



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

PUBLIC NOTICE

Date of Notification: 7/6/2016
 Application Received: 6/15/2016
 Application Complete: 6/15/2016

Applicant: John Manuel, AustinCina, 12202 Pacific Avenue, Suite C, Tacoma, WA 98444; (253) 531-4300

Location: 709 South J Street; Parcel No. 2007190040

Application No: LU16-0120

Proposal:
 Modified Conditional Use Permit to replace an existing triplex with a 2-unit townhouse.

Comments Due: 7/20/2016

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 (TMC) and the Comprehensive Plan

Studies Requested:

None

Other Required Permits:

Building Permits

Applicable Regulations of the Tacoma Municipal Code:

TMC Chapters 13.05 Land Use Permit Procedures, 13.06 Zoning and 13.12 Environmental Code

Public Meeting: A public meeting may be requested by the area neighborhood council, a qualified neighborhood group, or by written request of the owners of five or more properties who receive this notice.

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: Shanta Frantz, Senior Planner, 747 Market St, Room 345, (253) 591-5388, sfrantz@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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NOTICE OF LAND USE APPLICATION

AUSTINCINA

ARCHITECTS AND LAND PLANNERS

To: City of Tacoma

From: John Manuel

Date: 6 June 2016

Project: 709 South J Street 2-Unit Townhouse

Re: Conditional Use Permit Narrative

MEMO

AGENDA

MINUTES

TRANSMITTAL

PHONE LOG

FAX #

OF PAGES 1

To Whom It May Concern:

Our client Oleg Kuzmin, who owns the existing triplex located at 709 South J Street, Tacoma (tax parcel # 2007190040), would like to raze the site and build a new 2-unit townhouse each with a two car garage. Since there is an underlying lot, our client will be applying for a Lot Segregation as well. It is the Owner's goal to begin construction in September of this year.

Refer to drawing sheet A1.0 for project data and code information and A2.0 for floor sizes and yard areas.

The proposed 2-unit townhouse is consistent with the Comprehensive Plan for the Downtown Regional Growth Center and Hilltop Subarea for residential development in regards to:

1. Urban Form goals
2. Design & Development policies, and
3. Housing goals.

This proposal will reduce the number of tenants from three (3) families to two (families) and will comply the intent and regulations of the NRX zoning classification for residential structures. It will remain in character and size with the surrounded single & multiple-family structures. The immediate neighbors are: single family to the North, apartment complexes to the East, duplex to the South and single family residences to the West.

The proposed residential change will not compromise health & safety issues or impact the general welfare of the adjacent neighborhood. Nor would there be a need for any additional special emergency services.

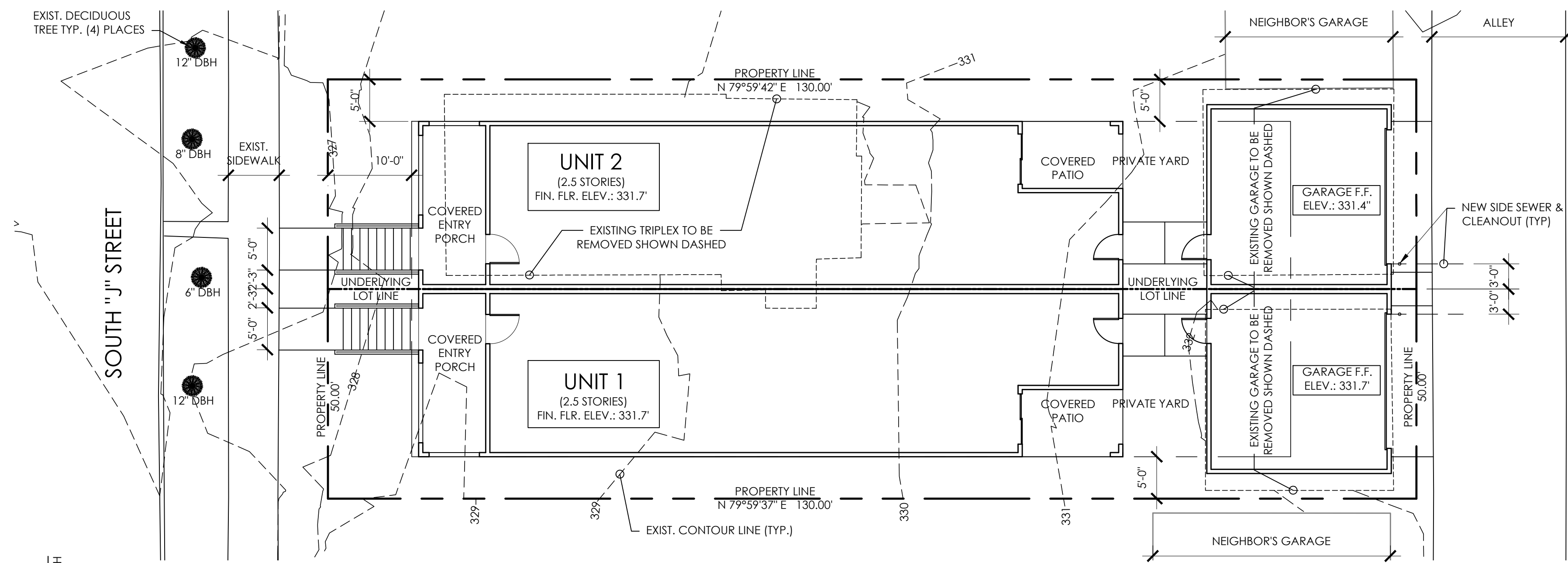
The required number of off-street parking will be provided and accessed from the alley per design regulations.

