11235 165TH CT NE
2ND RESIDENTIAL DRIVEWAY

Reconsideration Request for Deviation

DEVREQ-2018-00530

Building Permit

June 20, 2018

City Exhibit 6

Project Description

- Proposed for remodels and additions with a 2nd driveway access in the same lot.

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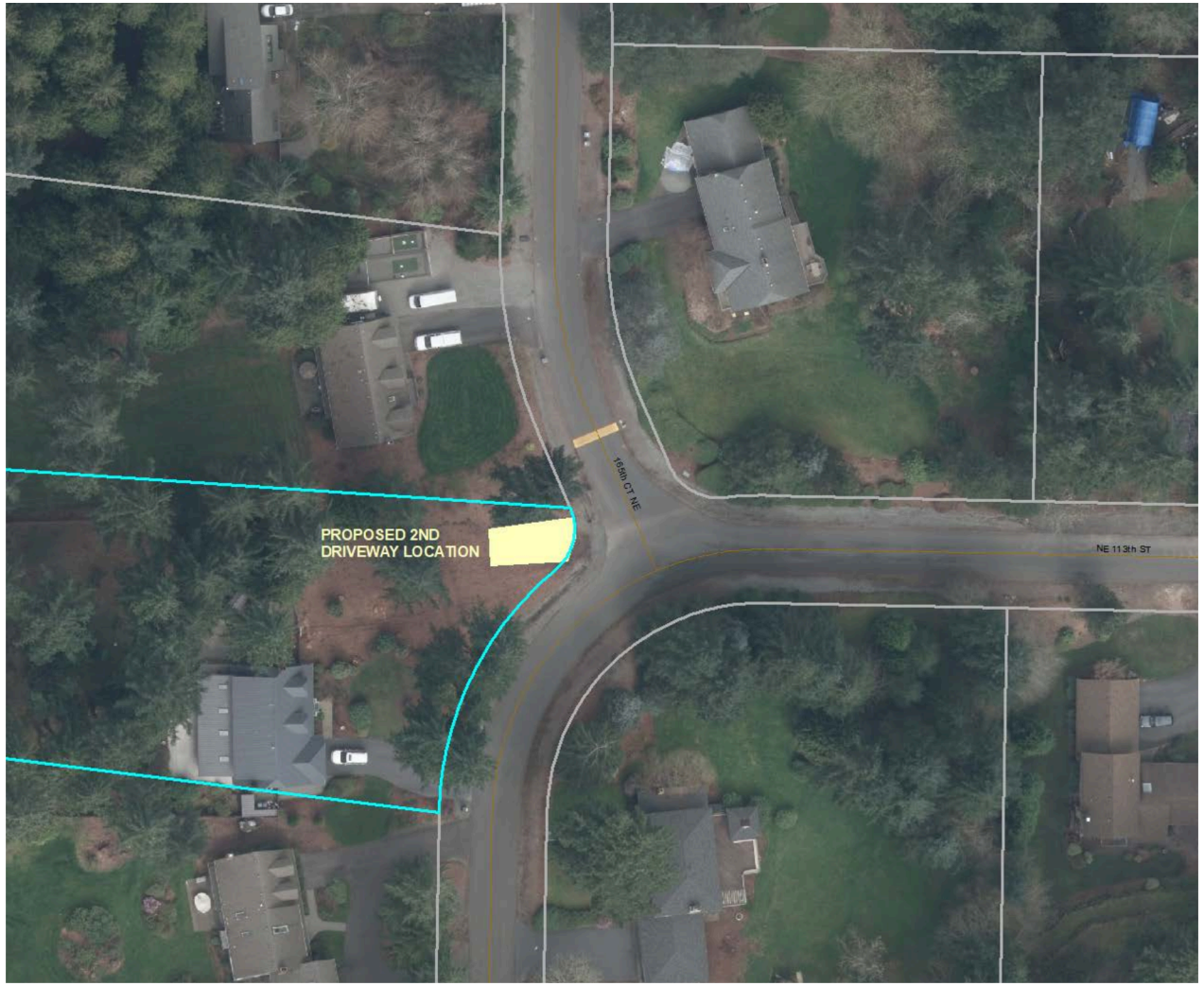
Vicinity Map

