

# Cascade Drive

## Adjustment Class-2 Application

November 13, 2024

### Owner:

Martha Ochoa

### Representative:

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### Property:

815 Cascade Drive NW  
7.3.21CA/Tax Lot 6700  
Size 0.19 acres  
Zoned RS (Single-Family Residential)  
Use-Single Family Dwelling

### Proposal:

The subject property is about 0.19 acres in size, zoned RS and located at 815 Cascade Drive NW (7.3.21CA/Tax Lot 6700).

There is an existing single-family dwelling that was recently constructed on the property that does not meet the garage/driveway setback requirements under Sec. 806.030-Table 806-3.

The applicant is requesting a 20% adjustment to the driveway depth along Cascade Drive:

***Table 806-3 (Minimum Driveway Dimensions)-Requires a minimum of 20 feet in depth for the driveway.***

The applicant is required to provide a 20-foot-long driveway along Cascade Drive where 15.7 feet is being provided.

\*Garage/Driveway-15.7' Setback to property line along Cascade Drive (**Adjustment Required**)

\*Concrete Landing (Stairs)-7.9' Setback to property line along Cascade Drive

\*House (Front)-15.9' Setback to the property line along Cascade Drive



The shape of the lot, the topography, and the required setbacks create a difficulty in providing a 4.3-foot longer driveway. The reduction in the driveway length is better for the development, because it preserves the rear yard of the site by reducing the amount of grading that has to be done.

The single-family dwelling provides a 15.7' driveway where 20' is required. However, 15.7' is more than adequate for maneuvering in and out of the garage or parking a car in the driveway. The average length for most cars (sedan) is 14.9' to 16.3' in length. Parking a larger sedan (16.3') in the driveway will only have the potential of a few inches of overhang, if any at all. There are no sidewalks located on Cascade Drive, so a vehicle will not interfere with pedestrian traffic. Nor will it interfere with vehicle traffic. The 15.7' driveway will provide a maneuvering area and access into one of the single-car garages.

**The average car length is 4.5 meters or 14 feet 9 inches <sup>1</sup>.** The length of a car is determined by its type, so here are the lengths of some popular models <sup>2</sup>:

- Honda Civic: 14.9 to 15.3 feet
- BMW 3-Series: 15.5 feet
- Audi A4: 15.6 feet
- Toyota Camry: 16 feet
- Mazda Mazda6: 16 feet
- Honda Accord: 16.3 feet

Therefore, the shape of the lot, the topography, and the required setbacks create a difficulty in providing a 4.3-foot longer driveway. The reduction in the driveway length is better for the development and surrounding area, because it preserves the rear yard of the site by reducing the amount of grading that has to be done.

- (B) The single-family dwelling is located in a residential area and surrounded by existing single-family dwellings. The driveway length allows the single-family dwelling to be located closer to the front property line, while providing a larger rear yard setback. The larger rear setback helps to provide additional privacy for adjacent existing single-family residents to the north.

The reduction in the driveway length is better for the development and surrounding area, because it preserves the rear yard of the site by reducing the amount of grading that has to be done. The shorter driveway also allows for less impervious surface, which will help with water infiltrating into the soil. The shorter driveway as proposed will reduce the impervious surface which is better for water runoff/filtrating on the site and in the neighborhood.

The single-family dwelling exceeds the front yard 12-foot setback requirement for the dwelling, which then allows for more space in front. The additional setbacks from the front of the dwelling and the large rear yard help to minimize any impact on the appearance or impact to the residential area.

- (C) There is just one adjustment being requested for this proposal. The adjustment does not have any effect on the project as stated above. There will still be an adequate paved driveway provided to the garage or parking and maneuvering. Therefore, meeting the purpose of the standard.