

# TACOMA PERMITS

CITY OF TACOMA

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

## PUBLIC NOTICE\*

Date of Notification: 01/11/2019

Application Received: 11/16/2018

Application Complete: 11/28/2018

**Applicant:** Andrew Harris, David Evans and Associates, Inc.  
2106 Pacific Avenue, Suite 400  
Tacoma, WA 98402

**Location:** 2127 South Ainsworth Avenue  
Parcel No. 7685003301

**Application No.:** LU18-0315

**Proposal:** Average Lot Width Variance is requested to allow for a future Boundary Line Adjustment for single-family residential development.

**Comments Due:** 01/25/2019, by 5:00pm

For further information regarding the proposal, **log on to the website at [tacomapermits.org](http://tacomapermits.org) and select "Public Notices"**. 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, Work Order

**Applicable Regulations of the Tacoma Municipal Code:** TMC 13.05, TMC 13.06, TMC 13.12

*\*You are receiving this postcard because your property is located within the required noticing radius of the proposal. No action is required, but we invite your participation in the process.*

A final decision on the proposal will be made following the comment period. A summary of the 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 and to those who have commented on the project. Appeal provisions will be included with both the summary and the complete copy of the decision.

**Staff Contact:** Shanta Frantz, Senior Planner, 747 Market St, Room 345, (253) 591-5388, [sfrantz@cityoftacoma.org](mailto: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, 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 & Development Services Department  
747 Market St. Rm 345  
Tacoma, WA 98402

## **NOTICE OF LAND USE APPLICATION**

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES  
 APPROVED IN COMPLIANCE WITH CHAPTER 13.04 OF THE OFFICIAL CODE OF THE CITY OF TACOMA.

LAND USE ADMINISTRATOR  
 APPROVED FOR RECORDING

CHIEF SURVEYOR, PUBLIC WORKS  
 CITY TREASURER  
 I HEREBY CERTIFY THAT ALL DELINQUENT ASSESSMENTS HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

CITY TREASURER  
 ASSESSOR/TREASURER  
 I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

ASSESSOR/TREASURER  
 AUDITOR'S CERTIFICATE  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF RICHARD O. ABDERHALDEN

RECORDING NUMBER \_\_\_\_\_  
 COUNTY AUDITOR \_\_\_\_\_  
 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 RICHARD O. ABDERHALDEN IN OCTOBER OF 2018.

NAME: SEAN DOUTHETT  
 CERTIFICATE: NO. 36796  
 EMPLOYED BY: DAVID EVANS & ASSOCIATES, INC.



**DAVID EVANS AND ASSOCIATES INC.**  
 2106 Pacific Avenue, Suite 400  
 Tacoma Washington 98402  
 Phone: 253.922.9780

THIS BOUNDARY LINE ADJUSTMENT IS NOT A PLAT, REPLAT, OR SUBDIVISION

ORIGINAL TRACT OWNER  
 RICHARD O. ABDERHALDEN PHONE (253)691-7035  
 911 NORTH YAKIMA AVE. APT 1  
 TACOMA, WA 98403

EXISTING ZONING R2: SINGLE FAMILY DWELLING  
 SOURCE OF WATER CITY OF TACOMA  
 TYPE OF ACCESS PUBLIC STREET  
 SEWER SYSTEM CITY OF TACOMA

DEA PROJECT NO.: OTACO520-0001  
 SHEET 1 OF 1 DATE: NOV. 6, 2018  
 SCALE: 1"=20' NO. OF ADJUSTED PARCELS: 2  
 DRAWN BY: GBJ CHECKED BY: SMD

CITY OF TACOMA  
 BOUNDARY LINE ADJUSTMENT NO. \_\_\_\_\_

A PORTION OF NW1/4, SECTION 8, T20N, R3E, W.M.

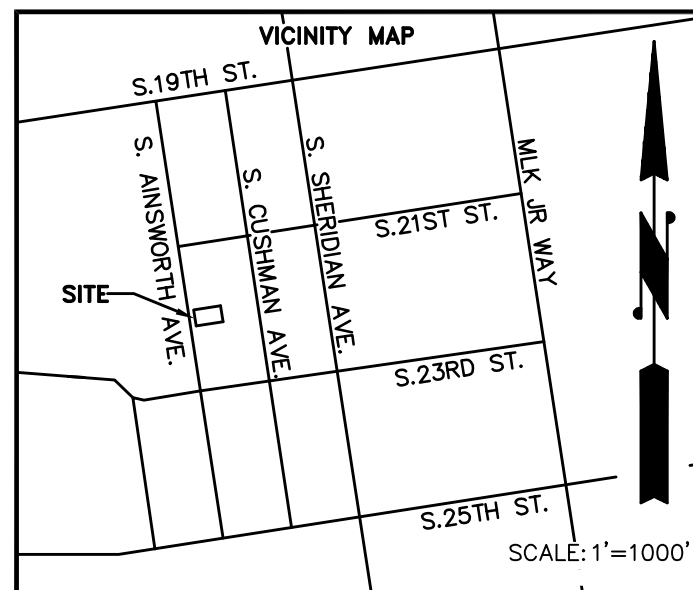
ORIGINAL TRACT:  
 ASSESSOR'S PARCEL NO(S): 7655003301

