

ATTACHMENT C

Jon Elward Zoning Variance Application

PROJECT NARRATIVE

We propose to construct a new single-family residence on an existing 20-acre lot on Summit View Road roughly one-half mile north of Cle Elum. The property is roughly rectangular, with dimensions of approximately 500' north-south and 1750' east-west. The proposed house will consist of one story above a daylight basement and garage. The building footprint is a 31' x 50' rectangle. The main floor will be 1550 square feet, and the basement will have 775 square feet of finished space and 775 square feet of garage/shop space. The main floor will have a 6-foot wide deck wrapping around the west, north, and east sides, with a 12-foot wide deck on the south side. Associated electrical, water and septic systems will be installed, and the existing access road will be improved to meet county standards. The proposed location is approximately 90 feet from the north property line, and 275' from the west property line.

Septic system will be an on-site septic tank and drain field. Water is via a shared well located on the adjoining property.

Code provision for which a variance is requested.

The zoning classification of the subject property is Forest and Range. The abutting property to the north is zoned Commercial Forest. The zoning code provision for which we request a variance is KCC 17.56.065, which requires a 200-foot setback for properties adjacent to the Commercial Forest Zone. Code prescribed yard requirements are excerpted below.

Forest and Range Zone

17.56.060 Yard requirements.

1. Front Yard. There shall be a minimum front yard of twenty-five (25) feet.
2. Side Yard. Side yard shall be ten (10) feet, except on corner lots which shall have a fifteen-(15)-foot side yard.
3. Rear Yard. There shall be a rear yard with a minimum depth of ten (10) feet to the main building. (Ord. 2013-001, 2013; Ord. 96-19 (part), 1996; Ord. 92-6 (part), 1992; Res. 83-10, 1983)

17.56.065 Yard requirements in Zones Adjacent to Commercial Forest Zone.

Properties bordering or adjacent to the Commercial Forest zone are subject to a two hundred (200)-foot setback from the Commercial Forest Zone. (KCC 17. 57.050(1)). For properties where such setback isn't feasible, development shall comply with KCC 17.57.050(2). (Ord. 2013-001, 2013; Ord. 2010-014, 2010; Ord. 2007-22, 2007)

KCC Section 17.57.050, also notes the requirement.

Commercial Forest Zone

17.57.050 Yard requirements.

1. All structures shall maintain a minimum of two hundred (200) feet setback from all front, rear and side yard lines. In the event this requirement reduces the buildable area of a parcel to a dimension that is less than one hundred (100) feet in width and/or in depth, the setback requirement from all yard lines shall be reduced to a point that allows for a maximum building area of one hundred (100) feet in width and/or one hundred (100) feet in depth. For instances where the subject property is bordered by zones other than Commercial Forest, the two hundred (200) foot setback shall be maintained at the property lines located bordering the Commercial Forest Zone.