

## 10. Written Request for Waivers

The following is a list of known project related waivers.

1. **Compact Parking Spaces** – Given the compact and high unit density of the proposed project, it is not feasible to fit seven standard parking spaces while maintaining a maneuverable drive aisle and internal sidewalks. Therefore, the applicant is seeking a waiver for six compact spaces at 8.5 X 18' to be acceptable alternatives to the standard 9' X 18' space; the remaining parking space will be a standard size.
2. **Drive Aisle Width** – The applicant is seeking a waiver for the standard 24' drive aisle to be reduced to the proposed 20' aisle. This width was determined to be maneuverable with compact spaces using an AutoTurn analysis, a vehicle circulation CAD accessory. The produced simulations show circulation to be possible.
3. **Street Trees** – The applicant is seeking a waiver to the street trees requirements for multi-family residential properties. Due to the large proposed building footprint, parking lot within the site and limited street frontage, it is not feasible to plant the required one street tree per residential unit within the City ROW. There is room for four street trees along Anderson Street and space within the rain garden on-site for an additional six trees. It is our intent to meet the ten tree requirement by proposing these trees and thus adding to the total tree count.
4. **Parking Lot Landscaping** – By maximizing total on-site parking spaces, there is no remaining space for additional landscaping such as tree and shrub plantings as specified. However, by utilizing the one-foot buffer between the retaining wall and pavement edge as a base for vine plantings, a green screen along the rear property line and parking lot border is proposed as substitute to the two tree per five parking space requirement.
5. **Traffic Study** - Given the net increase in units is nine and the existing low traffic volume flow along East Lancaster Street, we are requesting a waiver to complete a Traffic Impact Study as allowed for within the City of Portland Technical Manual Section 1.1.1.2. Scope of Study.
6. **Soil Survey Standards** - Given the urban development, no onsite wastewater is proposed, the applicant does not intend to perform a more intense (Class A, B, or C) hydric soil boundary delineation because the waiver requirements set forth in the City of Portland Technical Manual – Section 7 – Soil Survey, Rev. 6/17/11 are met.
7. **Front Setback** – Per R-6 zoning requirements the front setback can be defined as the average front setback of the existing buildings on the abutting properties; the directly adjacent property at 76 Anderson Street is set back approximately four inches from the property line as identified by the Existing Conditions Plan while the building at 2 East Lancaster Street, is set back almost 10 feet. However, when compared to the rest of the

neighborhood, the building at 2 East Lancaster is an anomaly: the majority of homes along Anderson Street and the surrounding side streets are set within a foot of the front property line and have a gable roof form including the existing building on 70 Anderson Street. The building on East Lancaster does not represent the neighborhood norm. Therefore, the applicant is seeking a waiver to the front setback requirement in using the abutting property building as a reference point due its non-conformance with the majority of the neighborhood.

