



APPEAL APPLICATION FORM

To file an appeal of a Type I or II decision or a SEPA determination, please complete the attached form and pay the applicable fee by 5:00 p.m. on the last day of the appeal period.

Form submission and payment must be by PERSONAL DELIVERY at City Hall 1st Floor Customer Service Center c/o Office of the City Clerk-Hearing Examiner, 15670 NE 85th Street. Contact the Office of the Hearing Examiner with process questions at 425-556-2191.

Standing to Appeal:

- **Appeal to the Hearing Examiner of a SEPA determination** - Any interested person may appeal a threshold determination, adequacy of a final EIS, and the conditions or denials of a requested action made by a nonelected City official based on SEPA. No other SEPA appeals shall be allowed.
- **Appeal to the Hearing Examiner of an Administrative, Technical Committee or Design Review Board Decision (Type I or II)** - the project applicant, owner, or any person who submitted written comments (party of record) prior to the date the decision was issued may appeal the decision. The written appeal and the applicable fee must be received by the City of Redmond's Office of the Hearing Examiner no later than 5:00 p.m. on the 14th calendar day following the date of the decision.

Should the appellant prevail in the appeal, the application fee will be refunded (City of Redmond Resolution No. 1459). The application fee will not be refunded for appeals that are withdrawn or dismissed.

Hearing Examiner or City Council decision may be appealed to Superior Court by filing a land use petition which meets the requirements set forth in RCW Chapter 36.70C. The petition must be filed and served upon all necessary parties as set forth in State law and within the 21-day time period as set forth in RCW Section 36.70C.040. Requirements for fully exhausting City administrative appeal opportunities must be fulfilled.

Please continue to page 2 to select your appeal type.

(Staff Use Only)	RECEIVED CITY OF REDMOND JUL 19 2018 OFFICE OF THE HEARING EXAMINER <i>CA</i>
File No: _____	
Date Received: _____	
Receipt No. _____	

Please check the applicable appeal:

- Appeal to the Hearing Examiner of a SEPA determination RZC 21.70.190(E). (Please be sure to understand the type of SEPA appeal you are filing, and if a further appeal to the underlying action is needed.)
- Appeal to the Hearing Examiner of an Administrative, Technical Committee or Design Review Board Decision (Type I or II) RZC 21.76.060(I)

Section A. General Information

Name of Appellant: JOHN DEVORE c/o GEORGE BELMORE dba PALSPEK LLC
Address: P.O. BOX 5060
City: SPANAWAY State: WA Zip: 98387
Email: gcbelmore@mac.com
Phone: (home) _____ (work) _____ (cell) 253.278-9098

Name of project that is being appealed: JOHN DEVORE RESIDENCE
File number of project that is being appealed: DEVREQ-2018-00530
Date of decision on project that is being appealed: JUNE 28, 2018
Expiration date of appeal period: JULY 12TH, 2018

What is your relationship to the project?

- Party of Record Project Applicant Government Agency

Pursuant to the Redmond Zoning Code, only certain individuals have standing to appeal a decision on application or appeal (See page 1 above). Below, please provide a statement describing your standing to appeal, and reference all applicable City Code citations.

I AM THE AGENT & APPLICANT HIRE BY MR. DEVORE AND HAVE BEEN FOR ALL SUBMITTALS.



Section B. Basis for Appeal

Please fill out items 1-4 below. Reference all applicable City Code citations and attach additional sheets if necessary.

1. Please state the facts demonstrating how you are adversely affected by the decision:

DELAYS EXCEEDING PROCESS FROM THE CITY
'AS REFOUNDED AND ATTACHED FROM PLANNING
RESPONSE TIME' ARE REFERENCED ON PAGE 5.

2. Please provide a concise statement identifying each alleged error of fact, law, or procedure, and how the decision has failed to meet the applicable decision criteria:

OUR ORIGINAL LETTER WRITTEN IN MARCH, KEPT BEING DENIED FOR
SUBMITAL, DELAYS INVOLVED WE NEED TO RESEARCH TYPE OF
DOCUMENT OR PROCESS (DEVIATIONS, VARIANCE, PUBLIC HEARING)...
WE OBTAINED CHECKS TWICE FROM CLIENT BECAUSE FEES CHANGED
AS WELL FROM \$400-\$500 TO AT THE END \$0.
WE APPLIED 4-30-2018. THE CITY HAD 15 DAYS (BUSINESS)
THEY USED 19. WE RESPONDED WITH 10 BUSINESS DAYS AS
REQUIRED TO THE TECHNICAL COMMITTEE FOR RECONSIDERATION
ON 6-8-18. THEIR RECONSIDERATION LETTER HAD A 10 DAY
(BUSINESS) REVISION TIMELINE. RESPONSE LETTER WAS JUNE-28TH
6-28-18 (14 DAYS) 4 DAYS LATE. WE WENT ON
VACATION KNOWING WE WERE DONE THEN ONCE RETURNED
FOUND A LETTER WHICH CAME LATE, DATED LATE AND
14 CALENDAR DAYS MENTIONED. I CONTACTED LISA
RIGGS SHE STATED TODAY WOULD BE FINE TO APPLY
BY 5:00 PM. 7-19-18. WHICH IS TODAY.

3. Please state the specific relief requested:

APPROVAL OF THE ORIGINAL PROJECT OR THE RIGHT TO REVIEW ALL PREVIOUS DOCUMENTATION FROM THE DEVIATION REQUEST TO INCLUDE ALSO THE RECONSIDERATION AT A PUBLIC HEARING.

4. Please provide any other information reasonably necessary to make a decision on the appeal:

PER PHONE CONVERSATION WITH LISA RIBBS SHE ADVISED THE TIMELINE TO APPLY WOULD BE 14 DAYS FROM AFTER RETURNING FROM VACATION & THAT ALL PREVIOUS RESPONSES BY APPLICANT HAD ALWAYS REFERENCED BUSINESS DAYS & THE FINAL (THIS) DOCUMENT WHEN RECEIVED REFERENCED CALENDAR DAYS SHE GAVE ME UNTIL TODAY BY 5:00 PM.

Do not use this form if you are appealing a decision on a:

- Shoreline Permit (must be appealed to the State Shoreline Hearings Board RZC 21.68.200(C)(6)(b))
- Shoreline Variance or a Shoreline Conditional Use Permit (must be appealed to the State Shoreline Hearings Board RZC 21.68.200(C)(6)(c))
- Hearing Examiner decision on a SEPA appeal (not an appealable action as successive appeals are not allowed RZC 21.70.190(D))
- Hearing Examiner decision on an application (must be appealed to Superior Court)
- City Council approval or denial (must be appealed to Superior Court RZC 21.76.060(Q))



PLANNING DEPARTMENT
Development Engineering
(425) 556-2876

June 28, 2018

George Belmore
Perspektiv
PO Box 5060
Spanaway, WA 98387

Via Email: gabelmore@mac.com

Subject: Response to your reconsideration request for the second driveway deviation decision (DEVREQ-2018-00530)

Dear Mr. Belmore:

Thank you for your letter dated June 8th, 2018 to request a reconsideration of the deviation decision for a second residential driveway in Mr. Devore's property at 11235 165th CT NE, Redmond, WA.

Your new reason for the reconsideration is that the entire Section D - Driveway in the RZC Appendix 2 only apply to public streets, and 165th CT NE is a private street.

The Technical Committee has carefully reviewed your request and evaluated the impact to your project. Also, it was confirmed by the city attorney that Section D in the RZC Appendix 2 does not only apply to public streets. The Technical Committee has determined that your reconsideration request is denied due to (1) the proximity to the intersection, (2) limited sight distance to the north, (2) regulations limiting the number of driveways to one, and (4) a dangerous or confusing traffic pattern should the driveway be constructed.

The Technical Committee's decision may be appealed to the Hearing Examiner by filing an appeal with the Planning and Community Development Department within fourteen (14) calendar days of the date of the consideration decision. Appeal forms are available on-line at www.redmond.gov. A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period.



PLANNING DEPARTMENT
Development Engineering
(425) 556-2876

Please do not hesitate to contact me if you have any questions.

