



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.



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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:

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