

TACOMA PERMITS

CITY OF TACOMA

Planning & Development Services Department
747 Market St, Room 345 | Tacoma, WA 98402

PUBLIC NOTICE

Date of Notification: 10/24/2016

Application Received: 9/28/2016

Application Complete: 9/30/2016

Applicant: JAMES GUERRERO
11150 Gravelly Lake Drive SW
Lakewood, WA 98499

Location: 3737 S G ST Parcel 7470032870

Application No.: LU16-0229

Proposal: A variance to the maximum setback requirement along S. G Street to allow construction of a new building with associated parking and landscaping.

Comments Due: 11/7/2016

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

Documents to Evaluate the Proposal: City of Tacoma Comprehensive Plan, Tacoma Municipal Code

Studies Requested: N/A

Other Required Permits: Building Permit, Site Development Permit

Applicable Regulations of the Tacoma Municipal Code: TMC 13.05, TMC 13.06

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: Lisa Spadoni, Principal Planner, 747 Market St, Room 345, (253) 591-5281, lspadoni@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, please contact Planning and Development Services by phone at (voice) 253-591-5030. TTY or STS users please dial 711 to connect to Washington Relay Services



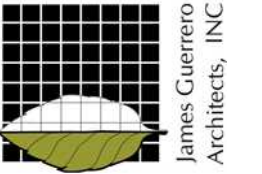
City of Tacoma
Planning and Development Services Department
747 market St. Room 345
Tacoma, WA 98402

NOTICE OF LAND USE APPLICATION



rendering

James Guerrero Architects, Inc.
11150 Gravelly Lake Drive SW
Lakewood, WA 98499
Tel. No. (253) 581-6000
Web Site: jgarch.net



3737 G Street

Setback Variance Drawings

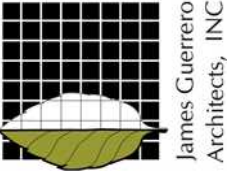
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Page 1 of 4



