



civil & structural  
engineering & planning



## Determination of Equivalence Request

Topic: Minimum width of townhouse dwellings at the front facade

Code Requirement:

SMC 14.212.860.C

*Townhouse dwellings shall be a minimum of 20 feet wide at the front facade.*

Proposed Equivalent:

The project proposes two townhouse buildings, one in the front and one in the rear, on a 60.06' wide lot. The rear building consists of two dwellings and is 40' wide at the front façade and meets the 20' minimum requirement for a single dwelling. The front building consists of two dwellings and is 37' wide (18.5' wide per dwelling) and does not meet the minimum 20' width per dwelling. The narrow 60.06' lot width in combination with the 20' driveway for fire access and the requirement to build and maintain a 1-hour wall on the north side of the proposed building make it impossible to have a 40' wide minimum building face on the subject lot for the front building. The proposed site plan provides as much facade width as possible while leaving room on the north side for the aforementioned wall construction and maintenance. This proposal meets SMC 14.212.860.C to the maximum extents feasible.

Response to Determination of Equivalence Criteria (SMC 14.212.170.E):

*The City Planner may approve a requested determination of equivalence when all of the following criteria are satisfied:*

*1. The request constitutes an equivalent and alternative method of achieving the purpose and intent of the subject development regulation.*

**The Pilchuck District Development Regulations were developed to be a form-based code, so this request will constitute an equivalent method of achieving nearly the same front facade width as is required. The proposed building will consist of two dwellings which will fill out about two-thirds of the lot width and will, therefore, appear normal and consistent with typical building widths seen in the neighborhood.**

*2. The extent to which the proposed land development implements the purpose and intent of this chapter is not compromised or diminished.*

**This request allows the development to have a 20' driveway for fire access and the ability to maintain the wall on the north side and have the wall be constructed of typical building materials and the house to have more aesthetically-pleasing siding since there will be space to maintain the building façade. The alternative to this request would be to keep the 20' driveway for fire access and have a 40' wide building with the building edge being on the property line and providing no room for wall maintenance. This would require the wall to be constructed out of CMU, which does not require exterior maintenance like other types of wall construction.**

*3. No adverse environmental or land use impact would result.*

**There are no known impacts to environment or land use of the subject property or nearby properties.**

4. *The approved deviation is the minimum necessary to achieve the requested relief.*

**The requested deviation is the minimum necessary to achieve relief in order to provide the street-friendly facades intended by the Pilchuck District Development Regulations.**