



LUP Hearings <lup-hearings@multco.us>

T3-2021-14962 Variance Argument

1 message

Matt Thu, Mar 10, 2022 at 4:08 PM
To: "LUP-hearings@multco.us" <LUP-hearings@multco.us>
Cc: Carson Shields, Chris Liu



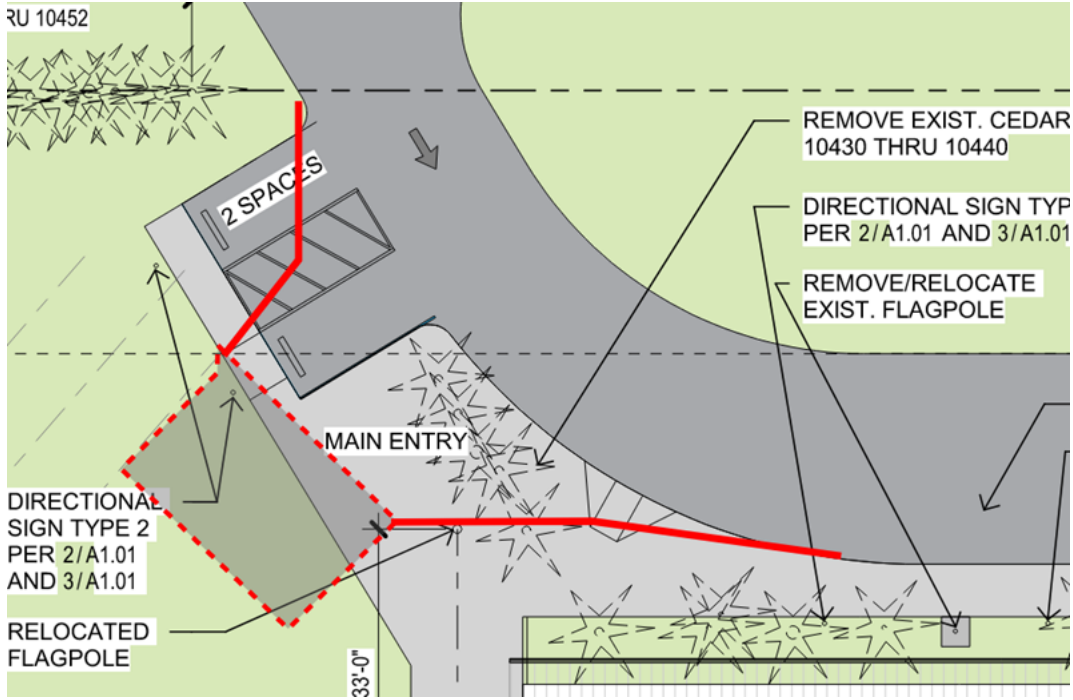
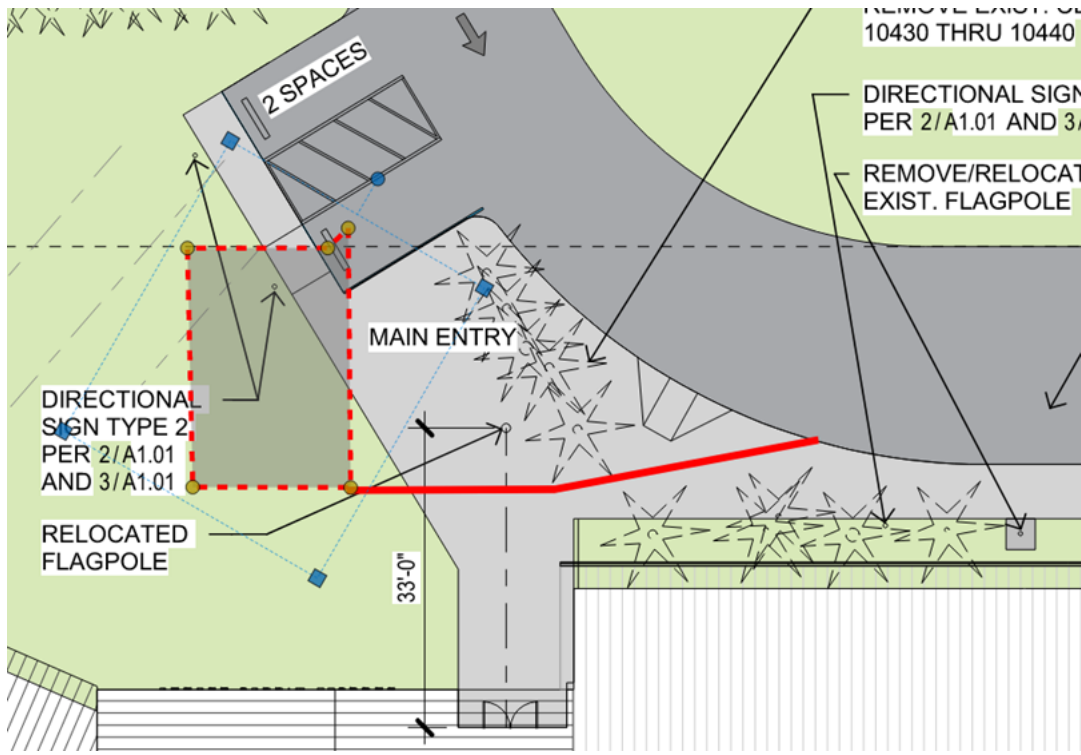
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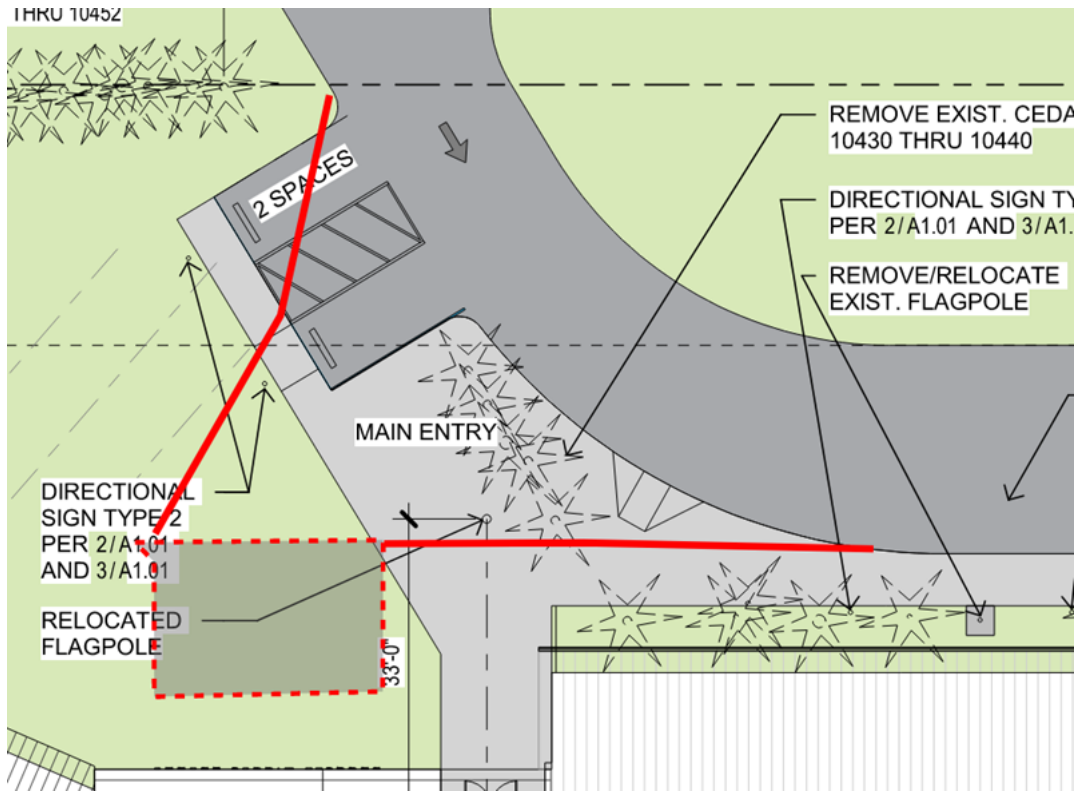
To whom it may concern,