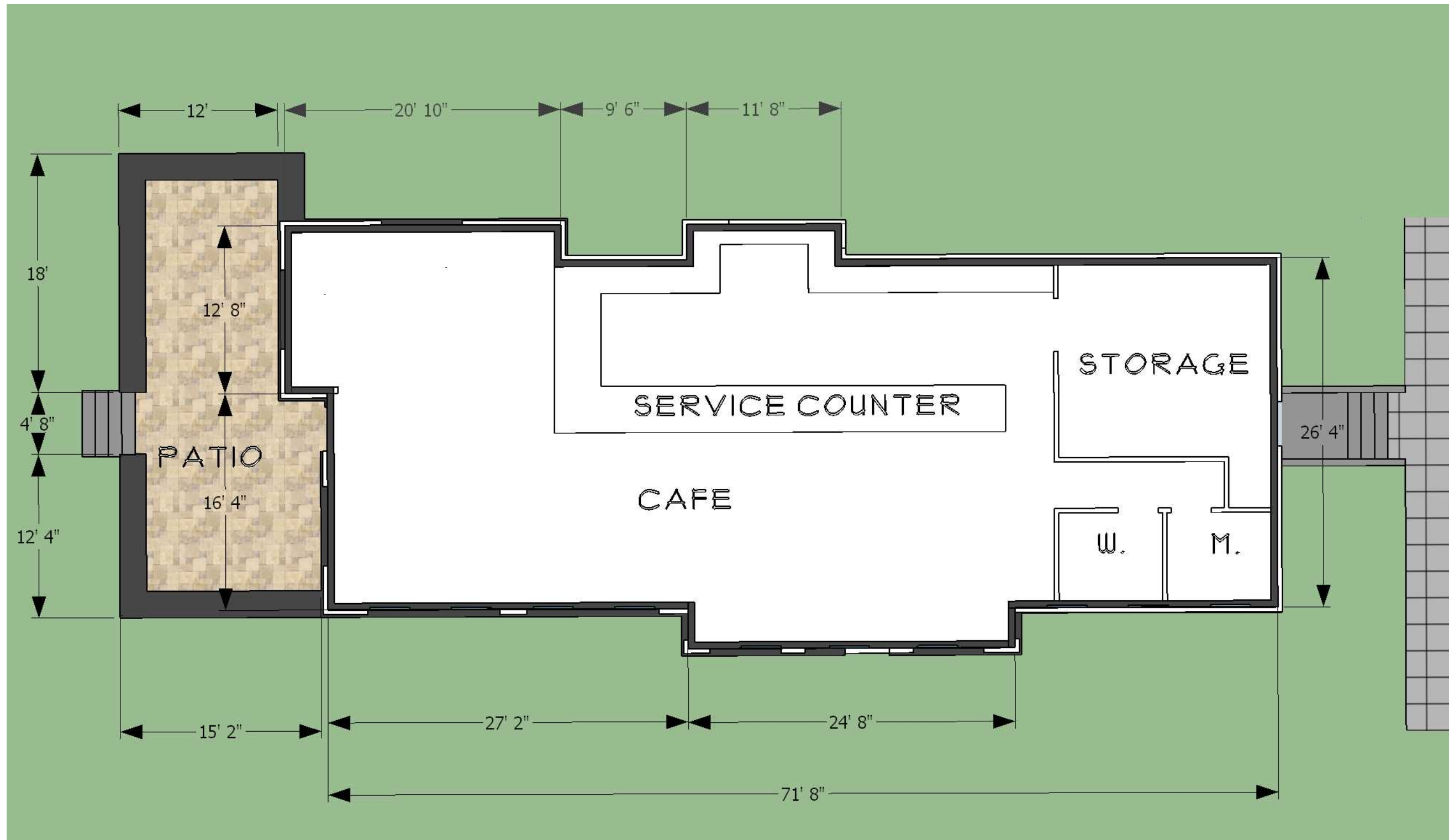
site plan

1" = 20'-0"



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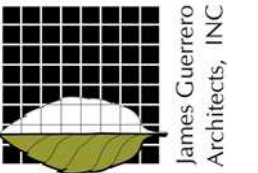
3737 G Street	
Setback Variance Drawings	
9-26-16	Page 2 of 4



floor plan

1/8" = 1'-0"

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south elevation

1/8" = 1'-0"



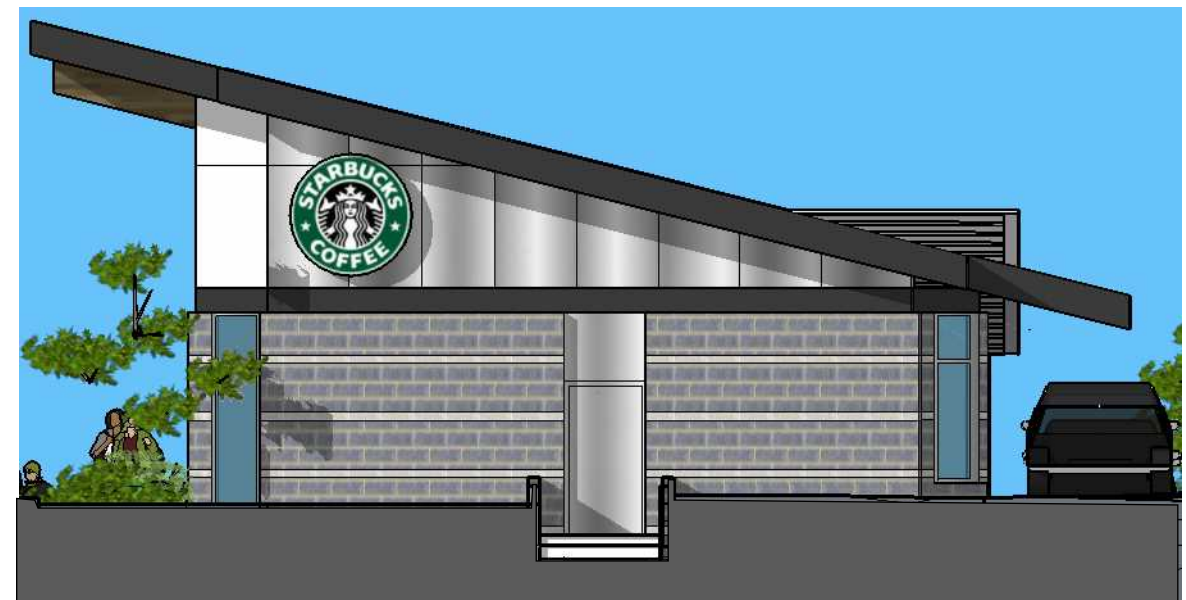
north elevation

1/8" = 1'-0"



west elevation

1/8" = 1'-0"



east elevation

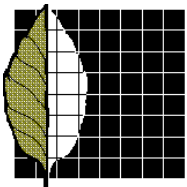
1/8" = 1'-0"

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James Guerrero
 Architects, INC