- 11235 165th CT NE, R-1 Zone, North Redmond



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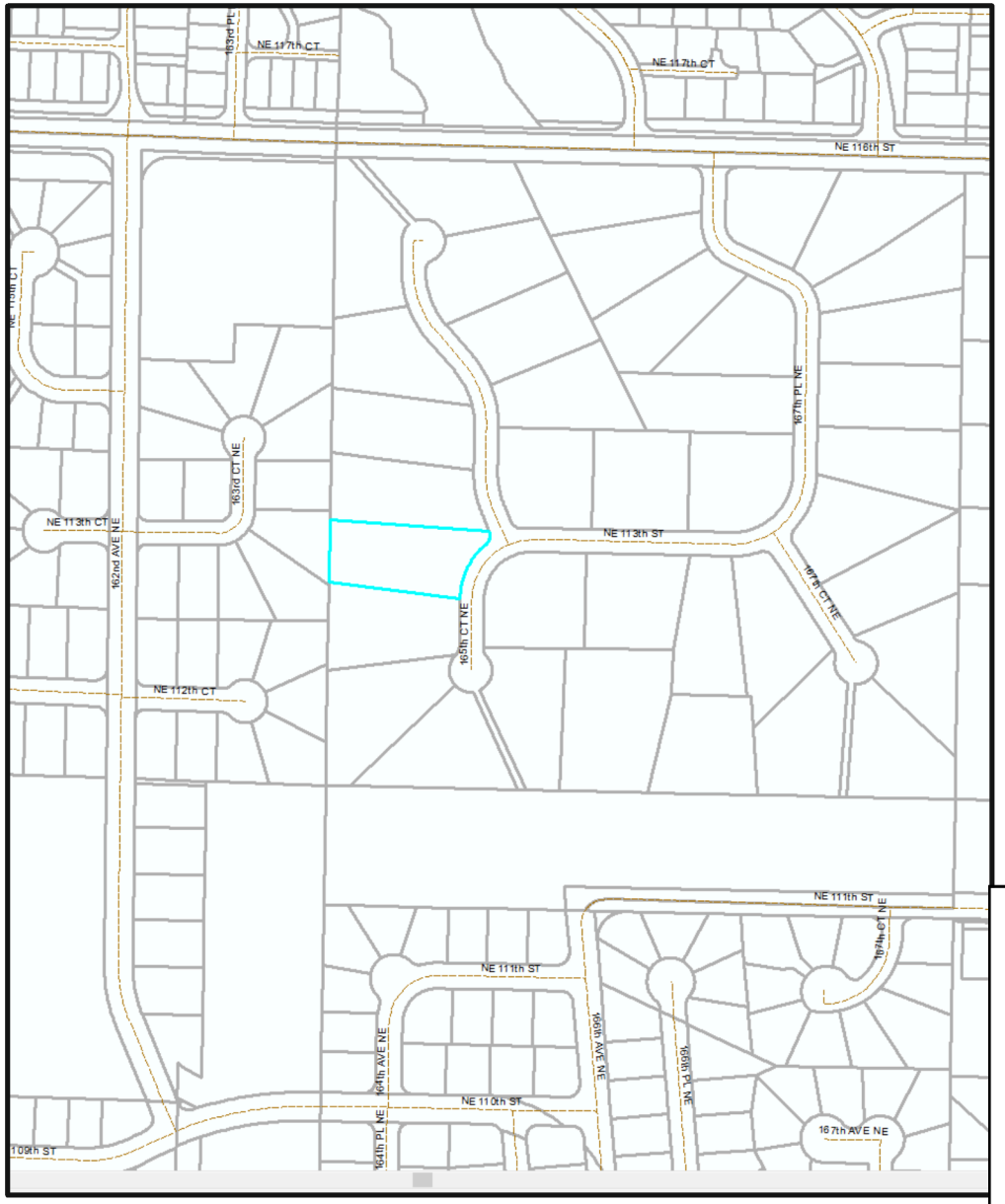