The generation of noise and/or offensive emission to surrounding neighborhood would only be associated and limited to normal building construction. Construction would be limited to normal weekday business hours.

Compliance with all Land Use Codes & Design guidelines will help mitigate any impacts upon neighboring properties.

We look forward to working with you on the Conditional Use Permit review and approval process.

End of Narrative



PROJECT DATA

SITE ADDRESS:
709 S. J Street
Tacoma, WA 98405

ZONING:
NRX

SCOPE OF WORK:
Replacing existing triplex & two garages with a 2-unit townhouse development with garage for each unit.

TAX PARCEL NUMBER:
2007190040

SITE AREA:
0.15 acres (6,500 SF)

CODE/DESIGN REVIEW:

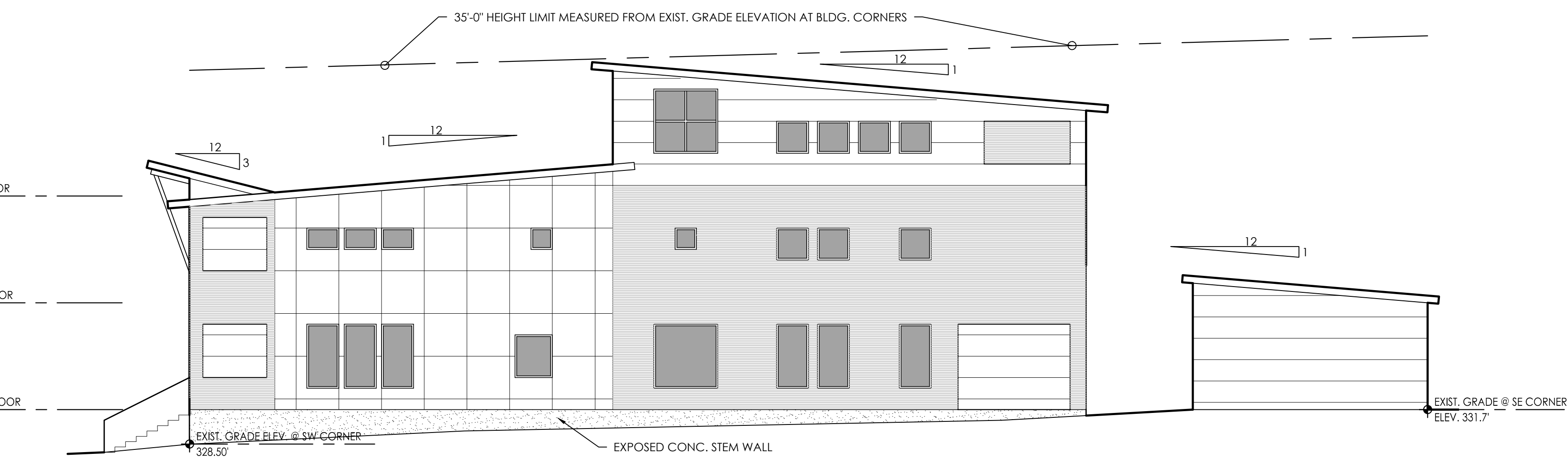
CODE:	REQUIREMENT:	PROVIDED:
Minimum Lot Area:	5,000 SF/Townhouse Development	6,500 SF
Minimum Lot Width:	14'-0"/Unit	25'-0" per Unit
Minimum BSBL:	10' front, 5' sides, 15' rear	Rear to align w/neighbors
Maximum Height:	35'-0" above grade plane	<35'-0"
TMC Table 13.06.300.G.2 - yard space:	200 SF/unit	725.25 SF/unit provided
TMC 13.06.501.5 Subsection O		
1a. Max. # units per bldg.	Six (6) townhouse units	2 units proposed
1b. Unit articulation	Req'd. for townhouse developments with >2 units	N/A
2a. Garage orientation	Shall not face street	Faces alley
3a. Pedestrian orientation	Front entrance/unit connected to public sidewalk	Yes
4a. Windows on the street	Min. 15% of wall area/unit	25% provided/unit
TMC 13.06.510 Table 2 - off-site parking:	One per unit	2-Car garage provided



