

Exhibit 7 - Approved Design Standards Variance (Driveways Separation):

- a. Signed Engineering Variance Form
- b. Planning Director Approval
- c. Driveway Variance Exhibits



Design Standards Variance Request Form

Exhibit 7.a. - Signed Engineering Variance Form

Rev.20240520

Project Name: Latah Glen Residential Community

City Project Number (if applicable): 2023519/2023520

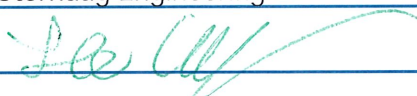
List below any deviations from the City of Spokane Design Standards you are proposing. For each variance requested, explain fully the reasons why City Standards cannot be met, and describe how the proposed variance will satisfy fundamental requirements for safety, function, fire protection, appearance and maintainability. Attach additional supporting information as needed.

Requesting an exception for allowing less than 36' between driveways. For this project we have 50' - 62' wide lots and 18' wide driveways(excluding wings). We do not have shared/zero foot setback lot lines. We will have 12' between driveways on one side of the lots and 52'-78' on the other. Please see the attached exhibit.

Submitted by:

Name (please print) Lee Calkins

Company Storhaug Engineering

Signature 

Date 6/9/2025

FOR CITY USE ONLY

☒ Approved ☐ Denied

Eldon Brown

For

Director of Engineering Services

06/12/25

Date

Exhibit 7.b. - Planning Director Approval

From: [Gardner, Spencer](#)
To: [Owen, Melissa](#); [Brown, Eldon](#)
Cc: [Taylor, Joel](#)
Subject: RE: Driveway Separation Variance Request - Latah Glen Preliminary Plat
Date: Thursday, June 12, 2025 11:04:26 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Hello. I reviewed this with Melissa. Due to the topography throughout the plat I believe this qualifies for an exemption from the 36 ft requirement. Pairing the driveways as they have proposed here would be the most appropriate way to serve with vehicle access to meet the intent of 17C.111.335(C)(3)(e).

You can consider this approved from my end.

Spencer Gardner | Director | Planning Services
Office 509-625-6097 | Mobile 509-723-7554 | my.spokanecity.org

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, June 11, 2025 1:24 PM
To: Gardner, Spencer <sgardner@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>
Cc: Taylor, Joel <jtaylor@spokanecity.org>
Subject: Driveway Separation Variance Request - Latah Glen Preliminary Plat

