



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

PUBLIC NOTICE

Date of Notification: 8/1/2016
Application Received: 4/24/2016
Application Complete: 7/26/2016

Applicant: I Land Surveying, Laura Wahlstrom, PO Box 5137, Tacoma, WA 98415, 206-550-0164

Location: 8804 S Ainsworth Ave, parcel 0320323007

Application No: LU16-0083

Proposal:

The applicant has requested a 16 feet rear yard setback in order to allow a future two-lot short plat of the subject site. The existing house on the property would remain and provide a 9 foot rear yard setback. The site is located in the "R-2 STGPD" Single-Family Dwelling District and South Tacoma Groundwater Protection District. TMC 13.06.100 requires a 25 foot rear yard setback for the subject site.

Comments Due: 8/15/2016

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.

Documents to Evaluate the Proposal:

Tacoma Municipal Code, Comprehensive Plan

Studies Requested:

N/A

Other Required Permits:

Preliminary Short Plat, Final Short Plat

Applicable Regulations of the Tacoma Municipal Code:

TMC 13.04 Platting and Subdivisions, TMC 13.05 Land Use Permit Procedures, TMC 13.06 Zoning

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.

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

Environmental Review: Per SEPA, WAC 197-11-800 and TMC Chapter 13.12, the Environmental Official has reviewed this project and determined 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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747 Market St, Room 345
Tacoma, WA 98402

NOTICE OF LAND USE APPLICATION

Response to Variance Criteria

Variance application # LU16-0083 - 8804 S Ainsworth Ave

What are the hardships on the property, such as size, shape, location, or other conditions that make it difficult to meet zoning standards? How will zoning goals still be met with the request (such as maintaining space between structures to prevent fire hazards and ensuring yard space for neighbor privacy)? The response should clearly describe what the specific hardship is, how the applicant did not create this hardship, and why strict application of the zoning code would be unreasonable due to this hardship.

The proposed variance would reduce the setbacks between the existing lot and the new proposed lot allowing for a reasonable sized home. The proposed site layout results in Lot 1 having a reduced front setback from 20 to 16 feet and lot 2 having a reduced rear setback from 25 to 9 feet.

The 13,414 sq foot parcel contains an existing single family home which is set back approximately 50' from the east line of the parcel (S Ainsworth Ave). The location of the existing building makes for a challenging lot configuration for creating an additional buildable lot

All other R2 Zoning requirements would be met including 5,000 sq ft minimum lot size, 35ft height limit, 50 ft lot width, 20 ft front yard setback on lot #2, 5ft side yard setbacks and rear yard setback on lot #1.

The distance between the existing building and the newly proposed building would be 30 ft therefore fire rating would not be an issue.

Is the request the minimum necessary to afford relief from the hardship that exists on your property? Explain why each aspect of the project is the minimum needed to afford relief from the code.

The proposed lot configuration creates the least impact on the site. The lay out preserves a large front yard (approx. 3,000 sq ft) for Lot 2 while maintaining a 1725 Sq ft rear yard for Lot 1.

How does the project allow for a reasonable use of the property? How does the project allow for a more environmentally sensitive property design or construction than would otherwise be allowed? How do the

affected neighbors feel about the project? Would approval of the request grant special privilege that is not enjoyed by other properties in the area?

The parcel provides adequate space to accommodate two moderately sized single family homes. The variance would provide an additional single family home on a parcel that has the capacity to accommodate the additional dwelling. We are unaware of the surrounding neighbor's opinion of this project. The project would improve the landscape and improve the neighborhood streetscape.

How would the project be consistent with the Comprehensive Plan? How would the project improve the character of the neighborhood? Describe specific aspects of the Comprehensive Plan and neighborhood characteristics that would be consistent with or improved by the project. The Comprehensive Plan is available on-line:

In accordance to City of Tacoma Comprehensive Plan GOAL DD-1 Design new development to respond to and enhance the distinctive physical, historic, aesthetic and cultural qualities of its location, while accommodating growth and change. The goals and policies in this chapter convey the City's intent to encourage building and site design that promotes human and environmental health and safety and responds to local context

Policy DD-1.1 Encourage excellence in architecture, site design, and infrastructure and durability in building materials to enrich the appearance of a development's surroundings. Policy DD-1.2 Promote site and building design that provides for a sense of continuity and order while allowing for creative expression. Policy DD-1.3 Design buildings and streetscape of a human scale to create a more inviting atmosphere for pedestrians. Policy DD-1.4 Consider development of a design review program to promote high quality design that supports community identity, a distinctive built environment, human-scale elements and amenities, resilient and durable materials, landscape enhancements, and other similar features.