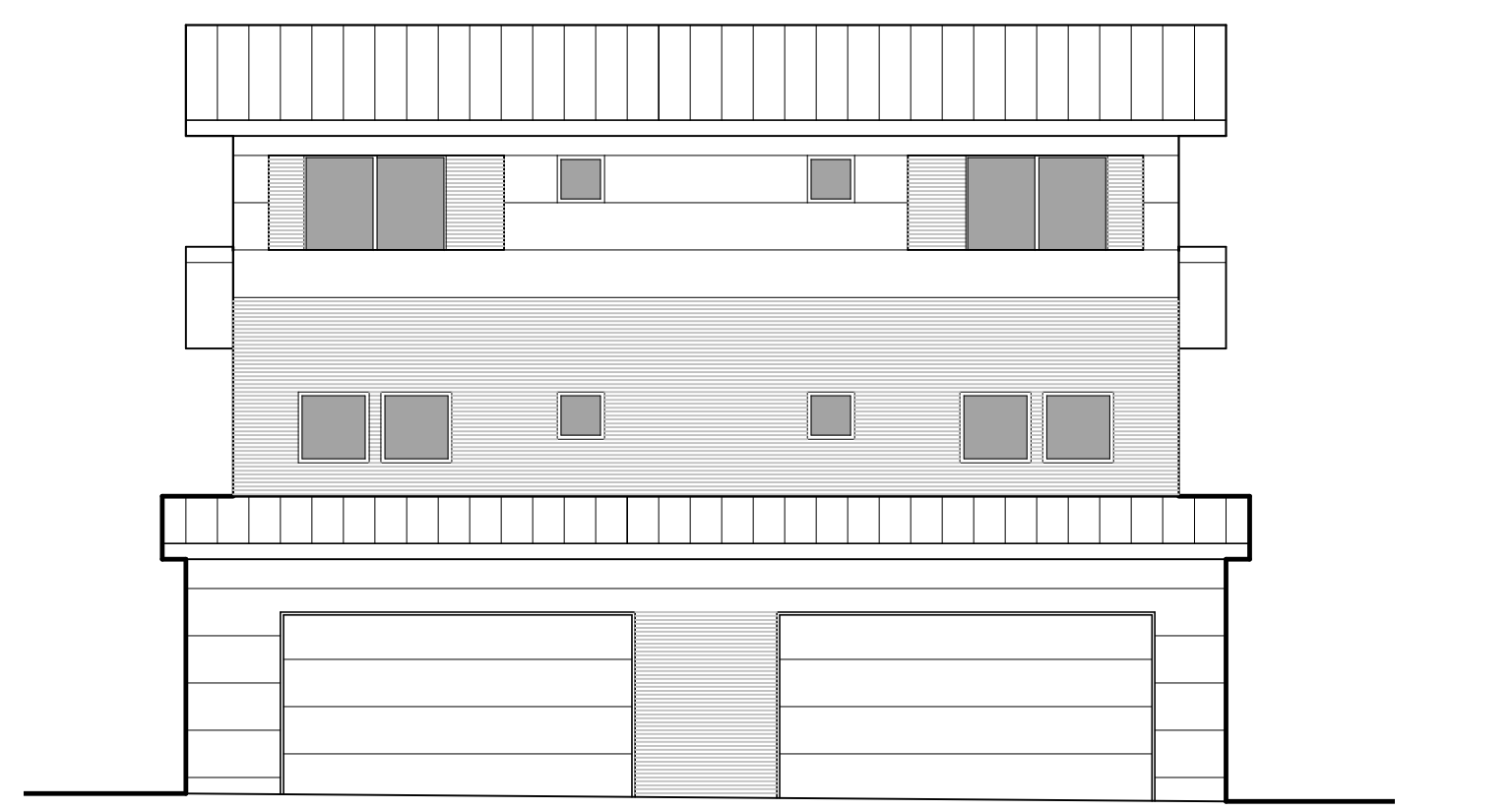
SITE PLAN
22" x 34" - 1" = 10'-0"
11" x 17" - 1" = 20'-0"



