



CITY OF
MUKILTEO
 11930 Cyrus Way, Mukilteo, WA 98275
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Received by Email

2/18/21

**Application For Alternate Material,
 Design, or Method of Construction**
 Deviation Request Per 2019 Development Standards Section 1.5

In accordance with Section 1.5 of the City of Mukilteo Development Standards, the following information is being presented in support of a request for deviation. No deviation request will be considered until a complete permit application has been submitted. **Applicant must describe how the request meets the required criteria, by providing the requested information below.**

	Property Owner	Petitioner/Applicant
Name	BOB FOND	JEFF SHERWOOD
Address	40844 SANDPIPER COURT	1429 AVENUE D - PMB 401
City, State Zip	PALM DESERT, CA 92260	SNOHOMISH, WA 98290
Daytime Phone	425-999-6321	425-503-8526
E-Mail Address	BOB@3SQFT.BIZ	JEFF@SHERWOODAPPRAISAL.COM

Project Name: _____

Project Address: 823 2ND STREET

Applicable Development Standards Section: 4.6.4.2 + 4.6.4.8

Description of Requested Deviation:
 WE ARE REQUESTING TWO ACCESS POINTS - ONE FROM 2ND STREET TO ACCESS THE FIRST LEVEL PARKING AREA AND ONE FROM THE ALLEY ABUTTING THE SOUTH SIDE OF THE SITE TO ACCESS THE SECOND LEVEL PARKING AREA.

Attachments: (Plans, reports and additional sheets may be necessary to illustrate how the request meets the requirements.) List all attachments applicable to the request:

Justification (If there is not enough room to answer the question, please use additional sheets)

1. Describe how the deviation conforms to the intent and purpose of the Mukilteo Municipal Code:

WITH THREE SEPARATE ARCHITECTURAL FIRMS HAVING DRAWN CONCEPTS FOR THIS SITE, IT HAS BECOME CLEAR THAT AN INTERNAL RAMP PROVIDING ACCESS TO THE FIRST LEVEL PARKING FROM THE ALLEY LEVEL WILL BE TOO STEEP AND CONSUME TOO MUCH SPACE TO MEET CODE PARKING REQUIREMENTS. ALSO, ACCESS FROM BOTH ROADS WILL RELIEVE PRESSURE ON THE ALLEY.

2. Describe how the deviation will not adversely affect the implementation of the Comprehensive Plan adopted in accordance with State Law:

WITH TWO ACCESS POINTS AND LIMITED USE OF THE FIRST LEVEL PARKING, THE COMPREHENSIVE PLAN INTENT TO HAVE 2ND STREET BE PEDESTRIAN FRIENDLY WILL BE HONORED. THE FIRST LEVEL PARKING AREA IS PROPOSED TO CONSIST OF ONLY 11 SPACES.

3. Describe how the deviation produces a comparable result which is in the public interest:

WITH ONLY 11 SPACES TO BE ACCESSED FROM 2ND STREET AND WITH THIS PORTION OF DB-ZONED AREA BEING PERIPHERAL WITH LIMITED PEDESTRIAN USE, THE RESULT SHOULD BE COMPARABLE.

4. Describe how the deviation will not impact future expansion, development, or redevelopment:

THE PROPOSED PROJECT MAXIMIZES THE SUBJECT SITE'S UTILITY. THUS, FUTURE EXPANSION, DEVELOPMENT OR REDEVELOPMENT IS UNLIKELY INTO THE FORESEEABLE FUTURE.

5. Describe how the deviation considers maintenance costs in the design, and show how costs are not excessive or are borne and reliably performed by the applicant or property owner:

THERE ARE NO ASPECTS OF THE PROPOSAL WHICH WOULD RESULT IN THE IMPOSITION OF ANY UNUSUAL MAINTENANCE COSTS.

6. Describe how the deviation provides the least possible deviation from the requirements:

By minimizing the parking volume accessed from 2nd street, it represents the least possible deviation.

7. Describe how the deviation provides equivalent environmental protection.

The proposed deviation does not increase storm volumes, exhaust emissions etc.

8. Show how the deviation meets sound Engineering practices to meet the objectives of safety, function, environmental protection and facility maintenance.

Access from 2nd street will facilitate access to building systems, provide better access for handicap vehicles and minimize 2nd street impacts due to comparatively low parking volumes.

9. Deviations from road standards require evidence of concurrence from the Mukilteo Fire Marshal. Check the box that applies to this request:

This is not a deviation from a road standard.

This is a deviation from a road standard; and evidence of concurrence from the Mukilteo Fire Marshal is attached.

10. If this is a deviation from a stormwater standard, describe how deviation is not detrimental to the public health and welfare, is not injurious to other properties in the vicinity and/or downstream of the property, and are not injurious to the quality of waters of the state.

This is not a deviation from a stormwater standard.


11. Check the appropriate box related to Stormwater Minimum Requirements:

- The project does not meet the threshold for any Stormwater Minimum Requirements
- The project will meet all applicable Stormwater Minimum Requirements
- The project will not meet all applicable Stormwater Minimum Requirements

Any deviation request concerning a provision of the International Fire Code requires concurrence by the City of Mukilteo Fire Marshal. Documentation of concurrence by the Fire Marshal must be submitted with the request.

The Public Works Director or designee reserves the right to direct or deny a deviation from the Mukilteo Development Standards at any time in the interest of public health, safety, and welfare.

I certify that I am the owner or owner's agent and have the authority to request the above stated alternate materials, methods of construction, or modification in the Development Standards. I certify that the information presented as part of this request is true and accurate. I understand that this request is subject to review and may be approved or denied in part or in whole. The City of Mukilteo's decision will be in writing and will be specific to this request, unless otherwise noted, and is based solely on the facts included with this request.

Signature 	Title AUTHORIZED AGENT	Date 8-5-20
Print Name JEFF SHERWOOD		

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- Proposed design complies with the intent of the provisions of the current Mukilteo Municipal Code
- The material or method proposed is equivalent to criteria listed in Development Standards Section 1.5

DETERMINATION

This request is: Granted Granted with Conditions of Approval Denied

CONDITIONS OF APPROVAL:

Public Works Director or Designee

Date