



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

NOTICE OF DECISION

Date of Decision: 7/15/2016
 Appeal Period Ends: 7/29/2016
 Decision Effective: 8/1/2016

Decision: Partially denied and partially approved

Proposal:

A Height Variance to allow 40 dwellings to extend above the 25-foot height limit, up to a height of 35 feet.

The request for a Height Variance is Partially Approved. However, per the proposed housing styles/elevations, none of the proposed structures shall exceed 30 feet, 6 inches in height.

Applicant: ESM Consulting Engineers, LLC

Location: 5402 25th Street NE (Parcel Number 0321253002)

Application No: LU16 – 0079

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: A Mitigated Determination of Non-Significance (MDNS), associated with the 41-lot plat proposal, was issued for the site in accordance with SEPA regulations (SEP2014-40000220241). The MDNS was appealed and revised slightly per the Hearing Examiner's Findings of Fact, Conclusions of Law, and Decisions, dated September 2, 2014.

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