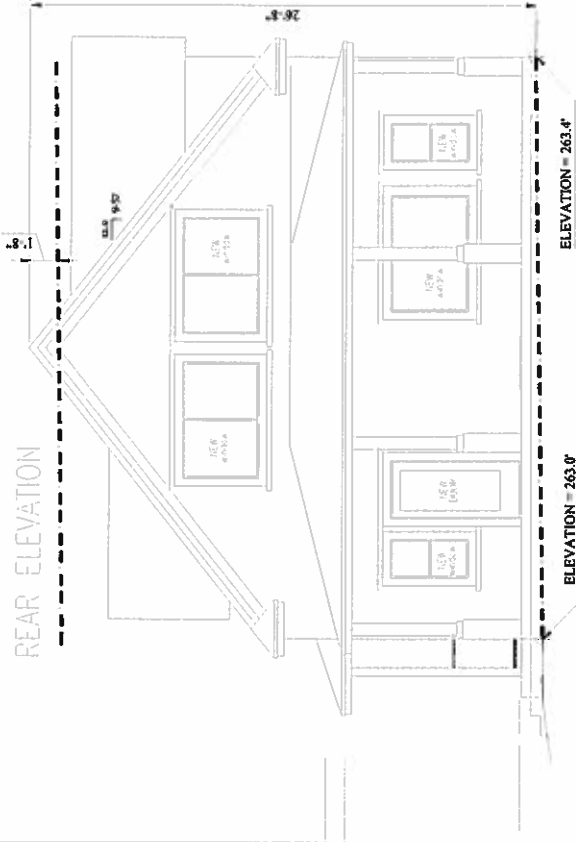
Linda Mackin
 LICENSED ARCHITECT
 PHONE 425-885-6315
 LTMACKIN@GMAIL.COM
 Washington 10432

DATE PLOTTED: 3/19/2016
 SCALE: 1/2" = 1'-0"
 FILE NAME: 0309.dwg, Sheet
 SHEET: A-5

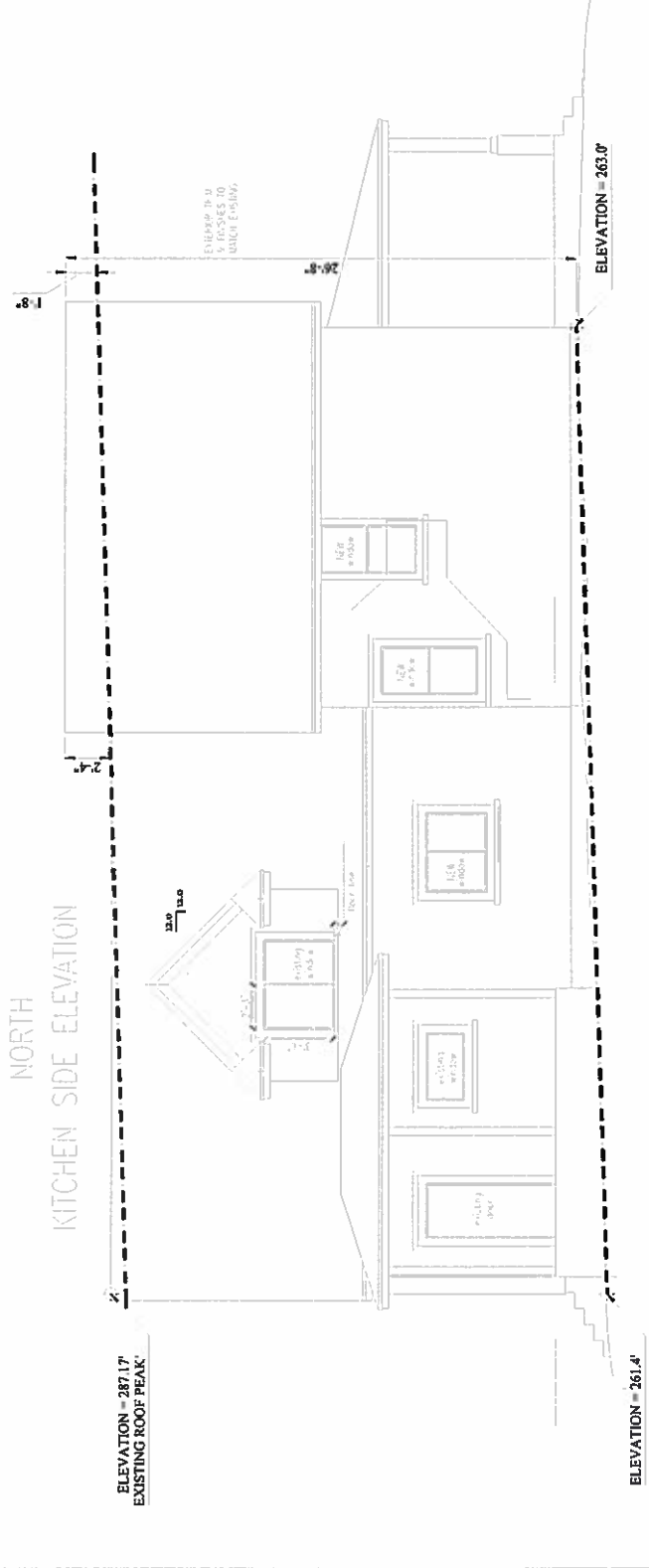


Attachment A.2

WEST
REAR ELEVATION



NORTH
KITCHEN SIDE ELEVATION



Stacy & Steven Olson
4956 N. Frazer Ave.
Tacoma, WA



Linda Mackin
10432 REGISTERED ARCHITECT
STATE OF WASHINGTON
Linda Kay Mackin
L.MACKIN@GMAIL.COM
PHONE 425-863-6315
Washington 0452
LICENSED ARCHITECT