If approved, the project will result in building a modern single family home on the newly created lot. The newly building would be constructed of high quality design and quality building materials. The site would undergo landscape improvements which would benefit aesthetic qualities of the neighborhood.

5. How would the project be beneficial to the public interest? Describe specific aspects of the proposal and how it would be beneficial to the public's interest.

The project will create quality residential single family home providing housing for the working class community. The home design will be of quality architecture, using high grade building materials and will increase the appearance of the neighborhood.

6. Is the intent of the variance request to prevent development cost increases? Is the intent of your variance request to allow the project to follow a standardized corporate design? If not, demonstrate how the project does not follow a standard corporate design and how the purpose of your request is not primarily to avoid increased development costs.

The project is goal is to create two buildable lots from a 13,414 sq foot parcel with minimal impact on the neighborhood. If the variance is not granted, the alternative option to create two buildable lots would require demolishing the existing building on Lot 2 and rebuild closer to S Ainsworth St. This option would create a greater impact on the neighborhood.

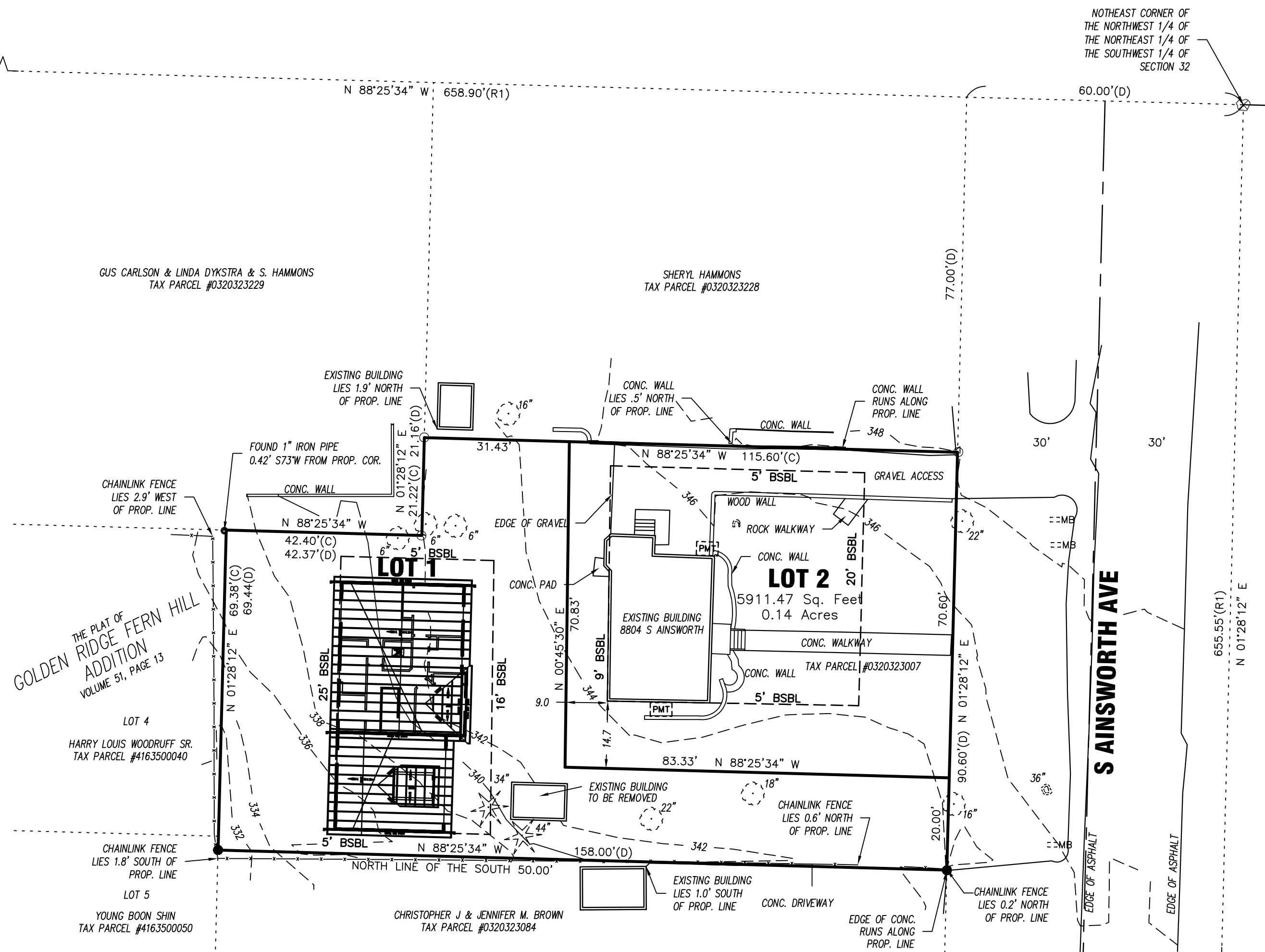
CITY OF TACOMA
SHORT PLAT

A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 32, T20 N., R03 E., W.M.