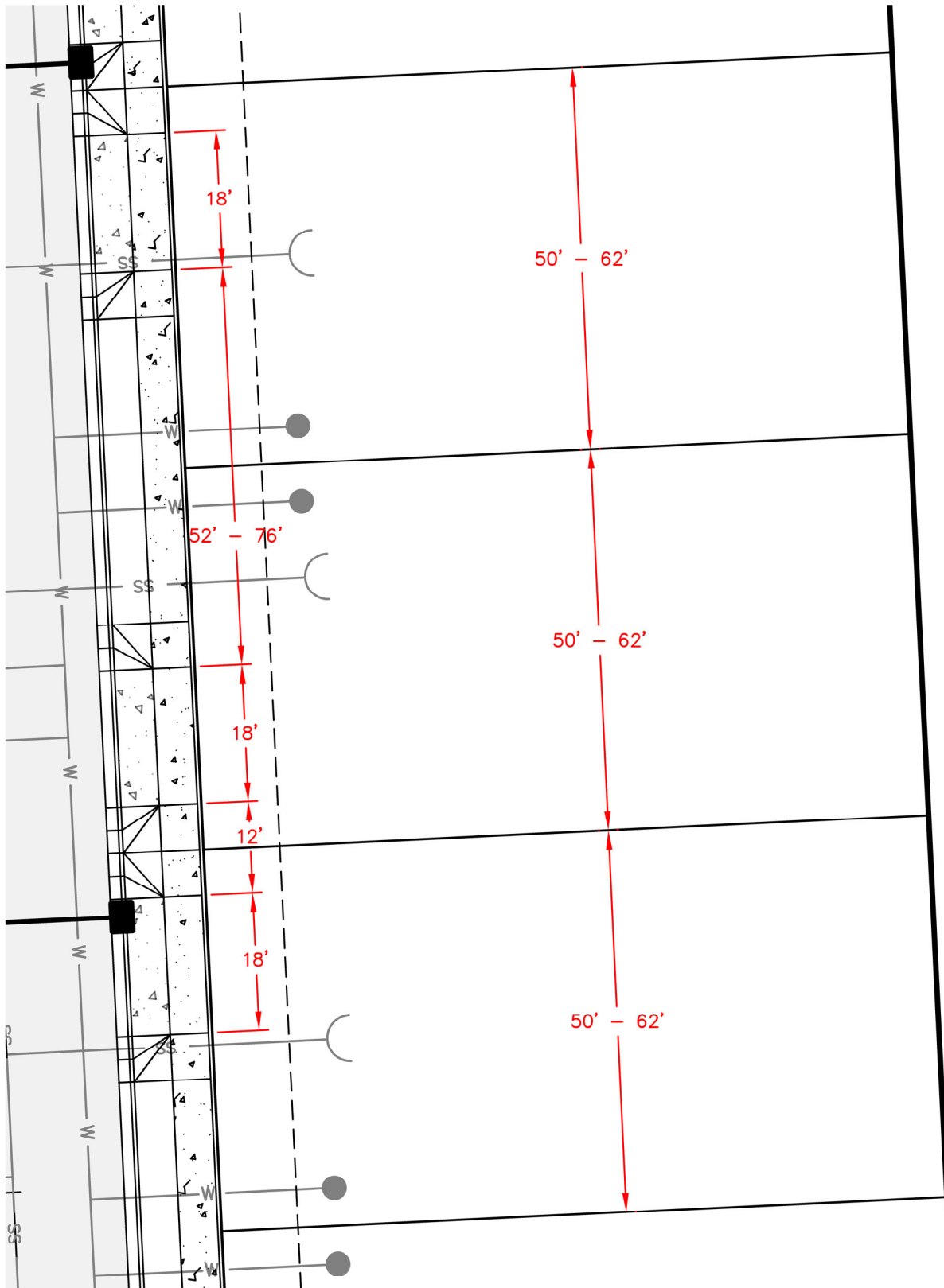
Spencer and Eldon,

Attached is a driveway separation variance request for the Latah Glen preliminary long plat. The first two attachments show the driveways in red where the separation is not met. The lot lines sheet is an exhibit related to the separation requested. Essentially, all driveways throughout the entire development are impacted by the requested variance as each grouping of two (x2) lots don't meet the minimum separation. This is where garage walls are intended to be next to each other versus living space walls lots. Please also note that the variance request figures do not account for the flares, so the approaches are actually closer than 12' (more like 2' in reality) when you accommodate the flares as per the 36' separation requirement.

They have stated that shared driveways were not provided because there are no attached homes and the minimum setback is 5' to the side lot lines.

If you and Eldon are okay with this proposal Eldon will sign off on the variance request and I can include this approval in the preliminary plat paperwork. Joel will also incorporate these changes into the engineering plans they are updating for the plat.

Thank you.



