



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

NOTICE OF DECISION

Date of Decision: 9/7/2016
 Appeal Period Ends: 9/21/2016
 Decision Effective: 9/22/2016

Decision: Denied

Proposal:

The applicant requests two lot area variances and a side yard setback variance to allow the subject site to be divided into two lots for the future development of an additional single family dwelling. The existing dwelling is proposed to remain. The site is located in the "R-2 STGPD" Single-Family Dwelling District and South Tacoma Groundwater Protection District.

Applicant: Larson & Associates, Steve Voorhies, 9027 Pacific Ave Suite 4, Tacoma, WA 98444, 253-474-3404

Location: 6811 South Puget Sound Ave, parcel 4940001040

Application No: LU16-0052

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: Dustin Lawrence, Senior Planner, 747 Market St, Room 345, (253) 591-5845, dlawrence@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.



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NOTICE OF LAND USE DECISION