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**Plat of Barkley Heights
Departure Request
BMC 20.28.070(E)(8)**

The Plat of Barkley Heights development at 3615 Chandler Parkway includes a proposed departure from BMC 20.28.070(E)(8) requiring parking setbacks from the property line to be 25 feet from the front and 10 feet from the side street. We are requesting a modification from the requirement. The proposed Small House parking does not meet this requirement because the detached garages are located on the front yard setback line (10' from property line). This modification is consistent with the criteria for modifications from BMC 20.28.030. Please accept this memorandum as a supplement to the project application narrative.

According to BMC 20.28.030 (B), "*Applicants may request minor modifications to the general parameters and design standards set forth in this chapter*". Below is an inline response to each of the criteria and how the proposed modification and project will meet the criteria.

1. *The site is constrained due to unusual shape, topography, easements or sensitive areas.*

Comment: The subject Property is clearly constrained due to unusual shape, topography, easements, and sensitive areas. The property features curved boundaries that do not run parallel, slopes ranging from 15-50%, trail and access easements, and wetlands within the western half. These physical conditions dictate the site layout and limit the location of roads and determine where units can be constructed, specifically on areas of steeper slope. Based on these conditions, it is impossible to design a project that meets all of the various design standards in BMC 20.28 while also ensuring that each Small House has a driveway 25' from the front property line.

2. *The modification is consistent with the purpose of this chapter.*

Comment: The proposed modification is entirely consistent with the purpose of this chapter. The purpose of the chapter is to provide for alternative and innovative housing forms to be developed in the City to meet the City's housing needs and to provide opportunities for tasteful infill of our developed neighborhoods. The proposed project includes infill of a site that would normally not be feasible using traditional parking configurations. The area that the Small Houses are proposed would typically require a 25% driveway slope to allow cars 25' from the front property line. This would be an eyesore and unsafe for cars backing down onto Sussex Drive.

3. The modification will not result in a development that is less compatible with neighborhood land uses.

Comment: The proposed modification will have a positive impact on neighboring residents as the overall project will have a better street/curb appeal as a result. Parking in detached garages at the front of the property will allow for less impervious driveway surface and more terraced landscaping throughout the Small House properties. The overall site design has been prepared thoughtfully to limit impacts on neighboring land uses. The modification facilitates this overall site design.

