



City of Tacoma
Public Works Department
Building and Land Use Services
747 Market Street, Room 345
Tacoma, WA 98402

PUBLIC NOTICE

Date of notification: January 12, 2010
Application received: December 21, 2009
Application complete: January 12, 2010

Applicant: Stonestreet LLC, 6711 Ford Drive, Gig Harbor, WA, 253-973-0187

Location: 1315 South 17th, Parcel Number 2016270090

File Number: MLU2009-40000139725

Proposal: A 15-foot front yard setback variance and an 8-foot rear yard setback variance to allow a new single-family dwelling to be constructed 5 feet from the south property line and 17 feet from the north property line. The *Tacoma Municipal Code* requires a front yard setback of 20 feet and a rear yard setback of 25 feet in the "R-2" Single-Family Dwelling District.

Written comments on the proposal must be submitted by **January 27, 2010** to the below staff contact

For further information regarding the proposal, **log onto the website at <http://govme.org> and select "Permit Information" then "Land Use Notices"**. The case file may be viewed in the Building and Land Use Services Division, 747 Market Street, Room 345

Documents to Evaluate the Proposal: *Tacoma Municipal Code and Comprehensive Plan*

Studies Requested: None

Other Required Permits: Building Permit

Applicable Regulations of the *Tacoma Municipal Code*: Section 13.06.100 Residential Districts, 13.06.145 Small-lot Single-Family Residential Development, 13.06.630 Nonconforming parcels/uses/structures, and Section 13.06.645 Variances

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: Charla Heutinck, Associate Planner
747 Market St, Room 345, Tacoma, WA 98402; 253-594-7971; cheutinck@cityoftacoma.org

Environmental Review: In accordance with the State Environmental Policy Act (SEPA) administered under the *Washington Administrative Code (WAC)* 197-11-800 and the City of Tacoma Environmental Regulations administered under *TMC* Chapter 13.12, the Environmental Official has reviewed this project and determined that the project is exempt from SEPA provisions.

*The City of Tacoma does not discriminate on the basis of disabilities in any of its programs or services.
Upon request, special accommodations can be provided within five (5) business days by contacting the City Clerk's Office at 591-5171 (voice) or 591-5058 (TDD)*



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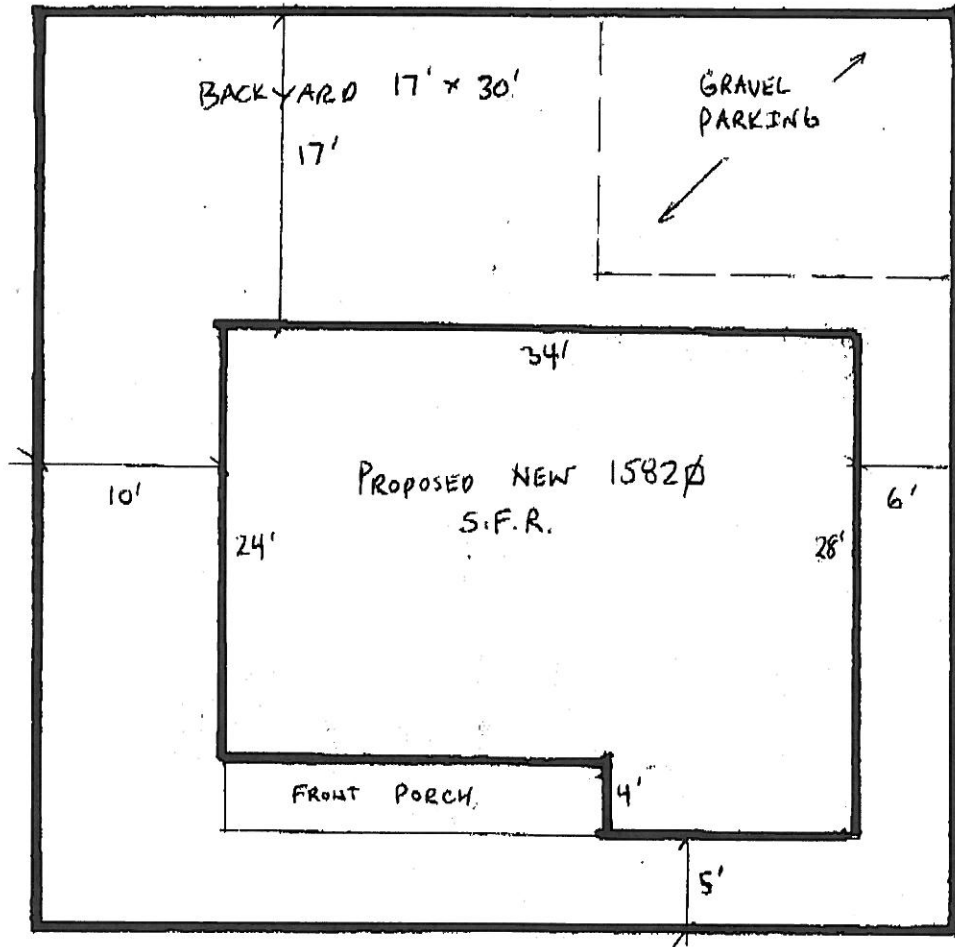