X-19-342-SITE.dwg Layout1

CALL BEFORE YOU DIG 456-8000



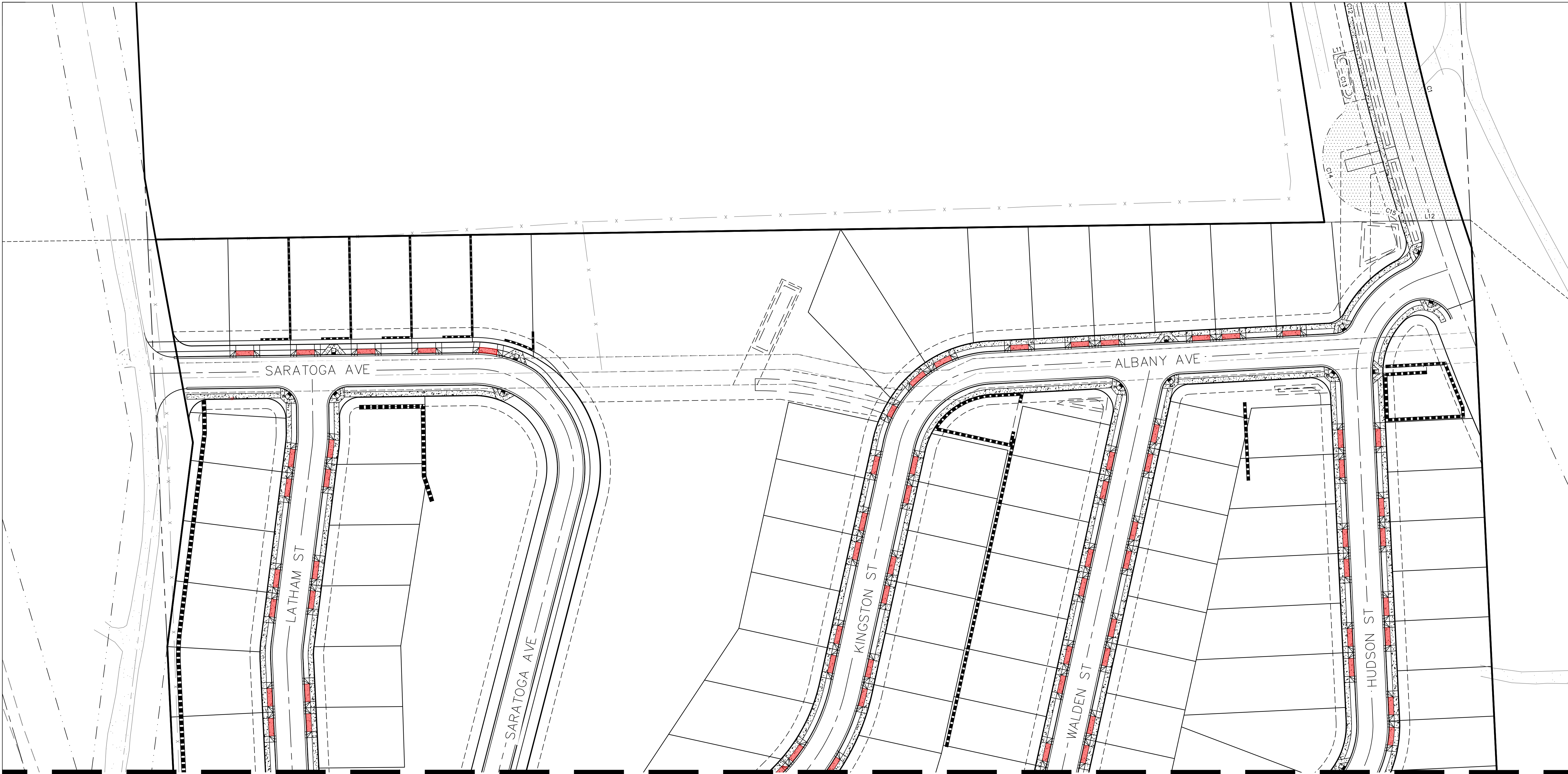
civil engineering | planning
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510 east third avenue | spokane, washington 99202 | p 509.242.1000 | www.storhauginc.com

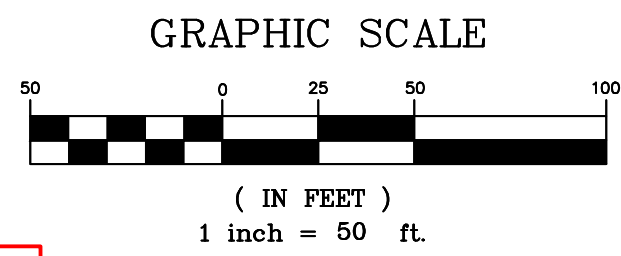
LOT LAYOUT

LATAH GLEN
SPOKANE, WA.