DATE PLOTTED
3/18/2015
SCALE
1/4" = 1'-0"
FILE NAME
0309.dwg located
SHEET
A-6

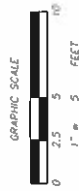
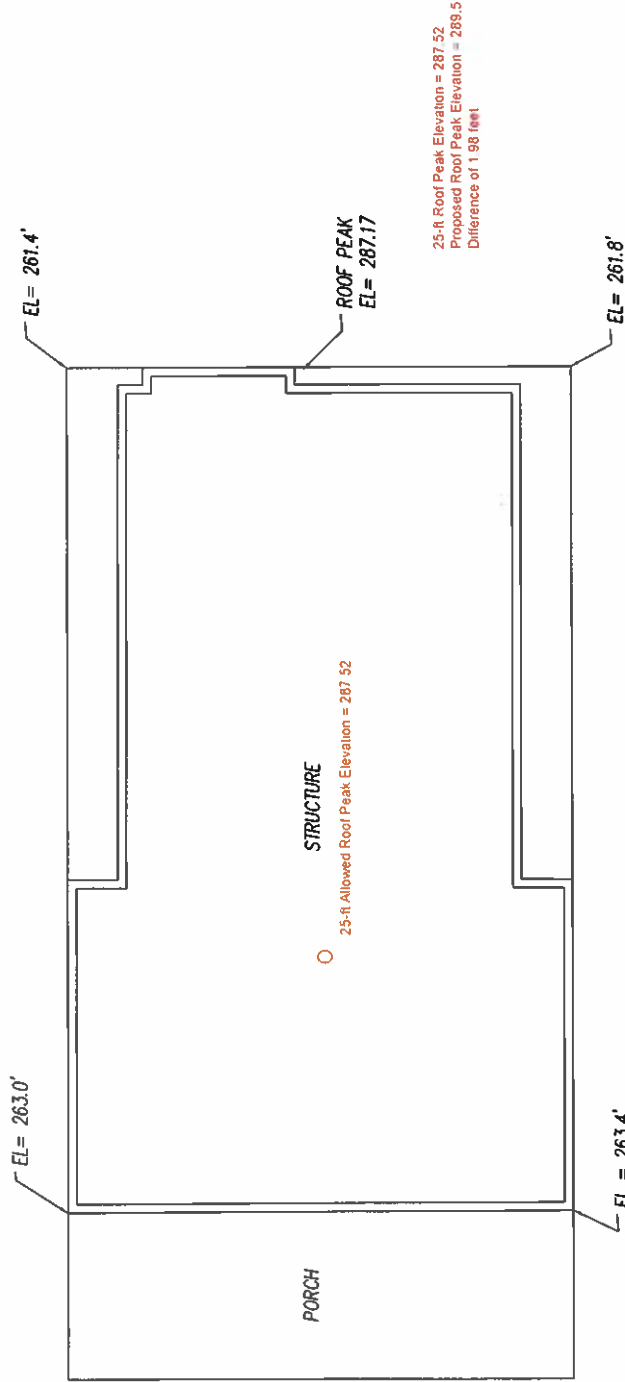
ELEVATION EXHIBIT

LEGAL DESCRIPTION

LOTS 4, 100 & 1000, 20' OFFSHORE DRIVE, ADDITION TO TACOMA, ACCORDING TO PLAT RECORDED IN VOLUME 5 OF PLATS AT PAGE 28, RECORDS OF PERCE COUNTY, WASHINGTON.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE ELEVATIONS AT THE PROPOSED BUILDING CORNERS.
2. THIS SURVEY WAS MADE BY FIELD TRAVELER USING A LEICA 1003 J1 ROBINE TOTAL STATION AND COLLIMATED GPS WITH RESULTING CLOSURES EXCEEDED THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY IMC 330.130.
3. NO BOUNDARY SURVEY WAS PERFORMED.
4. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON NOVEMBER 2, 2016, AND IS HEREBY A REFLECTION OF THE CONDITIONS AT THAT TIME. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.



informed land survey

PO Box 5137
Tacoma, WA 98145-0137
Phone: 252-622-2070
Fax: 252-622-0175
www.landinformed.com

LAND SURVEYING, MAPPING, & GIS

SURVEYOR'S CERTIFICATE
I, THE UNDERSIGNED, EVAN M. WAHLSTROM, LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF WASHINGTON, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS SURVEY RECORDING ACT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSION OF SURVEYORS IN THE STATE OF WASHINGTON.

Evan M. Wahlstrom
EVAN MARK WAHLSTROM, LSP #44657 EXP 10/04/16



DRAFTED: ENW
DATE: 1/6/2016
SCALE: 1"=5'

CHECKED: SW
JOB NO.: EXCS-070707
FIELD CREW: BA

INDEX DATA: SECTION 23, T21N, R2E, W4E,
PERCE COUNTY, WA

FOR: STEVE OLSON
SITE: 3649 N. FRACE AVENUE
TACOMA, WA

ELEVATION EXHIBIT

SHT. 1 OF 1

Attachment A.4