

Andrew & Mette Clarke
41 Dumbarton Road Ronald, WA 98940

9. Narrative.

Andrew & Mette Clarke, the property owners, are requesting a 10' reduction of the 25' front lot line setback so as to build a garage.

The property is located at 41 Dumbarton Road Ronald, Wa 98940 (parcel 122134), a residential lot, zoned Rural Recreation in the Pineloch Sun neighborhood.

10.

A. Our property is pie shaped, and only .30 acres. Due to the lot shape, the cabin placement, septic system placement, and the front lot line setback, we are very limited as to where we can place a garage. Most rectangular shaped properties in Pineloch Sun don't have this issue and are able to have a garage structure without seeking a variance.

B. The cabin was built with no garage or storage areas. There is no protected storage for any recreational equipment, tools, lawn furniture or anything that one would normally expect to store in a garage. We purchased the cabin with the intention of enjoying all seasons of recreation in the Cle Elum area. On a recent stay at the cabin I had to lock my mountain bike to a tree on our property as there is nowhere to securely store it. Presently, the lack of storage area is limiting what we can bring to the cabin and is preventing us from getting the most enjoyment from our property.

C. This variance will not be a detriment to nearby properties or the neighborhood in general. The variance will allow the design of the garage to match the house, be of a useful size, and will be harmonious with the property. A very old, un-safe, nasty, derelict building that is presently located at the SE corner of our property will be removed as part of the project. The removal of this structure will further enhance the lot and the immediate neighborhood in general. It also should be noted that the application of the 25' front lot setback is not consistent throughout Pineloch Sun. There are number of cabins, garages, sheds and tree houses that are well within the setback; some are likely on the 60' road easement.

D. The granting of the front yard setback variance will not adversely affect the realization of the comprehensive development pattern of the area. As our property and the roads in Pineloch Sun are private, the Pineloch Sun Architectural Planning Committee also reviews construction projects in order to uphold the Protective Covenants of the Pineloch Sun Beach Club. This review confirms the following:

- Quality of workmanship and materials.
- Harmony of exterior design with existing structures.
- Locations of proposed building or structure with respect to the topography and finish grade elevation(s).