THIS SURVEY COMPLIES WITH ALL STANDARDS AND STATUTES OF WAC 332-130. APPROVAL OF THIS BOUNDARY LINE ADJUSTMENT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED FOR ANY STRUCTURE OR DEVELOPMENT WITHIN THE LOT AFFECTED BY THIS BOUNDARY LINE ADJUSTMENT.

THIS BOUNDARY LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

RICHARD O. ABDERHALDEN DATE \_\_\_\_\_

NOTARY SEAL  
 I HEREBY CERTIFY THAT THE ABOVE INDIVIDUAL(S) SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.  
 GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON. RESIDING AT \_\_\_\_\_



**EXISTING LAND DESCRIPTIONS**

**PARCEL A** (EXISTING TAX PARCEL 7685003301):  
 LOTS 12 THROUGH 15, INCLUSIVE IN BLOCK 29 OF SMITH AND FIFE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE 63, RECORDS OF PIERCE COUNTY, WASHINGTON.  
 SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

**NEW LAND DESCRIPTIONS**

**PARCEL A** :  
 LOTS 12 THROUGH 14, INCLUSIVE IN BLOCK 29 OF SMITH AND FIFE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE 63, RECORDS OF PIERCE COUNTY, WASHINGTON.  
 EXCEPT THE SOUTHERLY 4.44 FEET OF SAID LOT 14.  
 SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

**PARCEL B** :  
 LOT 15, AND THE SOUTHERLY 4.44 FEET OF LOT 14, INCLUSIVE IN BLOCK 29 OF SMITH AND FIFE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE 63, RECORDS OF PIERCE COUNTY, WASHINGTON.  
 SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

**SURVEY NOTES**

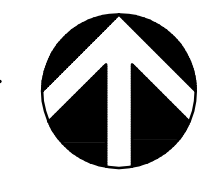
- PURPOSE OF THIS SURVEY:** THIS SURVEY WAS COMPLETED TO ADJUST THE BOUNDARY LINE BETWEEN LOTS 14 AND 15 AND IS INTENDED TO BE USED FOR THIS PURPOSE. SPECIFIC INFORMATION SHOWN HEREON SHOULD BE VERIFIED AS TO ITS ACCURACY IF THIS SURVEY IS TO BE USED FOR PURPOSES OTHER THAN WHAT IT WAS INTENDED FOR.
- BASIS OF BEARING:** WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83-91, BASED ON CITY OF TACOMA SURVEY CONTROL POINTS 208 AND 411.
- BENCHMARK:** CITY OF TACOMA VERTICAL CONTROL POINT 1969 WAS USED FOR NGVD29 DATUM RELATIONSHIP. SAID POINT IS A 3" BRASS CAP AT S. CUSHMAN AVE. AND S. 25TH ST. ELEVATION=348.586
- METHODOLOGY:** FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A LEICA M550 ELECTRONIC TOTAL STATION AND LEICA GS14 GPS RECEIVERS. THIS SURVEY COMPLIES WITH THE MINIMUM REQUIRED "ERROR OF CLOSURE" OF 1:10,000 FOR WASHINGTON STATE PLANE COORDINATES AS SET FORTH PER W.A.C. 332-130-090.
- INSTRUMENT CALIBRATION:** ALL MEASURING INSTRUMENTS UTILIZED DURING THE COURSE OF THIS SURVEY ARE MAINTAINED TO MANUFACTURERS SPECIFICATIONS.

**TITLE NOTES**

NOTES PROVIDED BELOW REFERENCE WFG NATIONAL TITLE COMPANY TITLE ORDER 18-221322, BEARING A COMMITMENT DATE OF SEPTEMBER 26, 2018. NO FURTHER SEARCH INTO THE RECORD WAS REQUESTED OR PERFORMED.

THE FOLLOWING NOTES PERTAIN TO "SCHEDULE B - SPECIAL EXCEPTIONS", AS DISCLOSED WITHIN SAID REPORT.

