

July 10, 2019

50 Kitzbuhel Place

Revised Narrative Detailing How Application Meets the Criteria for KCC 17.84.010

- 1)The County has setbacks as follows: front-15', side 5' and rear- 25'.

The HOA has setbacks as follows: front- 25', side-10' and rear- 15'

We must meet both County and HOA setbacks.

Our property is situated on the end of a culdesac which lacks a full circle turning radius because of a culvert that protrudes out into the culdesac which was created by the County.

The property is 5 sided. Dan was informed by the County that it has 1 front, 2 sides and 2 rear setback requirements which do not apply to other properties in the vicinity. The typical property setbacks are 1 front, 2 sides and 1 rear. In order to meet both County and HOA setbacks our property would need the following setbacks downsizing our property considerably:

Front-25' per HOA, 2 sides- 10' each per HOA, and 2 rear- 25' each per County.

The west rear side (25' setback) has a steep slope grade of 21.6' from the east side to the west rear property line. (96.4'- 118') requiring us to locate the house as far east as possible (10' setback).

Neighboring property to the east has 2 fronts, 3 sides and no rear setbacks enabling them to construct a home with no more than 10-15' setbacks around the entire property. We have 2- 25 ' setbacks.

Neighbor's house to the south was approved by the County to be built on the surveyed property line indicating 0' setback. This variance will allow us to accept a BLA with the neighbor in order to make his house legal.

Other properties in the vicinity have just as large of a footprint with various setbacks incongruent with the County requirements.

- 2)Per survey, the neighbor to the south is encroaching on our property. The house has a 2' bump out on the second level and a 24" overhang making his roof line on the edge of our property. The bottom half of his entire driveway along with his side drive, is also our property which has affected the preservation and enjoyment of his property and ours.

Granting a 15' setback on the north side will allow for both properties to meet the south side setback of 10' after a BLA is accepted.

Granting a 15' setback would also correct the County's error from years ago.

A greenbelt exists along this north rear side so no properties will be affected by the requested setback variance of 15'.

After a variance approval, a BLA would be considered along the south side property line to create 2 separate properties which meet all County requirements, along with free and clear access to each property. This too, would enable both property owners the ability of preservation and enjoyment of their respective property as possessed by other owners of properties in the vicinity.

50 Kitzbuhel will be our full time primary family residence unlike many other homeowners who have a second home or use the property as a rental. Approving a variance rear setback of 15' will provide the required setbacks between neighbors, allow for ample snow removal for the County, and off-street parking since the County culvert protrudes into the culdesac.

- 3)The authorization of such variance will not be detrimental to the public welfare or injurious to property in the vicinity. In fact, the variance would be beneficial to Kittitas County by providing more area for snow removal. According to Mark Cook, Director of Kittitas County Public Works, he stated at the HOA meeting June 2, 2018 that it would be beneficial for a 15' rear setback and they were going to be changing in the new year (2019).
- 4)The granting of such variance will not adversely affect the realization of the comprehensive development pattern since the property is located on a culdesac. It is the last piece of property to be developed on the culdesac and it has a greenbelt to its rear north side. The 25' rear setback to the west will remain at 25' so not to affect future construction on the lot above.