1315 S. 17th STREET
 * REVISED * site plan
 1" = 10'



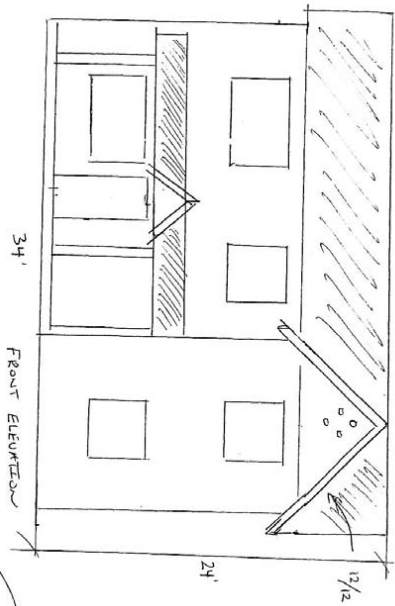
50' x 50'
 2500 sq ft

Applicant:
 MARK STONESTREET
 6711 FORD DRIVE
 GIG HARBOR WA
 98335
 253.973.0187



↑
 EXISTING ALLEY
 ↓

South 17th street



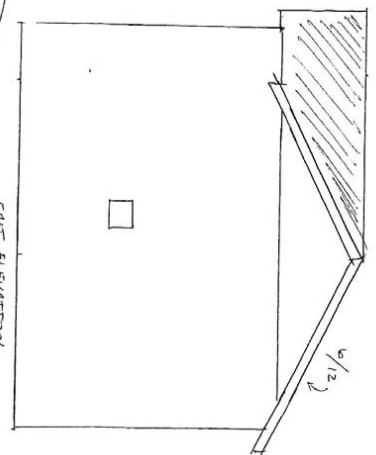
34'

FRONT ELEVATION

24'

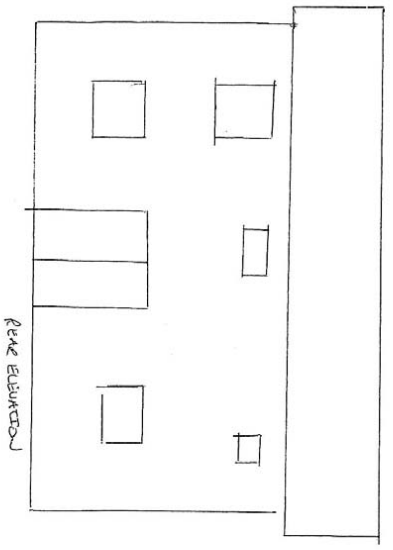
12/12

1315 S. 17TH
ELEVATIONS
1" = 8'

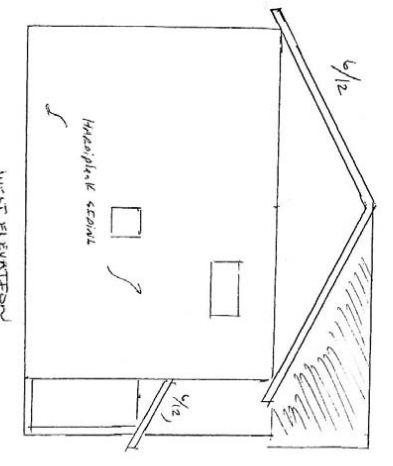


EAST ELEVATION

12/12



REAR ELEVATION

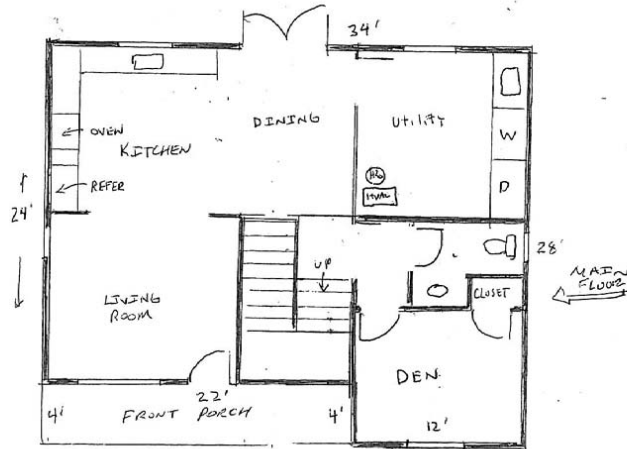


WEST ELEVATION

12/12

12/12

HANDPICK SCENE



STONESTREET VARIANCE
 1315 S. 17th Street

PROPOSED FLOOR PLANS
 1" = 8'

MAIN FLOOR = 864 ϕ
 Second Floor = 718 ϕ
 total = 1582 ϕ
 FRONT PORCH = 88 ϕ