A public hearing for the Woodard Campus project's Type II/III land use application takes place tomorrow. Chris Liu, our planner, said we could add additional information/reasoning to the variance section of narrative and send them to this email address. The variance request is to reduce the front and street-side yards to 5'-0" to accommodate the existing parking lots that we're modifying/beautifying. Please let me know if you need this in some other format. Added arguments are below.

Additional variance request arguments for ADA parking lot in the setback:

- Section 1106.6 of the Oregon Structural Specialty Code states:
Accessible parking spaces shall be located on the shortest practical accessible route of travel from adjacent parking to an accessible building entrance
 - If the accessible parking was provided near the (6) proposed spaces to the east the accessible path would be greater than 250' and would not be keeping with the intent of section 1106.6 of the OSSC
 - The accessible parking could not move between the building and the (6) space parking lot because that area has been permitted to be part of the septic drain field which is sized for the building and cannot be reduced or pushed out farther from the building.
 - Why shifting ADA parking to the south isn't a good option (see diagrams below)
 - The accessible parking could not move to the south because that area has been permitted to be part of the septic drain field
 - Shifting the parking to the south would require a separate turn and additional asphalt
 - Shifting the parking to the south causes a safety issue with vehicles being too close to students coming and going from the building
 - Shifting the parking to the south causes an air quality problem with exhaust being too close to the students as they enter and leave the building





- The existing parking included a lot directly on the property line with (23) spaces. We are proposing removing the parking lot on the property line, relocating the parking to the east side of the site outside of the required setback and only providing (2) accessible spaces near the front entry

Thanks,

Matt Alexander

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