- NO PLOTTABLE EASEMENTS WERE FOUND.

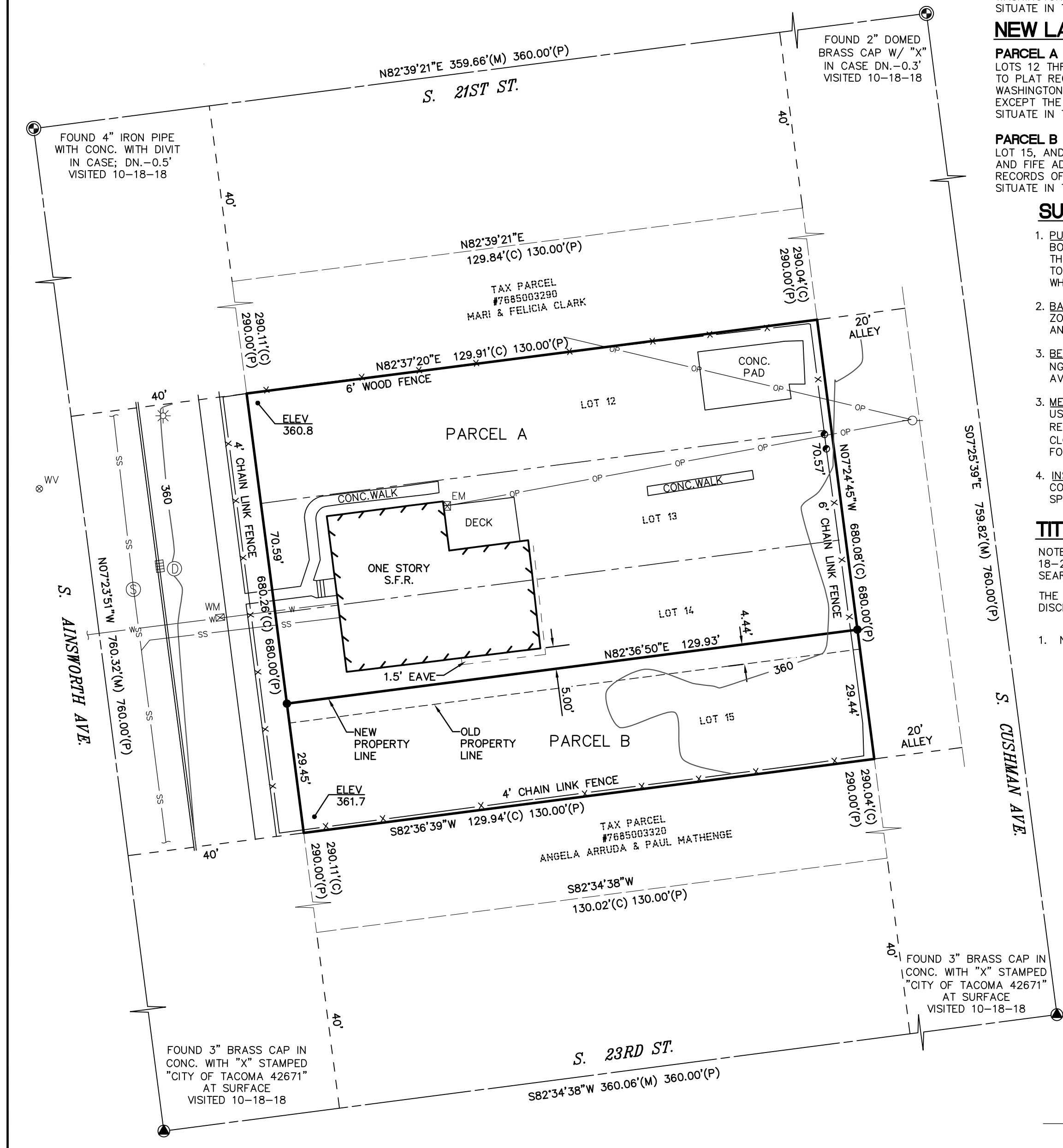


**NORTH**  
 BASIS OF BEARING  
 CITY OF TACOMA CONTROL  
 WASHINGTON STATE PLANE COORDINATE SYSTEM  
 SOUTH ZONE, NAD 83/91



**LEGEND**

- BRASS CAP/SURFACE MON (FOUND AS NOTED)
- ⊙ MONUMENT IN CASE (FOUND AS NOTED)
- SET REBAR WITH CAP PLS #36796
- (M) MEASURED
- (C) CALCULATED
- (P) PLAT
- POWER POLE
- ⊗ EM ELECTRIC METER
- ▣ STORM CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊕ STORM DRAIN MANHOLE
- ⊗ WV WATER VALVE
- ⊗ WM WATER METER
- OP — POWER OVERHEAD LINE
- SPOT ELEVATION





DAVID EVANS  
AND ASSOCIATES INC.