Sincerely,

Lisa Rigg, P.E.
Development Engineering Manager
Development Services, Planning Department
City of Redmond

CC City Staff: **Martin Pastucha, P.E., Public Works Director**
 Erika Vandenbrande, Acting Planning Director
 Rob Crittenden, P.E., Traffic Operations Manager, Public Works
 Don Cairns, P.E., Transportation Planning Manager, Planning
 Andy Chow, P.E., Senior Transportation Engineer, Planning
 Min Luo, P.E., Senior Transportation Engineer, Planning
 Colin, Sherrill, E.I.T., Associate Engineer, Planning
 Angie Venturato, E.I.T., Transportation Engineer, Planning

From: Andy Chow kachow@redmond.gov
Subject: Devore's Driveway Deviation: Response to reconsideration request
Date: Jun 29, 2018 at 2:26:48 PM
To: gabelmore@mac.com
Cc: Martin Pastucha mpastucha@redmond.gov, Erika Vandenbrande
EVandenbrande@REDMOND.GOV, Lisa Rigg
LRIGG@REDMOND.GOV, Rob Crittenden
RCRITTENDEN@REDMOND.GOV, Don Cairns
DCAIRNS@REDMOND.GOV, Min Luo mluo@redmond.gov, Colin A.
Sherrill casherrill@redmond.gov, Angie Venturato
aventurato@redmond.gov

Dear Mr. Belmore,

Please find attached response letter to your reconsideration request for Mr. Devore's second driveway deviation decision.

Sincerely,
Andy



K. Andy Chow, P.E., CFM

Senior Engineer | City of Redmond

☎: [425.556.2740](tel:425.556.2740) | ✉: kachow@redmond.gov | Redmond.gov

MS: 2SPL | 15670 NE 85th St | Redmond, WA 98052



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

This message has been scanned for malware by Websense.

www.websense.com



Devore Dri...sponse.pdf
101 KB



PLANNING DEPARTMENT
Development Engineering
(425) 556-2876

May 25th, 2018

George Belmore
Perspektiv
PO Box 5060
Spanaway, WA 98387

Via Email: gabelmore@mac.com

Subject: Response to Subject (Second residential driveway) Deviation Request (DEVREQ-2018-00530)

Dear Mr. Belmore:

Thank you for your letter dated March 1st, 2018 to request a deviation on the number of allowed driveways per residential lot.

The deviation letter lists several reasons why a second driveway should be allowed. The letter states that this design will minimize the impact to the lot, save on-site trees, not dramatically increase impervious surface, and will help with turning into the proposed detached garage. Also, it states that there will be good visibility entering and existing the driveway at the intersection of 165th Ct NE and NE 113th St.

The Deviation Review Team has carefully reviewed your deviation request and evaluated the impact to your project. We have determined that your deviation request is denied. The City Code is clear when it comes to second residential driveways and driveway spacing from an intersection. RZC Appendix 2.D.4a only allows only one driveway per residential lot and the City consistently applies this code to projects regardless of location. Additionally RZC Appendix 2 D.4.b and f states that driveways are to be 150' from an intersection regardless of the street classification. The review team believes that an on-site turnaround is feasible to serve the same purpose as the proposed second driveway without the need for a new driveway.

The applicant may request a reconsideration of the above deviation decision. The applicant must file the reconsideration request with the Development Engineer within ten (10) business days of the issuance of the original decision (before 6/8/18) the reconsideration request must include the original deviation application, the written decision, new reasons supporting reconsideration, and additional support justification. The ten days referred to above starts from the date of this letter.



PLANNING DEPARTMENT
Development Engineering
(425) 556-2876

Please do not hesitate to contact me if you have any questions.

Sincerely,

Lisa Rigg, P.E.
Development Engineering Manager
Development Services, Planning Department
City of Redmond

CC City Staff:

Andy Chow, P.E., Senior Transportation Engineer, Planning
Min Luo, P.E., Senior Transportation Engineer, Planning
Colin, Sherrill, E.I.T., Associate Engineer, Planning
Rob Crittenden, P.E., Traffic Operations Manager, Public Works
Don Cairns, P.E., Transportation Planning Manager, Planning
Angie Venturato, E.I.T., Transportation Engineer, Planning

CITY OF REDMOND
PROCEDURES FOR REQUESTING AND APPROVING
ENGINEERING DEVIATION REQUESTS

PURPOSE:

A deviation is required for any design or construction alteration from City of Redmond standards for a development proposal. Deviations from these standards may be granted upon evidence that such deviation is in the public interest and the requirements for safety, function, fire protection, transit needs, appearance, maintainability and long term maintenance costs, based upon sound engineering and technical judgment, fully meet the intent of the standard. Technical documentation such as reports, engineering drawings and/or calculations, for design proposal or alternative evaluation prepared by or under the direct supervision of Washington State licensed professional engineer must be stamped and signed.

These procedures only apply to deviations that can be approved administratively for the documents referenced below:

- Standard Specifications and Details
- Stormwater Technical Notebook
- Redmond Zoning Code Title 21, Appendices 2, 3, and 7
- Design Requirements for Water and Sewer System Extensions
- Bicycle Facilities Design Manual
- Illumination Design Manual
- Roundabout Design Manual
- Traffic Signal Design Manual

SECTION 1- REQUEST FOR ENGINEERING DEVIATION:

The request for a deviation shall include:

- A description of the deviation requested.
- The code citation of the Standards from which the application proposes to deviate.
- Must demonstrate how the standard can be met.
- Provide alternatives to minimize the deviation.
- Description of the proposed alternative along with supporting documentation.
- Exhibit(s) of the proposed design.
- Documentation may include, but not be limited to, a record of use by other agencies, or evidence of meeting criteria for quality such as AASHTO, ASTM, MUTCD, HCM, NACTO, ITE, and AWWA.
- Applications for location of utilities by an entity allowed under a franchise agreement must be prepared and submitted by that entity.

CITY OF REDMOND
PROCEDURES FOR REQUESTING AND APPROVING
ENGINEERING DEVIATION REQUESTS

SECTION 2 - CRITERIA FOR GRANTING ENGINEERING DEVIATIONS:

Applications must include clear written documentation with exhibits as needed to explain how the proposed deviation(s) address the following criteria:

- The deviation produces a comparable or improved result, which is in the public interest.
- The deviation meets requirements for safety, public health, function, fire protection, transit needs, appearance, maintainability, and any other criteria deemed relevant by the city.
- The deviation provides substantially equivalent (or improved) environmental protection as would be provided if the standard requirements were met.
- The deviation needs to reflect sound engineering practices.
- The deviation needs to avoid damage to other properties in the vicinity of and downstream of the proposal.
- Any deviation from the Standards that does not meet the Fire Code will require concurrence by the City Fire Marshal.
- As applicable for Overlake and Downtown RZC 21.76.070C Administrative Design Flexibility.

SECTION 3 - DEVIATION REQUESTS ADDRESSED TO:

Deviation requests associated with a development proposal shall be addressed to:

Lisa Rigg, P.E.,
Development Engineering Manager
Development Services, Planning

425-556-2295
MS: 2SPL
15670 NE 85th Street
PO Box 97010
lrigg@redmond.gov

Deviation requests not associated with a development proposal shall be directed to the City Engineer.

SECTION 4 - DEVIATION REVIEW TEAMS:

Deviation Review Teams / Technical Disciplines

- Complete Streets
- Water and Sewer
- Stormwater
- Maintenance
- Fire

For those deviation requests that may impact short or long term maintenance the Maintenance Supervisors or designees (Streets, Water, Sewer, and Stormwater) will be invited to participate in

CITY OF REDMOND
PROCEDURES FOR REQUESTING AND APPROVING
ENGINEERING DEVIATION REQUESTS

PURPOSE:

A deviation is required for any design or construction alteration from City of Redmond standards for a development proposal. Deviations from these standards may be granted upon evidence that such deviation is in the public interest and the requirements for safety, function, fire protection, transit needs, appearance, maintainability and long term maintenance costs, based upon sound engineering and technical judgment, fully meet the intent of the standard. Technical documentation such as reports, engineering drawings and/or calculations, for design proposal or alternative evaluation prepared by or under the direct supervision of Washington State licensed professional engineer must be stamped and signed.

