



DEPARTMENT OF COMMUNITY DEVELOPMENT

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DATE: February 9, 2018

FILE NUMBER: RL-170080

APPLICANT: One Chestnut LLC

REQUEST: Right-Of-Way Use Permit to construct a fire escape that projects up to 4 feet 4.5 inches into the right-of-way on the east elevation of the building.

LOCATION: 105 S. 1st St. (alley side south of E. Chestnut Ave.)

STAFF CONTACT: Eric Crowell, Associate Planner

REQUEST

One Chestnut LLC is requesting a Right-of-Way Use Permit to construct a fire escape that projects up to 4 feet 4.5 inches into the right-of-way 17 feet 0 inches above grade, with the bottom of the retractable ladder 12 feet 0 inches above grade, on the east elevation of the building at 105 S. 1st St. The property is located within the Central Business District (CBD) zoning district.

FINDINGS

DEVELOPMENT SERVICES TEAM (DST) REVIEW: A DST meeting was held on January 16, 2018, for technical review of this request. No formal comments were received objecting to the request, and the Codes Division provided the following comments:

1. A building permit will be required for the modification of the fire escape.
2. An approved method such as bollard(s) shall be installed to direct vehicles away from the area where the ladder will be installed less than 14 feet from the surface of the drive aisle.

CONCLUSIONS

1. The use of the air rights above the public right-of-way in the alley south of E. Chestnut Ave. is consistent with the provisions of the Yakima Urban Area Zoning Ordinance in regard to its location and height above the public right-of-way. However, a right-of-way use permit is required to permit this feature in the air above the public right-of-way.

RECOMMENDATION

According to the findings listed above, the City of Yakima Planning Division has no objection to the granting of this right-of-way use permit.