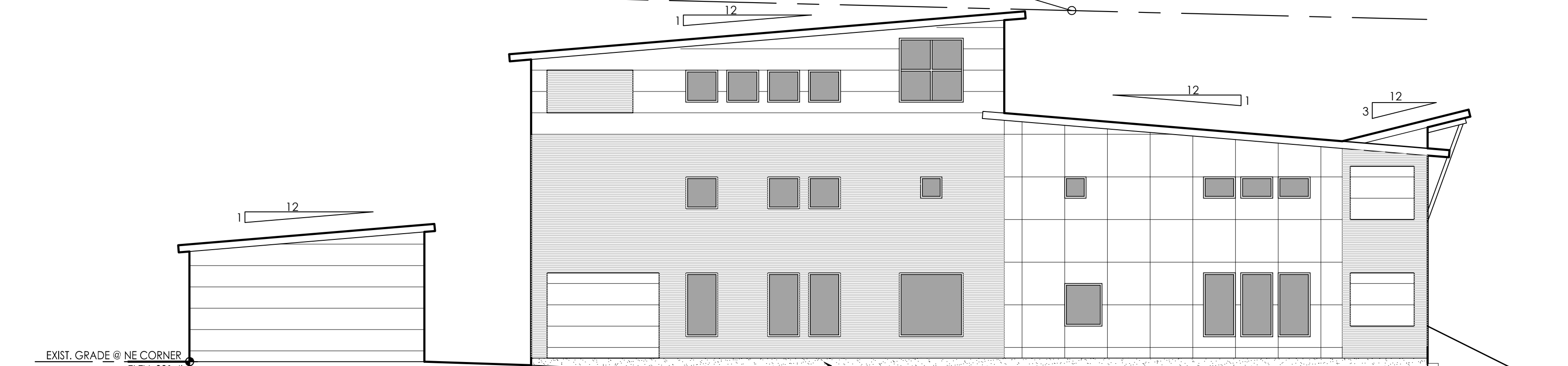
WEST ELEVATION
22" x 34" - 1/8" = 1'-0"
11" x 17" = 1/16" = 1'-0"



SOUTH ELEVATION
22" x 34" - 1/8" = 1'-0"
11" x 17" = 1/16" = 1'-0"



