

FILE#SDP19-0003
City of Snohomish Planners



To whom it may concern;

This letter is to request a variance on code **14.240.040 Landscape Requirements for Parking Lot and Site Development, Table I**, from the City of Snohomish Planning and Development, to allow for the Type III Visual Buffer to be 5ft wide at its narrowest point, instead of 10ft wide. Because of the proposed mixed-use, orientation of the building and the revisions that we've made to the site plan, we meet or exceed the intent of the code.

The property will be used as a mixed-use residential/commercial space. The whole 2nd & 3rd floor of the building will be residential, with only the 1st floor being used as a commercial space.

The revisions that were made to the site plan added a 6ft wood fence with 2ft lattice and Thuja Occidentals (see exhibit B) to add more privacy between the neighbor's property and the subject property. We also added another tree on the Southeast corner of the lot to allow for more visual screening. See Exhibit A.

As a result of the 8ft cedar fence and the Thuja Occidentals and additional trees we believe this will meet or exceed the visual screening requirements.

Thank you so much for considering this variance and working with us on this.

EXHIBIT A

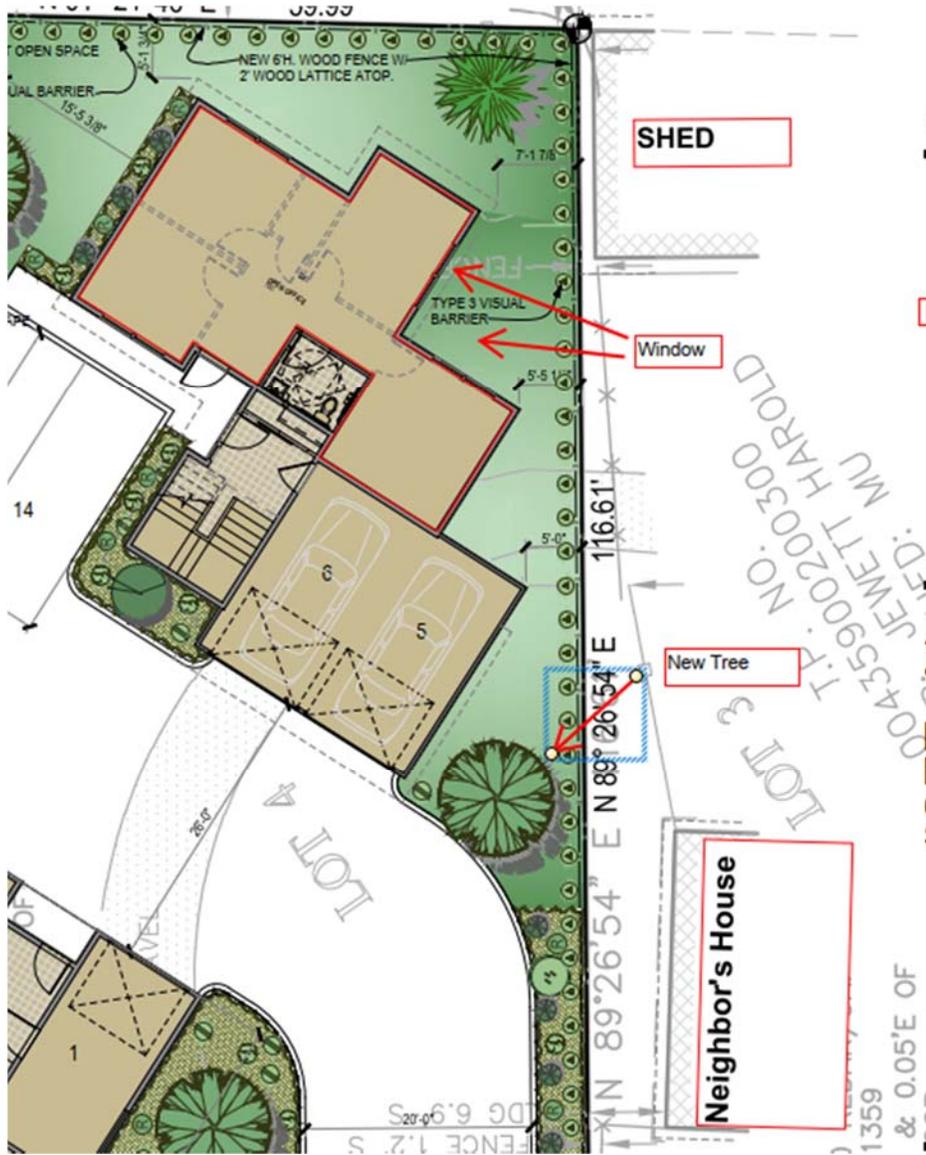


EXHIBIT B