These procedures only apply to deviations that can be approved administratively for the documents referenced below:

- Standard Specifications and Details
- Stormwater Technical Notebook
- Redmond Zoning Code Title 21, Appendices 2, 3, and 7
- Design Requirements for Water and Sewer System Extensions
- Bicycle Facilities Design Manual
- Illumination Design Manual
- Roundabout Design Manual
- Traffic Signal Design Manual

SECTION 1- REQUEST FOR ENGINEERING DEVIATION:

The request for a deviation shall include:

- A description of the deviation requested.
- The code citation of the Standards from which the application proposes to deviate.
- Must demonstrate how the standard can be met.
- Provide alternatives to minimize the deviation.
- Description of the proposed alternative along with supporting documentation.
- Exhibit(s) of the proposed design.
- Documentation may include, but not be limited to, a record of use by other agencies, or evidence of meeting criteria for quality such as AASHTO, ASTM, MUTCD, HCM, NACTO, ITE, and AWWA.
- Applications for location of utilities by an entity allowed under a franchise agreement must be prepared and submitted by that entity.

CITY OF REDMOND
PROCEDURES FOR REQUESTING AND APPROVING
ENGINEERING DEVIATION REQUESTS

the review. For those deviation requests that may impact constructability, the Lead Construction Inspector will participate. Fire representatives will be invited to participate in all reviews. The Deviation Review Team shall notify Fire and Maintenance of deviation request. Fire and Maintenance will determine if they want to be part of the review

SECTION 5 – RESPONSIBILITIES

The Deviation Review Team shall screen and review deviation applications, and provide recommendations to the Development Engineer. Review and Recommendation timelines shall conform to PREP 30%/60%/90%, Formal Applications and Coordinated Civil Review requirements. The recommendation may be denial, approval or conditional approval.

The Technical Committee has granted decision-making authority for deviations in the specified areas that relate to development proposals listed in Appendix A. This authorization is reviewed and approved annually. The Deviation Review Team may choose to bring deviation requests listed in Appendix A to the Technical Committee when the Team does not have concurrence on the recommendation or it's determined that the deviation has policy implications that merit Technical Committee's consideration and decision. The Technical Committee is the decision-making authority for deviations not listed in Appendix A.

The Development Engineering Manger shall notify the applicant of the decision on the deviation application by letter or email within fifteen (15) business days of receiving the deviation application, except as follows:

- If additional information must be sought from the applicant, a decision by the Development Engineering and Construction Manager may be delayed.
- If the applicant fails to provide the requested information within thirty (30) business days of the information being requested, the Development Engineer may cancel review of the deviation application.
- In cases where the complete deviation application requires extensive review by Development Services, Fire or Public Works staff, the Development Engineering Manager may, upon notifying the applicant prior to the expiration date of the fifteen day review period, extend the review period for another ten business days. The total review time for a single deviation request shall not exceed twenty five (25) business days.
- Multiple deviation requests for the same project should be submitted concurrently, to the maximum extent possible. When multiple deviation requests are received for the same project, the review period may be extended for up to 15 additional business days for each deviation.

CITY OF REDMOND
PROCEDURES FOR REQUESTING AND APPROVING
ENGINEERING DEVIATION REQUESTS

SECTION 6- RECONSIDERATION

The applicant may request a reconsideration of the deviation decision. The applicant must submit the reconsideration request to the Development Engineer within ten (10) business days of the issuance of the original decision; the reconsideration request must include the original deviation application, the written decision, new reasons supporting reconsideration, and additional supporting justification.

The Deviation Review Team(s) will consider the request and make a recommendation to the Technical Committee, which will issue a reconsideration decision within ten (10) business days of receiving the request for reconsideration. The decision may concur with the original deviation decision, approve the deviation application as originally submitted, deny the deviation request, or approve the deviation application with special conditions.

The Development Engineer shall document all deviation requests and provide an annual report to the Technical Committee

The Technical Committee's decision may be appealed to the Hearing Examiner by filing an appeal with the Planning and Community Development Department within fourteen (14) calendar days of the date of the reconsideration decision. Appeal forms are available on-line at www.redmond.gov. A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period.

SECTION 7 - PERMIT TIMELINE IMPACTS

When a Deviation Request is received, the review process for the development proposal will be put on hold to allow for review and consideration of the request. The review of the development proposal will be resumed once decisions of deviation requests are made.

CITY OF REDMOND
 PROCEDURES FOR REQUESTING AND APPROVING
 ENGINEERING DEVIATION REQUESTS

SECTION 8 – REQUEST TIMELINE, RESPONSIBILITY AND ACTION:

No.	Responsibility	Action
1	Applicant	Prepares a written deviation application, which identifies those sections of the Standards that the deviation application seeks alterations from and a description of how the proposed deviation meets the requirements set forth in Deviation Procedures.
2	Applicant	Submits deviation applications consistent with the guidance in Section 1
3	Development Engineer	Notify Lead Planner a deviation has been received and a pause in development review will be applied. Receives deviation application and arranges for timely review by City staff and other affected agencies.
4	Deviation Review Team	The Deviation Review Team shall screen, review deviation applications, and make recommendations to the Development Engineer based on criteria in Section 2.
5	Deviation Review Team	Within twelve (12) business days of receiving complete submittal, a recommendation shall be brought to the Development Engineer for denial, approval or conditional approval.
6	Development Engineer	When necessary, notifies the applicant that additional information is required and the fifteen (15) business days review period shall begin when the deviation application is deemed to be complete.
7	Development Engineer	Notifies the applicant of the decision regarding the deviation application. Notify Lead Planer to resume the development review.
8	Applicant	The applicant may request reconsideration of the deviation decision. The applicant must file the reconsideration request within ten (10) business days of the issuance of the decision.
9	Technical Review Committee	Shall issue a decision on a reconsideration decision within ten (10) business days. In cases where the reconsideration requires extensive staff review, the Technical Committee may extend the review period for another ten (10) business days.
10	Development Engineer	The Development Engineer shall document all deviation requests through a tracking system and provide an annual report to the Technical Committee.
11	Deviation Review Team	Shall review annual report and make recommendations for consideration for code updates.

CITY OF REDMOND
PROCEDURES FOR REQUESTING AND APPROVING
ENGINEERING DEVIATION REQUESTS

APPENDIX A

The City Engineer has granted the Development Engineering Division the decision-making authority for the following deviation requests:

- Number of Lots or Dwelling Units Private Access Tracts and Private Streets
- Mailbox Location (With Post Master Approval)
- Driveway Separation on local access streets
- Frontage Improvements on existing urban street sections or developed residential neighborhoods
- Stopping Sight Distance for Sag Residential Curve only

Deviation Review Team Authorized Deviation Types:

- Onsite/Offsite Road Improvement Requirements
- Off-Site (Safe Walk Route) Walkway Location
- Frontage Improvement Requirements
- Non-motorized Connectors
- Driveway Width
- Design Speed
- Truck loading and unloading
- Horizontal and Vertical curves
- Cuts and/or fills over 8 feet Retaining walls over 8 feet tall
- Inter-basin transfer of stormwater (permission to re-route runoff to a different catchment basin.)
- Set-backs for infiltration systems
- Desire to use specific material for a design, i.e. using HDPE pipe for sanitary sewer

CITY OF REDMOND
PROCEDURES FOR REQUESTING AND APPROVING
ENGINEERING DEVIATION REQUESTS

APPENDIX B

DEFINITIONS:

Development Engineer – Development Engineering and Construction Manager

“Deviation Procedure” City of Redmond, Procedures for Requesting and Approving Deviation Requests dated 12, 16, 2016

“Standards” means the most recently approved and adopted version of the City of Redmond Design Standards

“Deviation” means an alteration from the Standards.

“Applicant” means a property owner, or a public agency or public or private utility

“AASHTO” means American Association of State Highway and Transportation Officials.

“ASTM” means American Society for Testing and Materials.