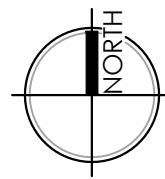
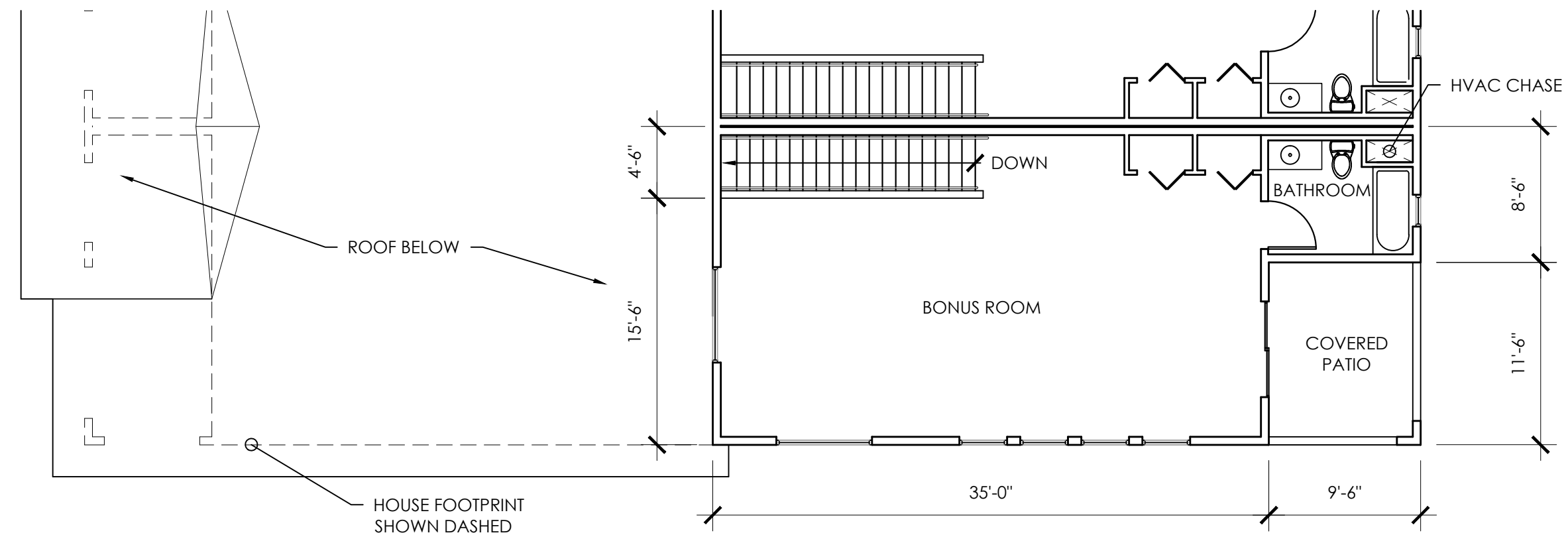
EAST ELEVATION
22" x 34" - 1/8" = 1'-0"
11" x 17" = 1/16" = 1'-0"



NORTH ELEVATION
22" x 34" - 1/8" = 1'-0"
11" x 17" = 1/16" = 1'-0"

Conceptual Site Plan & Elevations
New 2-Unit Townhouse Development
Oleg Kuzmin
709 South J Street, Tacoma WA 98405

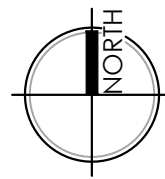
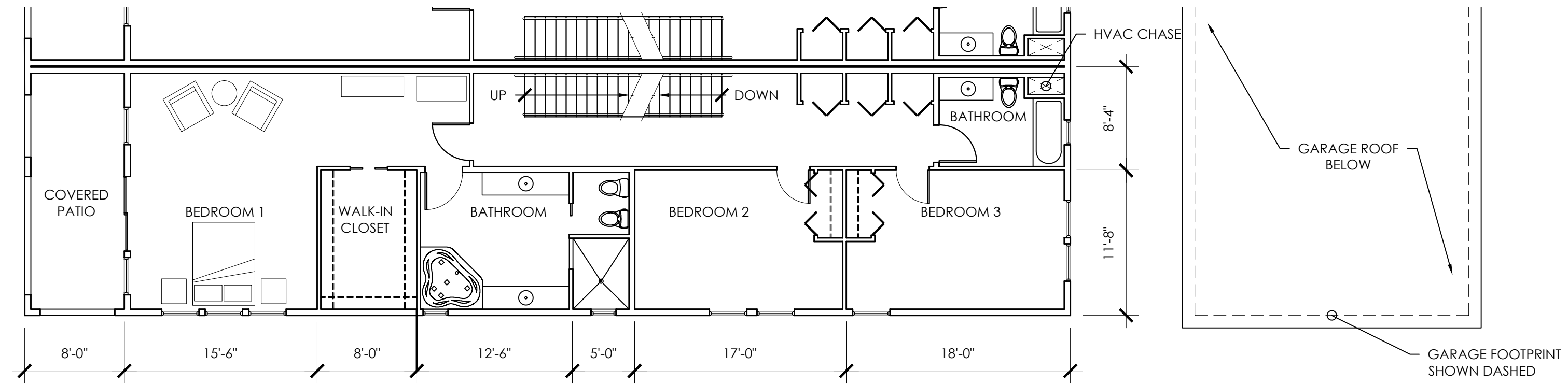
Job #:
Date: June 6, 2016
Revs:



THIRD LEVEL FLOOR PLAN

(780.75 LIVING AREA, 109.25 SF PATIO)

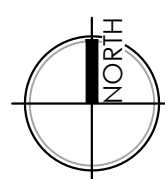
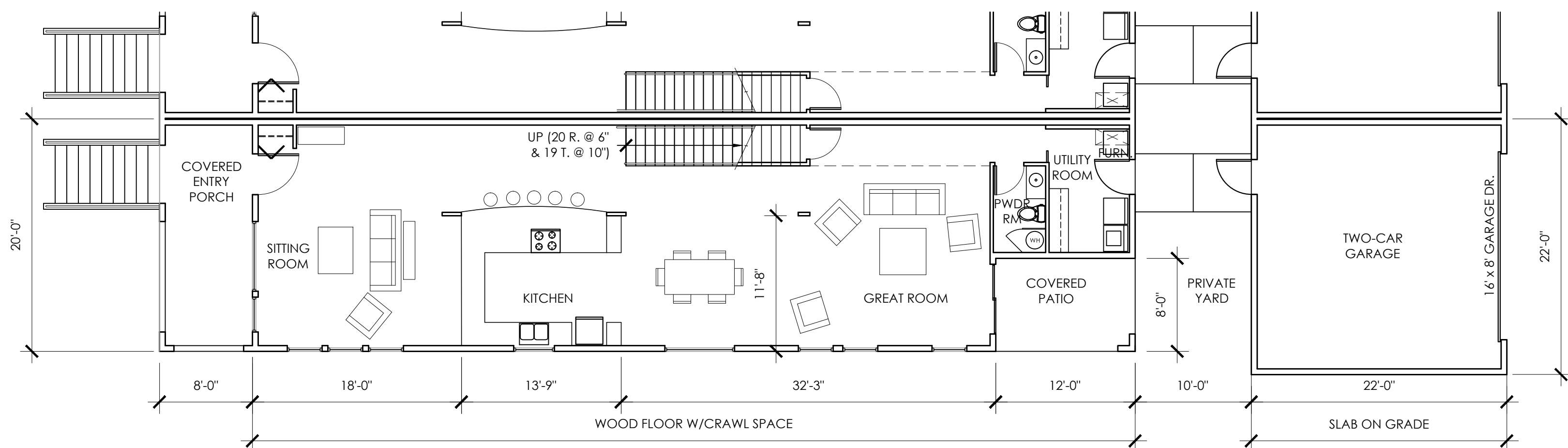
22" x 34" - 1/8" = 1'-0"
11" x 17" - 1/16" = 1'-0"



SECOND LEVEL FLOOR PLAN

(1,520 SF LIVING AREA, 160 SF PORCH)

22" x 34" - 1/8" = 1'-0"
11" x 17" - 1/16" = 1'-0"



MAIN LEVEL FLOOR PLAN

(1,424 SF LIVING AREA, 484 SF GARAGE, 160 SF PORCH, 96 SF PATIO, 200 SF YARD)

22" x 34" - 1/8" = 1'-0"
11" x 17" - 1/16" = 1'-0"

Conceptual Floor Plans
New 2-Unit Townhouse Development
Oleg Kuzmin
709 South J Street, Tacoma WA 98405

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