DRAWN	LMC	DATE	06-05-25	EXHIBIT	1
CHECKED	LMC	SCALE	1" = 20'	PROJECT	19-342



MATCHLINE - SEE SHEET 5

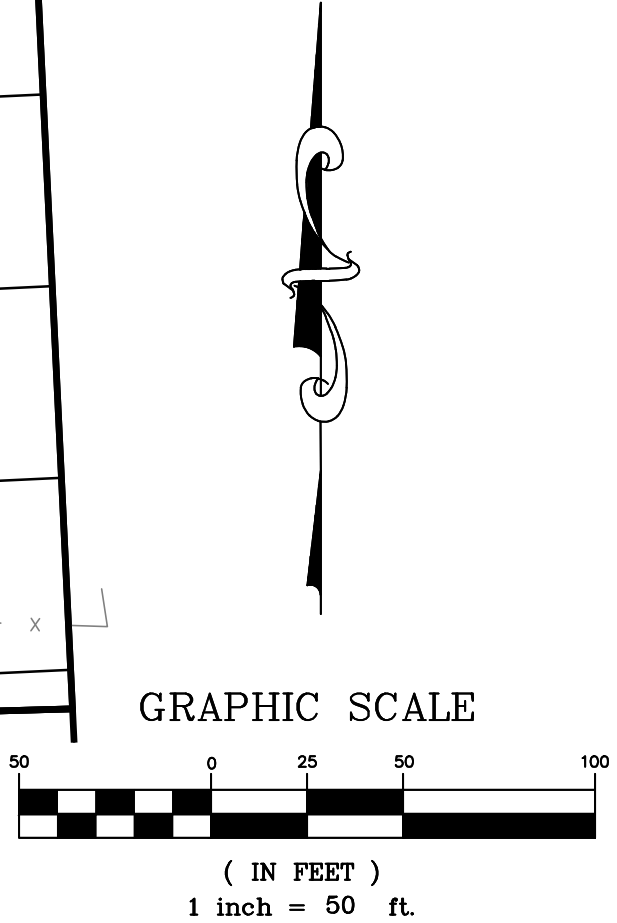
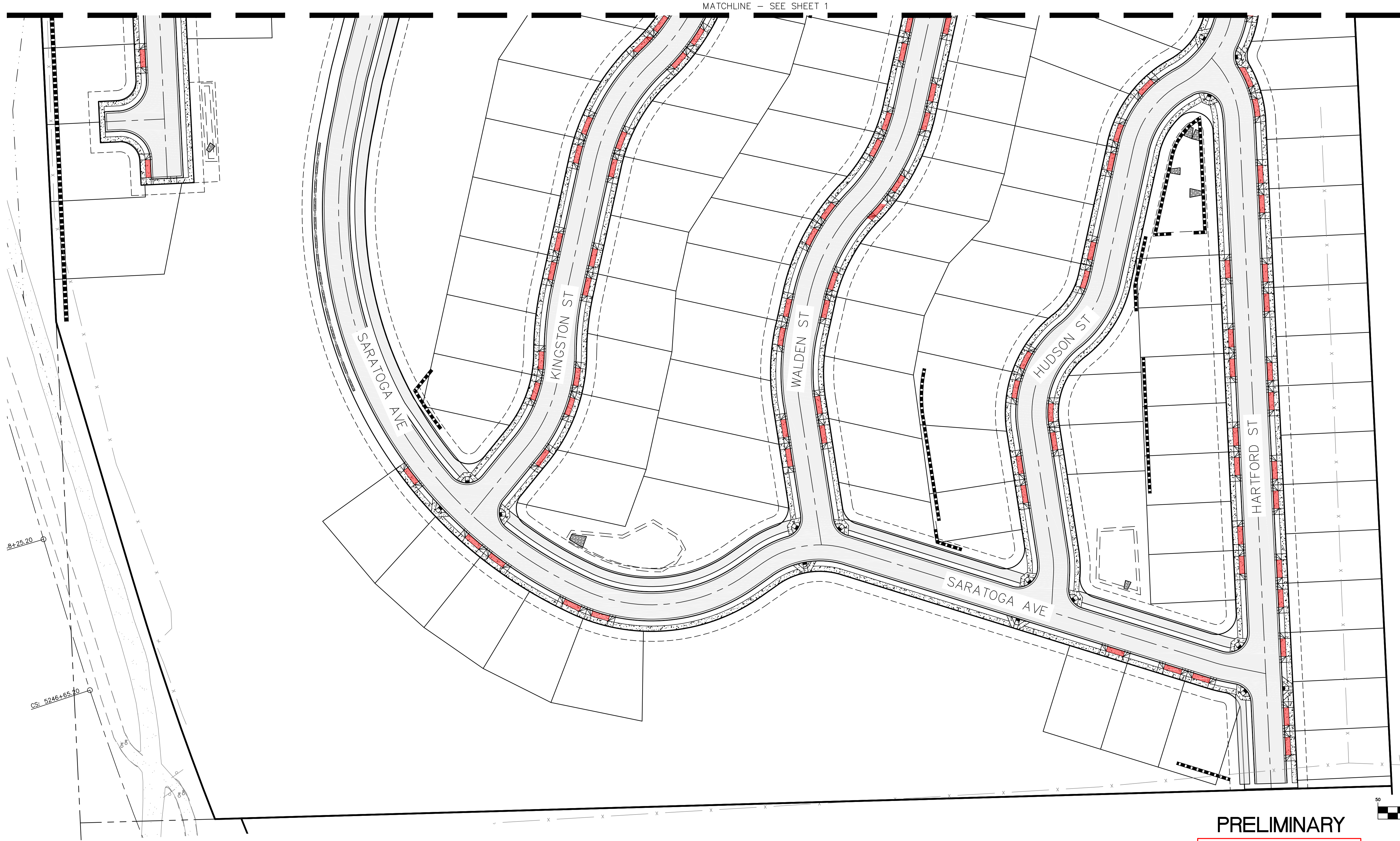