“MUTCD” means Manual of Uniform Traffic Control Devices

“HCM” means Highway Capacity Manual

“NACTO” means National Association of City Transportation Officials

“ITE” means Institute of Transportation Engineers

“AWWA” means American Water Works Association

“Development Proposal” means a subdivision, short subdivision, binding site plan, grading permit, residential building permit, demolition, commercial building permit, and/or any similar request that requires Development Services approval.

Review Team” city staff from Development Engineering, Construction, Transportation, Utilities, Traffic Operations, Natural Resources, Planning, Maintenance and Operations, Fire, and Public Works Construction Divisions

“Technical Committee” RMC 4.50.030 – “The Technical Committee shall consist of the Director of Planning and Community Development and the Director of Public Works. The Building Official, City Engineer, Director of Parks and Recreation, Fire Chief, Police Chief, City Attorney and other department heads, or their designated representative(s) may participate in Technical Committee meetings as needed and at their discretion when the situation warrants.”

“Days” meaning Working Days

PER-SPEK-TIV

Friday, JUNE 8th, 2018

To: City of Redmond Technical Committee
Subject: Reconsideration Request for a previously submitted Deviation
Scope: Request to construct a second driveway access to site.
Parcel: 236640-0200
Owner: John Devore
Site Address: 11235 -165th Ct. N. E., Redmond, WA 98052
Authority of Jurisdiction: City of Redmond
Current Zoning: (R-1)
Agent: George A. Belmore dba Perspektiv

The following reasons supporting our reconsideration request begin by your reference of Redmond City Code - Appendix 2. Construction Specification and Design Standards for Streets and Access specifically with Section "D Driveways. Driveways, as used in this appendix, shall refer to vehicular entrances to individual lots and the intersection of access corridors with public streets."

In reading this previous sentence and interpreting it by using the definitions referenced with section 21.78 of the RMC.

This entire section is based on driveways as vehicle entrances to individual lots AND the intersection of ACCESS CORRIDORS with PUBLIC STREETS.

First of all this is a tract with private roads and owned and maintained by all the owners and referenced as Tract "A" on the attached Plat Map. The first public road would be at the entrance to this plat which is N. E. 116th st. In reviewing the definition of ACCESS, ACCESS CORRIDOR, DRIVEWAY AND STREET.

Access refer to Public Way, Access Corridor is limited to ten lots, and Driveway and Street all are referring to a public road we feel that when we appeal this to the next level using your own definitions that these are referencing the intersection of the subdivision single and only entrance at N.E. 116th ST and the individual lots numbered 25, 36, 1 & 2 on NE 116th St. Also when you reference the following sections RZC Appendix 2.D.4a, 4b, and 4f to deny our driveway the last sentence in section 4b & 4g state "The separation requirement shall typically not be applied between single-family driveways on local streets." Both section states this yet you use part of a section not the entire section.

In my previous career we always has a motto we lived by "Be a truth seeker not a case maker" how can you cherry pick a section and only use a part of it to help your case, or as your engineer stated I feel its unsafe. There are many including his immediate neighbor who have two driveways.

Do to this being a private road system we don't think any of this deviation even applies.

Please find attached the following copies; The Original Deviation Request (4-pages), The Written Decision (2-pages), The Equestrian Tracts Plat map (2-pages),

Copies of Article VII Definitions (4-pages).

REGARDS



GEORGE A. BELMORE

PER-SPEK-TIV

Friday, March 1st, 2018

To: City of Redmond Technical Committee
15670 NE 85th Street, Redmond, WA 98073-9710

Subject: Engineering Deviation Request

Scope # Request to construct a second driveway access to site.

Parcel # 236640-0200

Owner: John Devore

Site Address # 11235 – 165th CT. N. E., Redmond, WA 98052

Authority of Jurisdiction: City of Redmond

Current Zoning: (R-1) (single family Constrained Residential)

Building Setbacks: Front 30 ft. Primary Road (Diamond)
Interior 20 ft.
Rear 30 ft.
Height 35 ft.

Lot Size: 41,550 sq. ft. (0.95 Acres)

Agent: George A. Belmore dba Perspektiv
(253) 278-9098, gabelmore@mac.com
PO Box 5060, Spanaway, WA 98387

This office was provided with architectural plans, engineering which required relocation of the septic tanks and drain field. The Health Department has approved the design and installation of this new system.

We were hired to assist in permit submittal acquisition, we conducted a number of visits in the feasibility stage which resulted in our current proposal which is to construct a 1080 sq. ft. 30 ft. X 36 ft. detached private-use unheated garage.

The next-door neighbor directly to the south has two driveways as do nearly half of the home sites in this 36-lot small single access dead-end subdivision. The subdivision has speed bumps on every street to help control the 25-mph requirement. The dead-end street we enter from has only 6 lots on it.

This major change was selected to not retroactively install a fire sprinkler system in the entire existing residence. That decision by the owner required new Architectural and Engineering plans be developed and a new site plan be provided. Additional requirements requested by counter staff, involved a Drainage plan by a civil engineer and a Tree Preservation Plan by a licensed Arborist locating the trees in the front yard.

Our goal from day one was to minimize any impact to the lot and the trees on site. The original site as is sits has an existing access on the northeast corner which know trees required to removed and just grass for a direct access into the new garage. Planning staff also agreed that that was a natural location and mitigated any tree removal. Engineering however wanted us to use the existing driveway in the southeast corner of lot and cut across the entire front yard and then use the driveway in front of the garage basically eliminating the road approach. At a minimum this increases the size of the impervious area and reduces the parking in the original driveway. This proposal would require a convoluted three point turn every time to gain access and egress to the garage.

