



11930 Cyrus Way, Mukilteo, WA 98275
Phone: (425) 263-8000
<http://mukilteowa.gov/>

Application For Alternate Material, Design, or Method of Construction

Deviation Request Per Development Standards Section 1.5

Project Name: ZHANG SINGLE FAMILY RESIDENCE

Project Address: 7908 53RD AVE. WEST

	Owner	Petitioner/Applicant
Name	SEE ATTACHED	
Address		
City, State Zip		
Daytime Phone		
E-Mail Address		

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.

It is recognized that the need for and timing of a deviation request may not be predictable. Requests should be submitted as soon as the need becomes known. No deviation request will be considered until a permit application has been submitted. This is important for public notice and participation in the decision process.

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.

Written Request (Submit plans, if necessary, to illustrate the request. Additional sheets or data may be attached.)

Attachments

SEE ATTACHED

Justification/Findings of Equivalency/Code Sections (Must demonstrate/show how request meets each criteria listed below. Attach additional sheets if necessary.)

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. The information submitted includes supporting information demonstrating compliance with the following criteria:

1. The deviation will not adversely affect safety or operations: _____

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

3. The deviation conforms to the intent and purpose of the Mukilteo Municipal Code: _____

4. The deviation produces a compensating or comparable result which is in the public interest: _____

5. The deviation will not impact future expansion, development, or redevelopment: _____

6. Deviations from road standards must meet the objectives for fire protection and requires concurrence by the Fire Marshal (attach documentation): _____

7. The deviation considers maintenance costs in the design, and costs are not excessive or are borne and reliably performed by the applicant or property owner: _____

SEE ATTACHED

In addition to the criteria listed above, deviations from the stormwater Standards (called "Adjustments" in the Ecology Manual) demonstrates through findings of fact, compliance with the following criteria:

8. The deviation provides equivalent environmental protection, is clearly in the public interest, and will fully meet the objectives of safety, function, environmental protection and facility maintenance based upon sound engineering practices and principles: _____


9. There are special physical circumstances or conditions affecting the property such that the strict application of the provisions of this chapter would deprive the property owner of all reasonable economic use of the property, and every effort has been made to find alternative ways to meet the intent and requirements of the Ecology Manual and MMC 13.12.160: _____

10. The granting of the deviation will not be detrimental to the public health and welfare, will not be injurious to other properties in the vicinity and/or downstream of the property, and will not be injurious to the quality of the waters of the state: _____

11. The deviation provides the least possible deviation from the requirements: _____

12. The deviation must show how all Stormwater Minimum Requirements are being met: _____

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 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 ARCHITECT	Date 11. 8. 17
Print Name FRED BAXTER, A.I.A.		

FOR STAFF USE ONLY

- 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

5/6/2019

 Date

**APPLICATION FOR ALTERNATE MATERIAL DESIGN OR METHOD OF CONSTRUCTION
City of Mukilteo Development Code**

Project: ZHANG SINGLE FAMILY RESIDENCE, 7908 53rd Avenue West

**Owner: Zhang Family LLC
9800 Harbour Place, Suite 205
Mukilteo, WA 98275
425-290-1001
Kiki Chiu <kiki.chiu@elifenorthamerica.com**

Deviation Request – Development Code Section 4.7.9

Table 9 under Section 4.7.9 of the Development Code requires an 8-foot-wide parking lane on one side of the private road (serving 3-6 lots) providing at least 1 parking space per lot served by the private road. Due to the proximity of the private road to the eastern steep slope, we request that, in lieu of providing the 8-foot parking lane adjacent to the 20-foot-wide private road travel lanes, the required street parking spaces be provided on the new lots themselves.

These parking spaces would be provided in extra parking space in the driveways for each lot as indicated on the site plan. The proposed development would create 3 new single family lots. Each single family residence is required to have 2 parking spaces, with the driveway counting as one parking space and the second space in a garage. Parcel A provides multiple additional parking spaces in the circular driveway and Parcels B and C would provide the additional space in 20 wide driveways that could accommodate 2 cars in addition to at least one parking space in each garage.

Justification

1. The deviation will not adversely affect safety or operation as it provides the required parking stalls for each lot on each property in appropriately sized spaces with access to the right-of way consistent with Mukilteo standards.
2. The deviation will not adversely affect the implementation of the Comprehensive Plan as the required addition spaces per each lot are provided, just not adjacent to the road way alignment.
3. The deviation conforms to the intent and purpose of the Mukilteo Municipal Code as it provides an additional parking space per new lot served by the private road. The deviation also reduces impact to the adjacent steep slope.
4. The deviation produces a compensating and comparable result which is in the public interest by providing the required additional parking stall per new lot served by the private road on each lot.
5. The deviation will not impact future expansion, development, or re-development. The additional parking spaces will be provided in driveway areas that meet current Mukilteo standards for such use.
6. Deviations from Road Standards must meet the objectives for fire protection and requires concurrence by the Fire Marshall. The proposed alternate location of these parking spaces does not affect required travel lanes required fire department access to each home.
7. The deviation does not require additional maintenance costs and in fact reduces the potential need for maintenance related to the adjacent steep slope.
- 8.-12. N/A

END