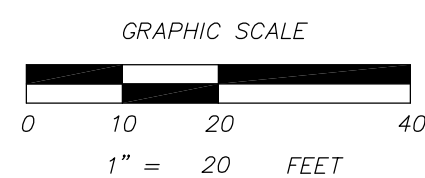
ORIGINAL TRACT:
ASSESSOR'S PARCEL NO(S) 0320323007

LEGEND

- SET REBAR & CAP EMW LS #44651
- FOUND REBAR & CAP (AS SHOWN)
- FOUND 1" IRON PIPE
- ⊗ FOUND STONE MONUMENT
- ⊕ FOUND CASED MONUMENT
- ⊙ FOUND SURFACE MONUMENT
- ⊕ HOSE BIB
- ==MB MAILBOX
- [PMT] POWER METER
- CHAINLINK FENCE
- DECIDUOUS TREE
- EVERGREEN TREE
- TREE STUMP
- (M) DISTANCE AS MEASURED
- (R) DISTANCE PER REFERENCE
- (C) CALCULATED DISTANCE
- (D) DISTANCE PER DEED

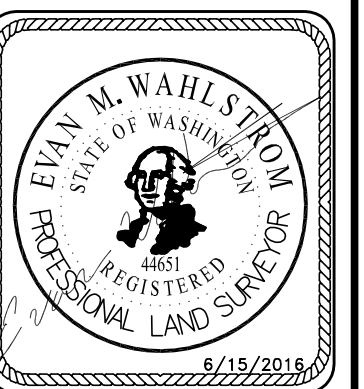


THE PLAT OF
GOLDEN RIDGE FERN HILL
ADDITION
VOLUME 51, PAGE 13



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS
A SURVEY MADE BY ME OR UNDER
MY DIRECTION IN CONFORMANCE
WITH THE REQUIREMENTS OF THE
SURVEY RECORDING ACT AT THE
REQUEST OF RYCO DESIGN BUILD



IN June, 2016

DATE 6/15/2016 PLS 44651

Evan M. Wahlstrom
EVAN M. WAHLSTROM EXP 10/4/16

informed land survey

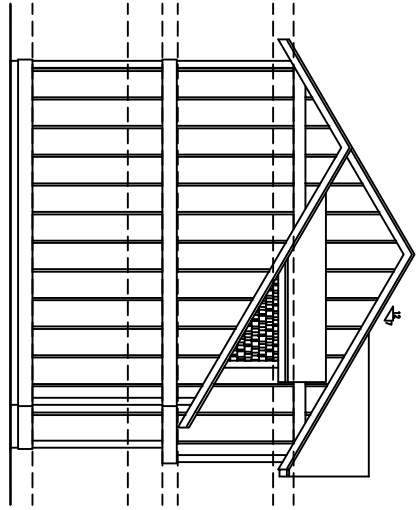


PO Box 5137
Tacoma, WA 98415-0137
Phone: 253-627-2070
Fax: 253-627-9175
www.i-landsurvey.com
LAND SURVEYING, MAPPING, & GIS