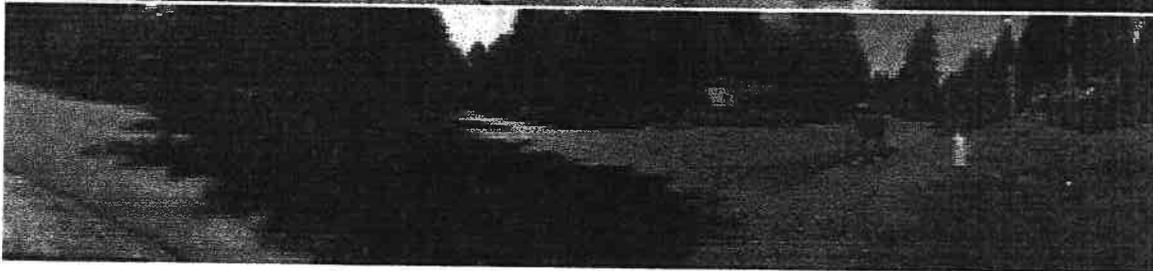
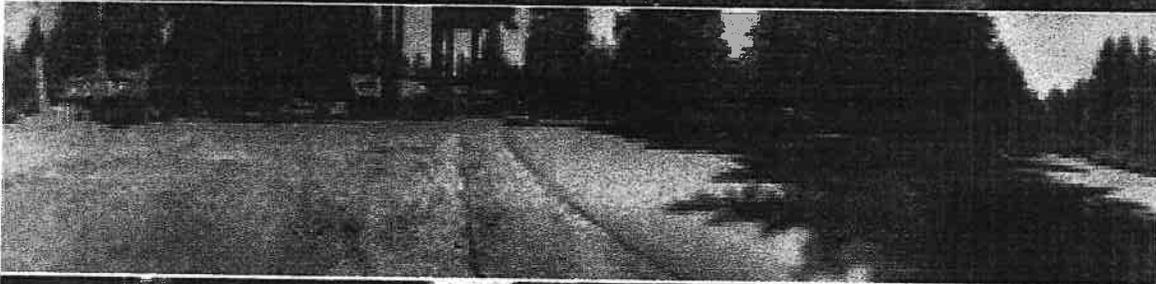
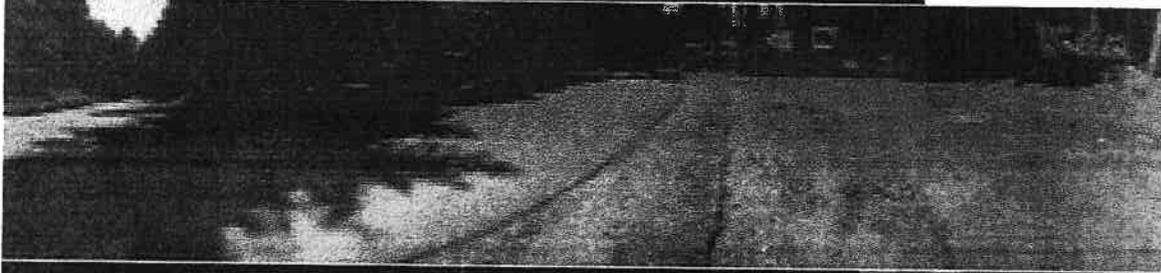
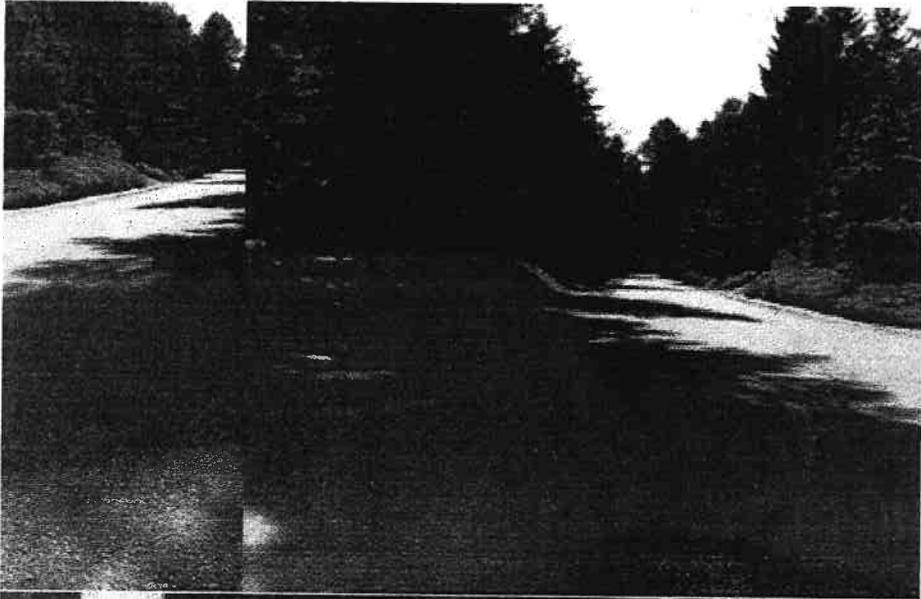
In fact it appears to be Arbitrary and Capricious as the following examples referenced in Appendix 2 page 16 (4) titled Location and Number of Driveways. He the engineer at our meetings stated we could not have two driveways per this section and consequentially this same section stated "The separation requirement shall typically not be applied between single-family driveways on local streets. We brought it to his attention that we understood that requirement to mean a single-family lot on an arterial or a single-family subdivision entrance not as described in the quotes above. We had previously underlined that section and brought it to his attention at the next meeting along with the planner after which she stated he wants his way and his interpretation. Stands unless you apply for a variance or deviation. It appeared to us he felt challenged and then would not discuss options. So here we are, we are applying for a deviation that I don't think even applies as reflected by your own code and justified by the number of others within the same subdivision enjoying the same benefits.

We also don't ever want to create a dangerous situation for anyone, but this location is perfect for the client and provides great un-obstructed visibility down either street to the sides and straight down the road we would access from. This is a secondary garage and not the primary, as such it will not have a great number of traffic trips a day. As the entrance to a typical subdivision and the normally much higher speeds involved on the higher rated arterials. We would entertain the arch through the center of the property as narrow as possible along with the driveway straight from the road out front into the new proposed garage but would like to revisit with arborist if it could be done without removing the large legacy trees, which would be required to be removed if we go along with the proposal from the city.

RESPECTIVELY

A handwritten signature in black ink, appearing to read "G. Belmore". The signature is written in a cursive, somewhat stylized font.

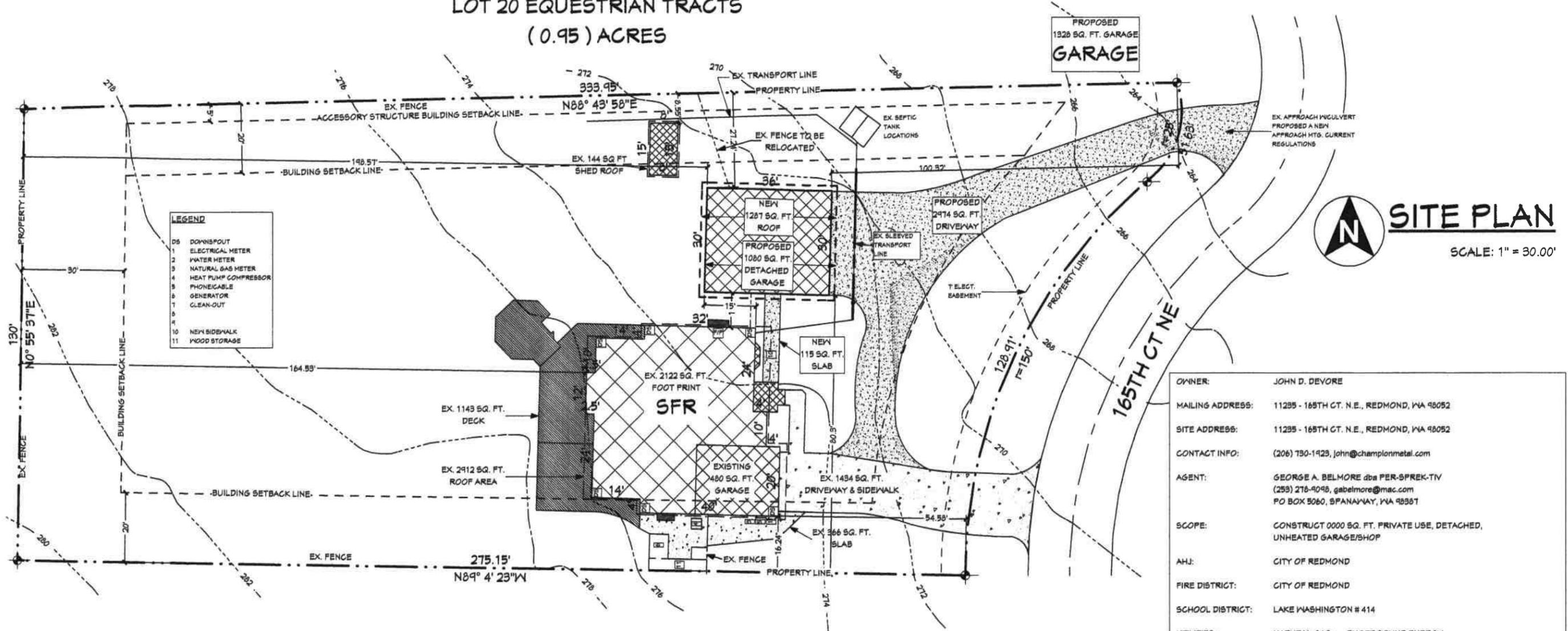
GEORGE A. BELMORE



NW 1/4 SECTION 36, TOWNSHIP 26N, RANGE 05E., W. M.

