

PROJECT NARRATIVE

ZONING VARIANCE APPLICATION

SHORELINE EXEMPTION PERMITTING

Property:
21 Kachess Lane
Easton WA, 98925

Owner:
Josh McNeeley

Agent:
Jason Adams

RECEIVED
JUN 07 2021

Kittitas County CDS

HISTORY

At the time the property was purchased by the current owner in 2020, the parcel included a permitted single family structure and 3 storage containers that had been placed on site during, or shortly after, construction of the permitted single family structure. One of the storage containers, which had been structurally compromised sometime in the last 15 years, was removed as a condition of sale to the current owner. The two remaining containers are the subject of Violation 21-13-21050-0093 which had been the subject of correspondence with the prior owner and Kittitas County that was undisclosed at the time of purchase by present owner.

At the time of sale to the current owner, the prior owner did not disclose the existence of pending Violation 21-13-21050-0093 or the possibility that the current owner's full use of the property would be limited in any way. The interior volume of the two containers are integral to the current owner's use of the property; one storage container is used to house the electrical components required to supply electricity and heat to the home while the other provides secure storage for equipment and firewood in an otherwise unsecure, remote and off-grid location. However, the current owner recognizes that the pending Violation 21-13-20150-0093 must be addressed and corrected to the county's satisfaction and desires to ensure that the parcel is in compliance with all relevant regulations.

Accordingly, to adequately address the pending Violation while maintaining required setbacks from Lake Kachess, we are proposing to remove the 2 containers and to construct a permitted storage structure that will be placed more than the required 115' from the high water mark (see attached).

PROJECT

We are proposing to build a 16' x 20' storage shed on furthest North East corner of the parcel known as: 21 Kachess Lane, Easton WA 98925 (parcel 938336). In order to maintain the required distance from the High Water Mark, we are asking for a variance of KCC 17.30.050 Yard requirements, which states: "There shall be a minimum front yard setback of twenty-five (25) feet. Side and rear yard setbacks shall be fifteen (15) feet".

We are asking to vary from the code by maintaining a 5 foot front yard setback, and a 5 foot side yard setback only at the location of the proposed building. These requested setback variances will allow the current owner to obtain much-needed secure storage while satisfying the shoreline guidelines as set forth by Kittitas County and The State of Washington.

CRITERIA

The conditions that are present in this specific subdivision of seasonal/vacation use cabins are not generally present in similar districts or the vicinity, including: the proximity of said cabins to the ordinary high water mark; the private ownership of the subdivision with on public access; the amount of space between all structures in the neighborhood and the private access road; the number of nonconforming structures that currently exist in this neighborhood due to the age of the subdivision and its past development; the lack of winter access; and the need for each property to generate its own electricity and heat (the parcel is not connected to any county utility services). Specific to the parcel that is the subject of this variance request, the ability to satisfy the High Water Mark setback in view of the existing topography necessitates the requested variance to allow for continued enjoyment of a substantial property right of the applicant, i.e., to have secure storage for the generation of electricity and heat, a right which is possessed by the other owners of properties in the same vicinity and subdivision.

Granting of this variance of the above-mentioned code will in no way be detrimental to the use, enjoyment or environment of the surrounding property, the adjacent land owners, or the general public. If this variance is authorized and the building process begins, the benefits to the other property owners that share this road will include increased perceived or real property valuation, an improved and more attractive aesthetic for the subdivision generally, and an increase in pride of ownership as has been shown by the applicant. The benefit to the general population that use this body of water for recreation will be immediate and substantial, in preserving this important shoreline environment. The subject parcel is at the end of a private lane and the granting of this variance will in no way impact the use, welfare, or safety of any property in the vicinity or the public's access.

Granting of this variance will have no adverse effect on the realization of any existing or new comprehensive development patterns or long-term development plans that maybe realized in the future based on the location of this parcel in the platt, and its distance from the public road.

CLOSING

It is our goal to continue to work with and cooperate fully with every agency within Kittitas County, specifically Community Development Services, to adequately address any violations and to bring this property up to the standards of said agency and as realized by the other owners in the vicinity, including

those whose properties currently include non-conforming structures that existed prior to implementation of the currently applicable codes and regulations. We are seeking this variance to maintain compliance with the Codes as much as possible given the specific conditions that are present on this specific parcel and the pre-existing nature of the permitted single family structure.

It is our intention if this variance is granted to immediately remove the structures that are in violation of the shoreline setback and continue to work with Community Development Services to design and build a structure that is able to meet all the requirements and fit the needs of the applicant to continue the use of this property as it is intended.

Thank You

A handwritten signature in black ink, appearing to read 'Jason Adams', written over a horizontal line.

Jason Adams (Owners Agent)