November 16, 2018

Jayne Martin  
Development Specialist  
City of Tacoma Planning and Development Services Department  
747 Market Street  
Tacoma, WA 98402

**SUBJECT: Average Lot Width Variance – 2127 S. Ainsworth**

Dear Ms. Martin,

**The owner of the property at 2127 S. Ainsworth Avenue is proposing a boundary line adjustment to make one of the underlying lots a new buildable parcel on the southern side-yard of the house at this address. Four underlying 25-foot-wide original platted lots exist within this parcel—three of which have already been combined, leaving two separate lots within this tax parcel. This variance request proposal is being submitted along with a BLA application as suggested in the City’s pre-application memo PRE18-0351.**

**Due to the location of the existing structure on the property, the required “minimum average lot width” in the Tacoma Municipal Code (13.06.100) of 35’ cannot be met for the new parcel. We are requesting a variance from the 35-foot minimum and a proposed lot width of 29.44 feet. We believe approval of a lot frontage variance is in the best interest of all parties involved, and the circumstances warrant an exception to the usual standards. As suggested by the *Variances to Setback, Lot Size, and Density Standards* handout, the following prompts were used as guidelines to address the criteria necessary to request a variance:**

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 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 existing lot is a large lot, nearly 13,000 square feet. The property is zoned R2, which allows for subdivision to an average lot area of 4,500 square feet. The pre-existing location of the house (in the center of the parcel) creates a hardship for the current owner, making adjustment of the boundary line to a buildable standard impossible with strict application of the code required 35’ minimum lot width. A variance to the code requirements to allow a lot width less than 35’ would be consistent with the existing adjacent lots and the development pattern of the surrounding area. All building setback requirements for front, side and rear yards will still be fully in effect. A strict application of the zoning code would be unreasonable, as this 13,000 square foot lot is over twice the size of the average lot on this street, and the proposed 29.44-foot wide lot is wider than many of the existing lots on this street (which are 25 feet wide).**



2. 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.

**Yes. This proposal provides an average lot width of 29.44 feet. This width is controlled by the location of the existing structure and the required 5' side yard setbacks. This is a variance of 5.56 feet, and is a 15.8% reduction from the 35-foot minimum average lot width noted in Tacoma Municipal Code 13.06.100 for R2 zoning. This is the smallest deviation needed to afford relief from the code.**

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

**The adjusted lot's area will be less than the 4,500 square foot minimum for Level 1 small lots, but greater than the 3,000 square-foot minimum for Level 2 small lots. This is a reasonable size and use for a lot in this neighborhood, based on existing lots on this street block. Allowing adjustment of the boundary of the existing lot to a Level 2 buildable standard would increase density of already constructed neighborhoods which is in keeping with the Washington State Growth Management Act. Every house constructed within city limits prevents further urban sprawl and therefore, prevents waste of public funds on extended transportation and utility infrastructure. As this deviation does not reduce any of the code-required building setbacks, no neighbors will be affected differently or to a greater degree than any other single family home development. Approval of this variance request would not grant special privilege that others in the area could not be allowed.**

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 Comprehensive Plan is available on-line:

**Policy H-1.7 of the Tacoma Comprehensive Plan promotes the consideration of land use incentives (e.g. lot size reductions) to facilitate the development of new housing units. A reduction in lot width is the best way to allow a new house to be built in an existing neighborhood with developable land. A single family residence with a lot width of less than 35' is consistent with the surrounding neighborhood characteristics. There are multiple examples of existing lots and residence nearby that would share similar size of lot and potential house.**

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.

**Allowing a boundary line adjustment with a variance to the average lot width would be in the public's interest because it would be consistent of goals set by the Growth Management Act and the City's Comprehensive Plan of promoting growth in urban areas where adequate facilities already existing, reducing sprawl into low-density areas, and encouraging development of new housing units within the city limits.**



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.

**This question does not apply to this development. There are no other options available aside from not developing.**

Sincerely,

**DAVID EVANS AND ASSOCIATES, INC.**

Andrew Harris, PE  
Project Manager

Copies: File, Owner

Attachments/Enclosures: BLA Map

Project Number: OTAC-05200001

File Path: P:\O\OTAC05200001\0300COM\0330Agency\Ainsworth Variance\2018-10-25 Ainsworth Lot Subdivision Variance.docx