PARCEL # 236640-0200

LOT 20 EQUESTRIAN TRACTS
(0.95) ACRES



SITE PLAN
SCALE: 1" = 30.00'

OWNER:	JOHN D. DEVORE
MAILING ADDRESS:	11235 - 165TH CT. N.E., REDMOND, WA 98052
SITE ADDRESS:	11235 - 165TH CT. N.E., REDMOND, WA 98052
CONTACT INFO:	(206) 730-1923, john@championmetal.com
AGENT:	GEORGE A. BELMORE dba PER-SPREK-TIV (253) 278-9098, gabelmore@mac.com PO BOX 5060, SPANAWAY, WA 98387
SCOPE:	CONSTRUCT 0000 SQ. FT. PRIVATE USE, DETACHED, UNHEATED GARAGE/SHOP
AHJ:	CITY OF REDMOND
FIRE DISTRICT:	CITY OF REDMOND
SCHOOL DISTRICT:	LAKE WASHINGTON # 414
UTILITIES:	NATURAL GAS: PUGET SOUND ENERGY POWER: PUGET SOUND ENERGY SEWAGE: ON-SITE SEPTIC WATER: CITY OF REDMOND
SOILS:	(AGB) ALDERWOOD GRAVELLY SANDY LOAM (AGC) ALDERWOOD GRAVELLY SANDY LOAM (AGD) ALDERWOOD GRAVELLY SANDY LOAM
ZONING:	R-1 (SINGLE-FAMILY CONSTRAINED RESIDENTIAL)
BUILDING SETBACKS:	STREET 30 FT INTERIOR 20 FT REAR 30 FT HEIGHT 35 FT
PARCEL #	236640-0200
LEGAL:	LOT 20 EQUESTRIAN TRACTS T6W UND INT TRS A, B, C & D.
LOT SIZE:	41,550 SQ. FT. (0.95 ACRES)
IMPERVIOUS AREAS:	EXISTING PROPOSED SUBTOTALS
ROOF AREAS:	002912 SQ. FT. 001287 SQ. FT. 004199 SQ. FT.
PAVED/GRAVEL:	003453 SQ. FT. 003084 SQ. FT. 006542 SQ. FT.
SUBTOTALS	006365 SQ. FT. 004376 SQ. FT. 010741 SQ. FT.
MAXIMUM LOT COVERAGE FOR STRUCTURES	??% ACTUAL = 10%.
MAXIMUM IMPERVIOUS SURFACE AREA	??% ACTUAL = 26%.

AS NOTED
Job #
MCLOUD-SFR-N-
SNOHOMISH
drawn by:
GAB
date printed
4/30/2018

design professional
Per-spek-tiv/George A. Belmore
(253) 278-9098 gabelmore@mac.com
PO BOX 5060, SPANAWAY, WA 98387

project identification / site address
JOHN DEVORE
11235 - 165TH CT. N. E., REDMOND, WA 98052
Parcel # 236640-0200



PLANNING DEPARTMENT
Development Engineering
(425) 556-2876

May 25th, 2018

George Belmore
Perspektiv
PO Box 5060
Spanaway, WA 98387

Via Email: gabelmore@mac.com

Subject: Response to Subject (Second residential driveway) Deviation Request (DEVREQ-2018-00530)

Dear Mr. Belmore:

Thank you for your letter dated March 1st, 2018 to request a deviation on the number of allowed driveways per residential lot.

The deviation letter lists several reasons why a second driveway should be allowed. The letter states that this design will minimize the impact to the lot, save on-site trees, not dramatically increase impervious surface, and will help with turning into the proposed detached garage. Also, it states that there will be good visibility entering and existing the driveway at the intersection of 165th Ct NE and NE 113th St.

The Deviation Review Team has carefully reviewed your deviation request and evaluated the impact to your project. We have determined that your deviation request is denied. The City Code is clear when it comes to second residential driveways and driveway spacing from an intersection. RZC Appendix 2.D.4a only allows only one driveway per residential lot and the City consistently applies this code to projects regardless of location. Additionally RZC Appendix 2 D.4.b and f states that driveways are to be 150' from an intersection regardless of the street classification. The review team believes that an on-site turnaround is feasible to serve the same purpose as the proposed second driveway without the need for a new driveway.

The applicant may request a reconsideration of the above deviation decision. The applicant must file the reconsideration request with the Development Engineer within ten (10) business days of the issuance of the original decision (before 6/8/18) the reconsideration request must include the original deviation application, the written decision, new reasons supporting reconsideration, and additional support justification. The ten days referred to above starts from the date of this letter.



PLANNING DEPARTMENT
Development Engineering
(425) 556-2876

Please do not hesitate to contact me if you have any questions.

Sincerely,

Lisa Rigg, P.E.
Development Engineering Manager
Development Services, Planning Department
City of Redmond

CC City Staff:

Andy Chow, P.E., Senior Transportation Engineer, Planning
Min Luo, P.E., Senior Transportation Engineer, Planning
Colin, Sherrill, E.I.T., Associate Engineer, Planning
Rob Crittenden, P.E., Traffic Operations Manager, Public Works
Don Cairns, P.E., Transportation Planning Manager, Planning
Angie Venturato, E.I.T., Transportation Engineer, Planning

EQUESTRIAN TRACTS

LOCATED IN THE N.W. 1/4 SEC. 36 T26N., R5E., W.M.

CITY OF REDMOND, KING COUNTY, WASHINGTON

VOL. _____ PG. _____
 BENNETT & FOX, INC.
 PUYALLUP, WA.

104-56

DESCRIPTION

The Northwest 1/4 of the Northwest 1/4 of Section 36, Township 26 North, Range 5 East, W.M., in King County, Washington. Except that portion of the Northwest 1/4 of the Northwest 1/4 described as follows:
 Beginning at the Southwest corner of the Northwest 1/4 of the Northwest 1/4; thence South 88-45-00 East 490.00 feet to the True Point of Beginning; thence North 02-29-51 East 239.00 feet; thence South 88-45-00 East 225.00 feet; thence South 02-29-51 West 32.00 feet; thence South 88-45-00 West 189.00 feet; thence South 02-29-51 West 207.00 feet; thence North 88-45-00 West 414.00 feet to the True Point of Beginning.
Less the North 30 Feet.

RESTRICTIONS

No lot or portion of a lot in this plat shall be divided and sold or resid or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district in which located.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this Plat of Equestrian Tracts is based upon an actual survey and subdivision of Section 36, Township 26 North, Range 5 East, W.M.; that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners staked correctly on the ground; and that I have fully complied with the provisions of the platting regulations.

Certificate No. 12,870

APPROVALS

Examined and Approved this _____ day of _____, 197____, A.D.,

ENGINEER CITY OF REDMOND

I hereby certify that the Plat of _____ is hereby duly approved by the City of Redmond Planning Commission this _____ day of _____, 197____.

Chairman _____ Secretary _____

Examined and Approved by the Council of the City of Redmond this _____ day of _____, 197____, A.D.

Clerk, City of Redmond _____ Mayor, City of Redmond _____

Examined and Approved this 27 day of SEPT, 1977.

HARLEY H. HOPPE Deputy King County Assessor
[Signature]

COMPTROLLER'S CERTIFICATE

I hereby certify that all property taxes are paid, that there are no delinquent special assessments certified to this office for collection and that all special assessments certified to this office for collection on any of the property herein contained, dedicated as streets, alleys or for other public use, are paid in full.
 This _____ day of _____, 197____.

OFFICE OF THE COMPTROLLER
 King County Comptroller _____ Deputy Comptroller _____

I hereby certify that there are no delinquent special assessments, and all special assessments on any of the property herein contained, dedicated as streets or for other public use are paid in full this _____ day of _____, 197____, A.D.

