

<p>Received Stamp</p>	 <p>City of Duvall Small Town. Real Life.</p>	<p>Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov</p>
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Departure Request from DMC14.34 Design Guidelines

This form must be completed (clearly printed or typed) and submitted to the City to file an application along with the Master Permit Application. In addition, the applicant shall provide all fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY		
File No.:	Received By:	Date Received:

Applicant Name: KATE CUDNEY, PRINCIPAL ARCHITECT, HINGE STUDIO

Phone # (206) 948-9850

Signature: 

Project / Development Name: DUVALL VETERINARY HOSPITAL RENOVATION - PEDESTRIAN WALKWAYS

Assessor / Tax Parcel Number(s): 213170-0260

The Planning Director may require or allow departures from required standards in the following circumstances:

- Where unique natural features or unique lot configuration makes it extraordinarily difficult to conform to the standards;

Explain how this circumstance has been met:

THE SIZE AND LOCATION OF EXISTING BUILDING AND TREES AS WELL AS THE SLOPE OF THE LOT PROHIBIT THE 8' PEDESTRIAN WIDTH. SEE ATTACHED DESCRIPTION AND DIAGRAM

- Where the project is equal or superior in design to that allowed under the general application of these standards and is consistent with the design standards, as well as all other city standards.

Explain how this circumstance has been met:

A 5' WALKWAY HAS BEEN CREATED TO ALLOW FOR SAFE ACCESS AND SLOPE WHILE MAINTAINING THE PROPERTY PARKING LOT DIMENSIONS AND WHILE MAINTAINING THE EXISTING ESTABLISHED TREES.

- In each case above, the applicant must utilize other methods per the planning director's satisfaction that meet the intent of the applicable standard(s); and

Explain how this circumstance has been met:

AS DESCRIBED IN THE ATTACHED A 5' WALKWAY BOTH STRIPED AND IN THE FORM OF A RAISED CONCRETE SIDEWALK HAVE BEEN PROVIDED TO ALLOW FOR PEDESTRIAN ACCESS FROM THE SIDEWALK TO THE MAIN BUILDING ENTRANCE.

- Where departures involve site grading or other engineering issues, the departure shall be reviewed and approved by the planning and public works directors. (Ord. 1056 § 1 Exh. A (part), 2007)

Explain how this circumstance has been met:

Duvall municipal Code Section 14.34.010(E)

Description of Departure

DUVALL VET DEPARTURE REQUEST - PEDESTRIAN WALKWAYS

The project proposes a departure from the 8' pedestrian walkway width identified in DMC 14.44.140.C.2. Due to the location and elevation of the existing building, an 8' sidewalk would not allow for the required parking stall and drive widths and still maintain access to the building via the ADA ramp and stair. A 5' wide sidewalk has been provided on the north side of the building. 5' striping and walkway have been provided from the street sidewalk south through the parking lot to the building sidewalk. The 5' striping matches the 5' street sidewalk and maintains a generous driveway width to allow for both pedestrians and vehicles while allowing for minimal side slope as required by ADA.

DIAGRAM 2. SHOWING PEDESTRIAN WALKWAY CONSTRAINTS