PRELIMINARY
NOT FOR
CONSTRUCTION
FOR REGULATORY REVIEW ONLY

1
2

REVISIONS				NAVD88 = ESTABLISHED FROM GPS				0' 25' 50' 75' BENCH MARK LOCATION: 5/8" REBAR WITH PLASTIC CAP PLS 48373 AT THE SOUTHEAST PROPERTY CORNER BY DATE 1/20/2025 DRAWN: LMC/LEE APPROVED: 19-342 storhäug civil engineering planning landscape architecture surveying 510 east third avenue spokane, wa 99202 p 509.242.1000 f 509.242.1001				PROJECT NAME: LATAH GLEN RESIDENTIAL COMMUNITY				
				NAVD88 ELEV. 1843.87			SEGMENT LIMITS:					DRIVEWAY EXHIBIT		TYPE OF IMPROVEMENT: SITE		
				CBM NO. :								NORTH		PROJECT NO. PLAN NO.		
				NAVD88 DATUM	SCALE IN FEET		SCALE									
DATE	BY	PROJECT	DESCRIPTION			HORIZONTAL SCALE (22 x 34)										
						VERTICAL SCALE (22 x 34)										

CALL BEFORE YOU DIG 1-800-424-5555



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2
2

REVISIONS				NAVD88 = ESTABLISHED FROM GPS		BENCH MARK LOCATION: 5/8" REBAR WITH PLASTIC CAP PLS 48373 AT THE SOUTHEAST PROPERTY CORNER		BY DATES DRAWN: LMC/LEE 1/20/2025 APPROVED:		storhäug civil engineering planning landscape architecture surveying 19-342 510 east third avenue spokane, wa 99202 p 509.242.1000 f 509.242.1001		PROJECT NAME: LATAH GLEN RESIDENTIAL COMMUNITY		TYPE OF IMPROVEMENT: SITE	
				NAVD88 ELEV. 1843.87	0' 25' 50' 75'							SEGMENT LIMITS: DRIVEWAY EXHIBIT		PROJECT NO.	PLAN NO.
				CBM NO. :								SOUTH			
DATE	BY	PROJECT	DESCRIPTION	NAVD88 DATUM	SCALE IN FEET	SCALE	HORIZONTAL SCALE (22 x 34)					PROJECT LIMITS: LATAH GLEN RESIDENTIAL (PRIVATE)			
							VERTICAL SCALE (22 x 34)								