Treasurer, City of Redmond

RECORDING CERTIFICATE 7709270814

Filed for record at the request of the City of Redmond this 27th day of SEP 1977, at 22 minutes past 2:00 p.m. and recorded in Volume 104 of Plats, Page 56,57, Records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Manager _____ Superintendent of Records _____

EASEMENT

An easement is hereby reserved for and granted to BUCKET SOUND POWER & LIGHT COMPANY and GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., and WASHINGTON NATURAL GAS COMPANY and the CITY OF REDMOND and their respective successors and assigns, under and upon the private access road and the adjacent 7 feet parallel with and adjoining the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, gas, telephone service, together with the right to enter upon the lots at all times for the purposes herein stated.
 No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals, or for other purposes, shall be placed or permitted to be placed upon any lot outside the building thereon unless the same shall be underground or in conduit attached to the building. *AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF REDMOND TO OPERATE AND MAINTAIN UNDERGROUND UTILITIES IN TRACT 'C'.*
 An easement is hereby reserved for and granted to the CITY OF REDMOND and their respective successors. Said easement being 25.00 feet either side of described line, beginning at the Southwest corner of Lot 3; thence North 91-15-00 East along said West line 239.00 feet; thence North 88-45-00 West 189.00 feet; thence North 02-29-51 West 32.00 feet to the point of terminus. Also, an easement is hereby reserved on the side of the lot line between lot 3 and lot 4, in which to maintain the existing stream, and *NATURAL GROWTH OR SLEEKING, GRADING OR ALTERING OF THE STREAM BANK SHALL BE PERMITTED WITHIN THE EASEMENT AREA WITHOUT WRITTEN PERMISSION FROM THE CITY OF REDMOND. RESTRICTED.*

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, owners in fee simple of the land hereby platted, hereby declare this plat and grant and convey in each lot in this plat an undivided interest in the private access road shown hereon for ingress, egress, drainage and utilities to serve the respective lots with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said road over and across any lot or lots where water might take a natural course, in the original reasonable grading of the road shown hereon. Following the original reasonable grading of the road shown hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public rights of way or to hamper proper drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot, as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner. The maintenance and repair of the private access road shall be the responsibility of the owners of each lot herein having the use thereof and each such lot owner shall pay their proportionate share of the cost incurred.
 All property owners shall have common shared access to the private road. *ALL PROPERTY OWNERS SHALL HAVE COMMON SHARED OWNERSHIP TO TRACTS A, B, & C.*

IN WITNESS WHEREOF we have set our hands and seals:
 FIRST MORTGAGE CORPORATION L.A.E. DEVELOPER, INC.

VICE PRESIDENT _____
 VICE PRESIDENT _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON) ss
 COUNTY OF KING)

This is to certify that on this _____ day of _____, 197____, before me, the undersigned, a Notary Public personally appeared _____ and _____ respectively, of _____ a Washington Corporation, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of Washington residing at _____

STATE OF WASHINGTON) ss
 COUNTY OF KING)

This is to certify that on this _____ day of _____, 197____, before me, the undersigned, a Notary Public, personally appeared _____ and _____ respectively, of _____ a Washington Corporation, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington, residing at _____

EQUESTRIAN TRACTS

104-87

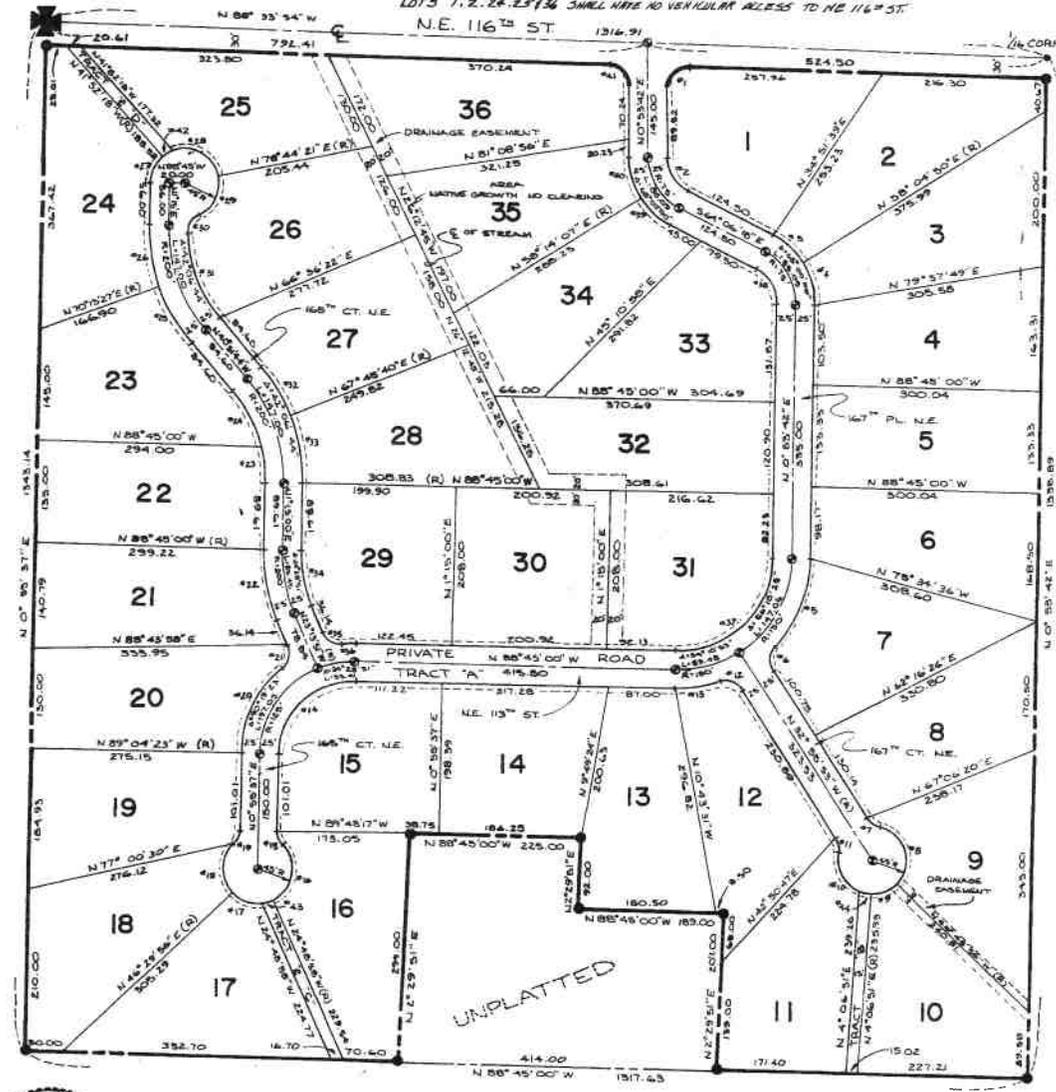
A PORTION OF SEC. 36N., TWP. 26N., RGE. 5E., W.M.

CURVE DATA					CURVE DATA					CURVE DATA				
NO.	RADIUS	ARC	DELTA	TANG.	NO.	RADIUS	ARC	DELTA	TANG.	NO.	RADIUS	ARC	DELTA	TANG.
1	25.00	39.51	90° 52' 24"	28.74	16	45.00	86.35	108° 40' 20"	62.71	31	175.00	120.24	39° 22' 39"	82.88
2	50.00	46.72	64° 00' 00"	31.84	17	45.00	40.72	51° 50' 35"	21.87	32	225.00	175.13	16° 57' 24"	86.80
3	600.00	56.17	132° 11' 08"	28.84	18	45.00	69.78	88° 50' 32"	44.10	33	225.00	92.74	23° 29' 10"	46.76
4	100.00	87.17	182° 48' 52"	29.43	19	75.00	19.38	44° 22' 55"	10.21	34	175.00	74.77	74° 28' 51"	57.97
5	175.00	121.98	41° 41' 42"	46.64	20	150.00	128.91	49° 14' 32"	68.74	35	25.00	32.03	132° 23' 54"	18.43
6	25.00	32.95	78° 51' 21"	19.34	21	25.00	32.03	132° 23' 54"	18.63	36	150.00	20.67	7° 52' 45"	10.57
7	25.00	19.58	144° 24' 55"	10.21	22	225.00	96.14	24° 28' 51"	48.81	37	125.00	197.12	90° 21' 18"	125.75
8	45.00	84.46	110° 31' 43"	18.18	23	175.00	45.91	165° 01' 58"	23.05	38	50.00	56.72	65° 00' 00"	31.85
9	45.00	40.00	60° 00' 00"	21.43	24	175.00	82.71	27° 04' 49"	42.14	39	100.00	86.44	32° 20' 35"	18.00
10	45.00	41.18	77° 53' 54"	36.37	25	225.00	82.91	21° 05' 11"	41.58	40	100.00	57.00	52° 59' 35"	29.50
11	25.00	18.38	144° 24' 55"	10.21	26	225.00	82.87	21° 01' 33"	41.15	41	25.00	28.03	88° 22' 56"	24.77
12	25.00	32.95	78° 51' 21"	19.34	27	45.00	34.82	142° 40' 27"	19.51	42	45.00	15.70	119° 28' 16"	7.72
13	175.00	60.18	19° 42' 14"	30.32	28	45.00	72.43	107° 08' 18"	54.74	43	45.00	15.29	18° 28' 19"	7.72
14	100.00	157.41	20° 19' 13"	100.57	29	45.00	60.44	74° 58' 47"	35.78	44	45.00	15.29	18° 28' 17"	7.72
15	45.00	19.38	44° 24' 55"	10.21	30	15.00	28.13	64° 38' 04"	15.16					