CHECKED: EMW
SCALE: 1"=20'
DRAFTED: JR
FIELD CREW: SB, JR, AJ

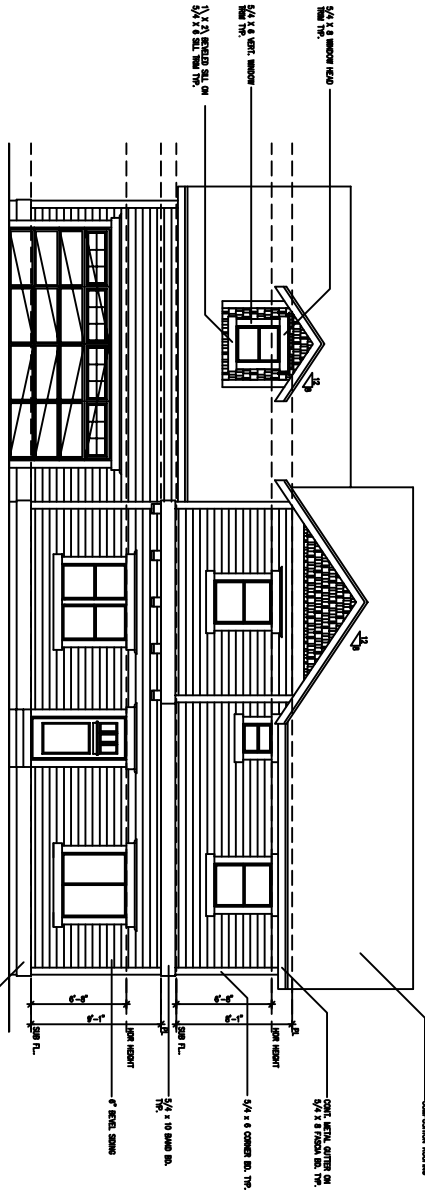
JOB NO.: RYCOD-160203
NO. OF PARCELS: 2
DATE: 6/15/2016
SHEET 2 OF 2

APPLICATION NO.: 808719



LEFT ELEVATION

SCALE : 1" = 1'-0"



FRONT ELEVATION

SCALE : 1" = 1'-0"

- ©2010 MD Architects
- VERIFY SREAK WALL MAKING AND HOLDINGS ARE PER PLAN AND SCHEDULE PRIOR TO INSTALLING SIDING
 - PROVIDE GALVANIZED SHEET METAL FLASHING AND COUNTERSINKS AT ALL ROOF / WALL INTERSECTIONS, CHIMNEYS, AND SUTTINGS
 - PROVIDE WEATHERSTRIPPING AND FLASHING AT ALL DOORS AND WINDOWS AS REQUIRED
 - CHECK ALL EXTERIOR JOINTS AND PENETRATIONS

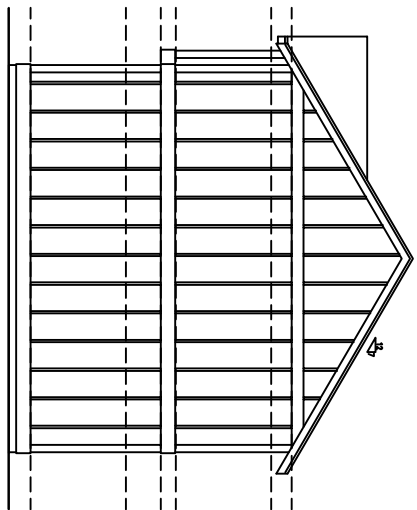
NOTE:
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO EXISTING CONDITIONS AND/OR ASSESSED DIMENSIONS. CHANGING WORK ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

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PLAN 1724/2

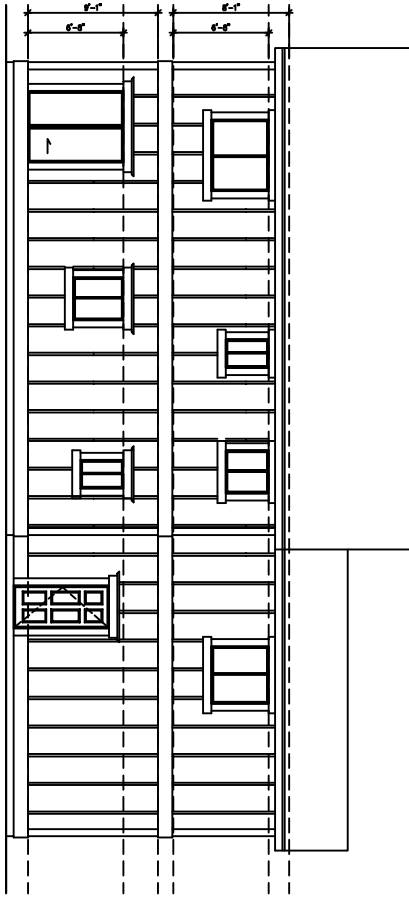
ELEVATIONS

7	DATE	02/17/10
	ISSUED FOR	PERMITS
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RIGHT ELEVATION

SCALE : 1" = 1'-0"



REAR ELEVATION

SCALE : 1" = 1'-0"

NOTE:
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO EXISTING CONDITIONS AND/OR ASSESSED DIMENSIONS TO VERIFY COMPATIBILITY WITH PROJECT INTENT AND/OR EXISTING CONDITIONS. ANY UNASSESSED DIMENSIONS OR CONDITIONS SHALL NOT BE ASSUMED. ANY CHANGES TO WORK SHALL NOT BE PERMITTED RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

DATE	BY	REVISION
8/17/16	MD	7

ELEVATIONS

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PLAN 1724/2