

# 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:

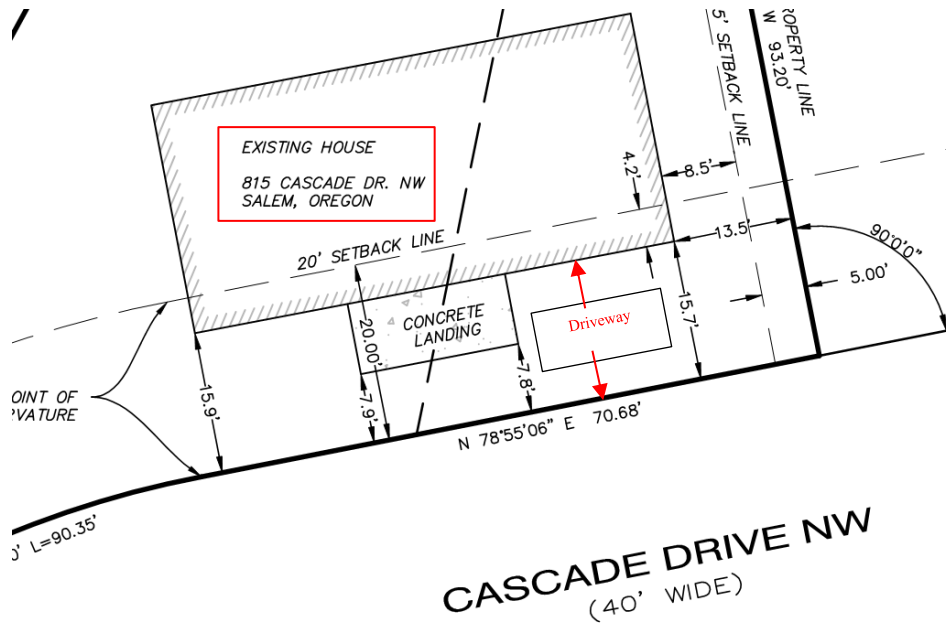
***Table 806-3 (Minimum Driveway Dimensions)-Requires a minimum of 20 feet in depth for the driveway.***

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



**Adjustment Criteria-SRC 250.005(d)(2) Criteria:**

- (A) **The purpose underlying the specific development standard proposed for adjustment is:**
- (i) **Clearly inapplicable to the proposed development; or**
  - (ii) **Equally or better met by the proposed development.**
- (B) **If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.**
- (C) **If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.**

**Applicant Findings:**

- (A) The purpose of this requirement is to provide an adequate parking area and maneuvering room for a vehicle into a garage.

Due to the topography of the lot and required setbacks, the applicant is proposing a 15.7-foot driveway length. The topography and location of the lot make providing a longer driveway not feasible.

The subject property still provides more than adequate access and circulation, via the proposed driveway to the garages. The reduction in the driveway length allows the applicant to construct the single-family dwelling on the site in an area that will require the least amount of grading in the rear yard, which is better for the development and adjacent properties.

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

The driveway length to the property line is 15.7', but there is an additional 10 feet of unimproved area along the front of the property along Cascade Drive (for future right-of-way). This additional 10 feet helps to provide additional maneuvering area and distance from any impacts on traffic within Cascade Drive. Therefore, providing about 25 feet of maneuvering area to the garage.

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 filtrating 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.