N.W. CORNER SEC. 36

LOTS 1, 2, 24, 25, 34 SHALL HAVE NO VEHICULAR ACCESS TO NE 116TH ST

UNPLATTED



SCALE: 1"=100'
BASIS OF BEARINGS
WITH NORTH
LAMBERT GRID

UNPLATTED



UNPLATTED

- LEGEND**
- ⊙ - SET MONUMENT CONCRETE
 - - SET REBAR & CAP



- Home
- View
- Search
- Map
- Land Use Look Up
- Quick Links
- Resources
- Archives

Redmond Zoning Code (RMC Title 21)

- Table of Contents
- Preface (21.02)
- Article I Zone Based Regulations (21.04 to 21.16)
- Article II Citywide Regulations (21.17 to 21.56)
- Article III Design Standards (21.58 to 21.62)
- Article IV Environmental Regulations (21.64 to 21.72)
- Article V Land Division (21.74)
- Article VI Review Procedures (21.76)
- Article VII Definitions (21.78)
 - RZC 21.78 Definitions
 - A Definitions**
 - Abandoned Sign
 - Abandonment, Nonconforming Use or Structure
 - Abut
 - Access**
 - Access Corridor
 - Access, Primary
 - Accessory Dwelling Unit
 - Accessory Structure
 - Accessory Use
 - Adaptive Management
 - Administrative Services
 - Administrator
 - Adult Arcade
 - Adult Cabaret
 - Adult Drive-In Theater
 - Adult Entertainment Facility
 - Adult Family Home
 - Adult Motel
 - Adult Motion Picture Theater
 - Adult Retail Store
 - Adult Sauna Parlor
 - Advanced Technology
 - Advertise
 - Advertising Copy
 - Affordable Housing Unit
 - Air Transportation
 - Alley
 - Alphanumeric Building Identification Signage
 - Alter/Alteration
 - Alteration, Nonconforming Structure
 - Alteration, Sign
 - Amateur Radio Tower
 - Ambulatory or Outpatient Services
 - Amended Soils
 - Amusement or Theme Park Establishment
 - Amusement, Sports, or Recreation Establishment
 - Anadromous Fish
 - Animal Kennel/Shelter
 - Animal Production
 - Animated Sign
 - Antenna(s)
 - Antenna Array
 - Antenna Support Structure
 - Applicant
 - Appurtenance
 - Aquaculture
 - Aquatic



Article VII Definitions (21.78) > RZC 21.78 Definitions > A Definitions > Access



ARTICLE VII DEFINITIONS

RZC 21.78 DEFINITIONS

A DEFINITIONS

Access. Ingress and egress to and from premises, including ingress and egress to and from a public way a road system.

Effective on: 4/16/2011



Home

View

Search

Map

Land Use
Look Up

Quick
Links

Resources

Archives

Redmond Zoning Code (RMC Title 21)

- Table of Contents
- Preface (21.02)
- Article I Zone Based Regulations (21.04 to 21.16)
- Article II Citywide Regulations (21.17 to 21.56)
- Article III Design Standards (21.58 to 21.62)
- Article IV Environmental Regulations (21.64 to 21.72)
- Article V Land Division (21.74)
- Article VI Review Procedures (21.76)
- Article VII Definitions (21.78)
 - RZC 21.78 Definitions
 - A Definitions**
 - Abandoned Sign
 - Abandonment, Nonconforming Use or Structure
 - Abut
 - Access
 - Access Corridor**
 - Access, Primary
 - Accessory Dwelling Unit
 - Accessory Structure
 - Accessory Use
 - Adaptive Management
 - Administrative Services
 - Administrator
 - Adult Arcade
 - Adult Cabaret
 - Adult Drive-In Theater
 - Adult Entertainment Facility
 - Adult Family Home
 - Adult Motel
 - Adult Motion Picture Theater
 - Adult Retail Store
 - Adult Sauna Parlor
 - Advanced Technology
 - Advertise
 - Advertising Copy
 - Affordable Housing Unit
 - Air Transportation
 - Alley
 - Alphanumeric Building Identification Signage
 - Alter/Alteration
 - Alteration, Nonconforming Structure
 - Alteration, Sign
 - Amateur Radio Tower
 - Ambulatory or Outpatient Services
 - Amended Soils
 - Amusement or Theme Park Establishment
 - Amusement, Sports, or Recreation Establishment
 - Anadromous Fish
 - Animal Kennel/Shelter
 - Animal Production
 - Animated Sign
 - Antenna(s)
 - Antenna Array
 - Antenna Support Structure
 - Applicant
 - Appurtenance
 - Aquaculture
 - Aquatic

Article VII Definitions (21.78) > RZC 21.78 Definitions > A Definitions > Access Corridor



ARTICLE VII DEFINITIONS

RZC 21.78 DEFINITIONS

A DEFINITIONS

Access Corridor. A vehicle circulation area in private ownership, including easements, tracts and drive common ownership, over which access is afforded to more than one lot or residence. Where a driveway is serves garages or accessory buildings, and the lots and principal buildings front upon another street or corridor, the shared driveway shall not be defined as an access corridor. In this case, the side street setback apply. An access corridor shall not serve more than 10 single-family lots.

(Ord. 2803)

Effective on: 10/17/2015



Home

View

Search

Map

Land Use
Look Up

Quick
Links

Resources

Archives

Redmond Zoning Code (RMC Title 21)

- Table of Contents
- Preface (21.02)
- Article I Zone Based Regulations (21.04 to 21.16)
- Article II Citywide Regulations (21.17 to 21.56)
- Article III Design Standards (21.58 to 21.62)
- Article IV Environmental Regulations (21.64 to 21.72)
- Article V Land Division (21.74)
- Article VI Review Procedures (21.76)
- Article VII Definitions (21.78)
 - RZC 21.78 Definitions
 - A Definitions
 - B Definitions
 - C Definitions
 - D Definitions
 - Day Care Center
 - Day Care, Family
 - Decibel or dBA
 - Dedication
 - Deed of Transfer of Development Rights
 - Deleterious Substances
 - Demand Management Strategies
 - Demolish
 - Detached Dwelling Units
 - Developer
 - Development
 - Development Application
 - Development Approval
 - Development Rights
 - Diameter at Breast Height
 - Directional Sign**
 - Directory Sign
 - Disturbed Soils
 - Dock
 - Docket
 - Dormitory
 - Double-Faced Sign
 - Drainage Facilities
 - Dredging
 - Drip Line
 - Drive-Up Stand
 - Driveway**
 - Drought-Tolerant Vegetation
 - Dry Cleaning Establishment
 - Durable Consumer Goods Sales, Rental, and S
 - Dwelling Unit
 - E Definitions
 - F Definitions
 - G Definitions
 - H Definitions
 - I Definitions
 - J Definitions
 - K Definitions
 - L Definitions
 - M Definitions
 - N Definitions
 - O Definitions
 - P Definitions
 - Q Definitions



Article VII Definitions (21.78) > RZC 21.78 Definitions > D Definitions > Driveway



ARTICLE VII DEFINITIONS

RZC 21.78 DEFINITIONS

D DEFINITIONS

Driveway. An access which serves a lot, structure, or parking area.

Effective on: 4/16/2011

Appeal to the Hearing Examiner:

To file an appeal, please complete the form below and pay the applicable \$500 appeal fee by 5:00 p.m. on the last day of the appeal period.

Please see the form for information on standing to appeal and the appeal period.

Form submission and payment must be made by PERSONAL DELIVERY at City Hall 1st Floor Customer Service Center c/o Office of the City Clerk-Hearing Examiner, 15670 NE 85th Street.

[Appeal Application Form](#)