3737 G Street	Setback Variance Drawings	Page 4 of 4
		9-26-16



James Guerrero
Architects, INC

September 23, 2106

Lisa Spadoni
City of Tacoma
747 Market Street
Tacoma, WA 98402

RE: NARATIVE FOR SETBACK VARIANCE FOR 3737 G STREET

Dear Ms. Spadoni,

This is a request for a variance at 3737 G Street in Tacoma Washington, parcel no. 7470032870. The site is currently vacant land located within the Lincoln District. The proposed project includes construction of a 2,086 s.f. one-story wood framed building to house a single tenant coffee shop. The construction and opening of the new business are planned to coincide with the construction and opening of the street improvements the city is currently undertaking along 38th Street. The site has approximately 9' of elevation gain from the corner of 38th and G Street at the southwest corner of the property to the northeast corner of the property on the alley. 38th Street rises approximately 7' from the southwest corner of the lot to the alley entrance to the east.

The variance request is to allow relief from the requirement that the building be constructed on the property lines along 38th and G Street. The proposal meets the setback requirement along 38th Street with the building set within 3'-6" of the property line. The setback along G Street is the area where relief is requested. The grade at the back of the sidewalk at the proposed entrance to the building on 38th Street is 340.4' per information provided by the city. As the building is built right at the property line, this will set the finish floor of the building at 340.5'. The grade at the corner of G Street is approximately 337.5' for a 3' difference in height between the finish floor of the building and the sidewalk at G Street.

Criterion for Approval:

1. 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 existing grades on the property make it untenable to set the building on the property line on both streets. The existing sidewalk grade on 38th Street dictates that the finish floor be approximately 3' above the grade on G Street. By setting the building back from G Street and building an elevated patio in this location we can set stairs from the sidewalk, up to the patio and provide access to the building from the patio. The patio wall will be approximately 4' high and built on the property line to maintain the built edge along the property line as desired by the zoning code. In addition, the patio

provides a place for community gathering and a feature to enliven the street corner while providing a sense of protection from vehicular traffic for coffee shop patrons.

2. Is the request the minimum necessary to afford relief from the hardship that exists on your property?

A 12' deep patio allows for adequate space for one table depth and circulation around said table. A narrower patio could provide adequate access to the door on the west side of the building but would not provide the additional benefit of truly enhancing the street corner.

3. 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 the approval of the request grant special privilege that is not enjoyed by other properties in the area?

The site is vacant land and has been for quite some time. This project represents the first new building within a couple block area in a long time. We think it has the opportunity along with the street improvement project to infuse a new life into the neighborhood and start it on the path to revitalization. By strictly meeting the zoning code, the project could contain a building filling the entire site (except for a landscape buffer). The proposed design provides far more landscaping and open space while providing a new business location. Neighbors have not been canvassed for the project (but who doesn't love a new coffee shop, besides an old coffee shop). This approval will not be granting a special privilege. The site slopes dictate that entries doors from both streets cannot match up with the existing sidewalk grades.

4. 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 project supports Design and Development goals from the comprehensive plan as follows:

Goal DD-1 by enhancing the built environment while accommodating growth and change;

Goal DD-2 by providing appropriate parking with quality landscaping;

Goal DD-4 by integrating more nature (landscaping) into the project;

Goal DD-8 elevated patio enhances a sense of safety while providing a community gathering space;

Goal DD-10 proposed tenant provides a variety of convenient and healthy options;

Goal DD-14 design of building and patio provide a quality building with a vibrant public space that will certainly attract customers and the community

The new building and tenant will excite the neighborhood with the understanding that the area can attract quality developers and tenants.

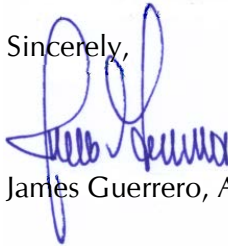
5. How would the project be beneficial to the public interest? Describe specific aspects of the proposal and how it would be beneficial to the public's interest.

We believe that the project, along with the street improvements will be the catalyst for additional development and redevelopment in the Lincoln District. The project will provide a public gathering space that may ultimately become the best location in the District for neighbors to meet and become a hub of activity.

6. Is the intent of the variance request to prevent development cost increases? Is the intent of the request to follow a standardized corporate design?

The request does not decrease development costs. It is more expensive than strictly meeting the setback requirements. The standardized corporate design does desire an outdoor patio area, but there are other areas on the site that are available for the patio. It is our contention that the corner is the proper and appropriate spot to locate the patio and ultimately it will provide a tangible and substantial benefit to the Lincoln District.

Sincerely,



James Guerrero, AIA