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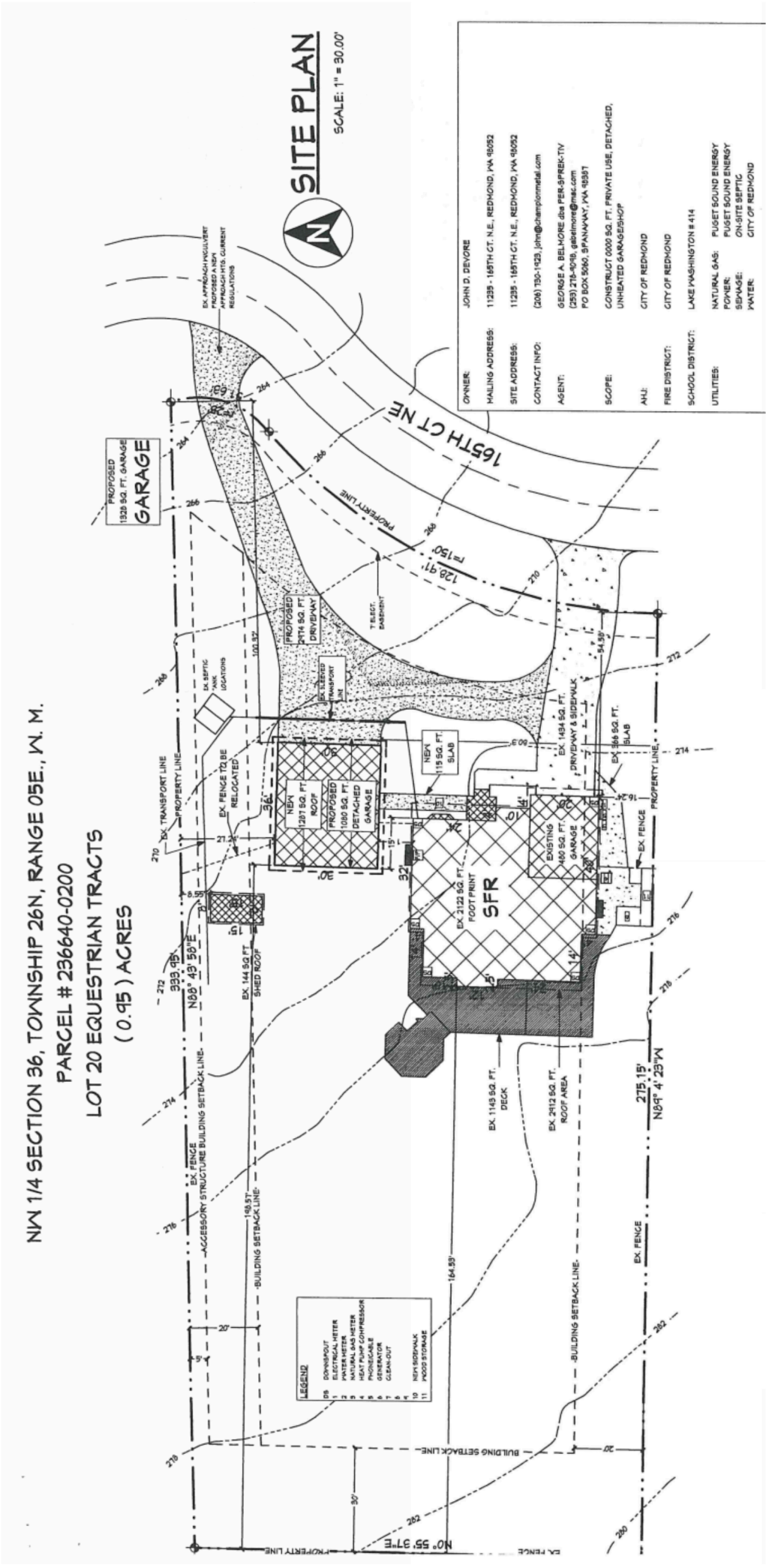
Site Plan



Reconsideration Request for Deviation

- Original deviation request to allow a 2nd driveway at the intersection was denied due to codes incompliant and safety reasons.
- Reconsideration request with new reason for the same 2nd driveway location

City Exhibit 6

Code Section(s)

- RZC Appendix 2.D.4.a – Driveway shall be limited to one per parcel per street frontage, except that the following is permitted subject to the approval of the Technical Committee: one driveway for each 150 feet of local street frontage, or three driveways for two lots having common parking, as provided in RZC 21.40.010.F.1.
- RZC Appendix 2.D.4.b – The City shall not permit any driveway within 150 feet of the nearside face of the curb of the intersecting street or from any such driveway. In the event it is either impossible or undesirable to separate by 150 feet, then driveways shall be located as far as away from the nearside of curb of the intersecting street or any other such driveway. Separations less than 150 feet shall obtain approval from the Technical Committee. The separation requirement shall typically not be applied between single-family driveways on local streets.
- RZC Appendix 2.D.4.f – Driveways shall not be permitted where, in the judgement of the Technical Committee, dangerous or confusing traffic patterns would result.

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Justification (New Reason)

- The subject lot is fronting to a private street.
- Per RZC Appendix 2.D – *Driveways, as used in this appendix, shall refer to vehicle entrances to individual lots and the intersection of access corridors with public streets.*

City Exhibit 6

Analysis of Decision Criteria by staff

- Staff has confirmed with Jim Haney that the language in RZC Appendix 2.D , "*Driveways, as used in this appendix, shall refer to vehicle entrances to individual lots and the intersection of access corridors with public streets.*", is not intent only for public streets but also include private street. In fact, this sentence has 2 separate clauses. See the following markups for clarification.

  "*Driveways, as used in this appendix, shall refer to (a) vehicle entrances to individual lots and (b) the intersection of access corridors with public streets.*"

City Exhibit 6

Recommendation

- Traffic Operations and Safety Engineering (Denied)
- Transportation (Denied)
- LR-Transportation (Denied)

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