

Malsam 200' Setback Variance Narrative

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-----200' setback Variance Architectural Narrative-----

RE: Proposed Single family house and shop garage Project for Owner Jeremy Malsam, Located on Parcel # 20344, Breckenridge Drive, Ronald WA

The Project site is 3.02 Acres rolling slope and steep slope site located in Rural foot hills above Lake Cle Elum. We propose approximately 4800 s.f. 2 story house with basement and a detached shop / garage building. This property is accessed from the top of the site off of Breckenridge Dr. which curves and crosses the property near the north property line. All building would occur south and east of Breckenridge drive as it crosses adjacent to the north property line. About 130' from the north property line there is a flat bench area with a little shallower slope above and steep slope classified and mapped as "Hazardous Slope" below this bench point. This bench area has access to the lower curve in Breckenridge Dr. Between this bench area and the less steep slope area up slope, is the logical location for buildings, which is what we have proposed. This upper flatter area is also the only location the Septic designer has determined will function for the drain fields.

Upon receiving our Site PSA, we were informed there is an unusual 200' building setback to the north property line due to adjacency to "Commercial Forest Land". This 200' setback distance pushed the building location down beyond the reasonable flatter buildable area and directly into the steepest part of the site, classified and mapped as "Hazardous Slope". Along with a building, this also places the drainage in a more challenging area within the Hazardous steep slope area, would be well below the road where storm drainage cannot gravity drain. The erosion hazards greatly increase with building all in the hazardous slope. The same goes for the Septic, its never a good idea to pump sewage uphill!

Pursuant to Title 15A of the code, we respectfully request a variance from the 200' building setback adjacent to the Commercial Forest Land at the North Property Line. In this case, we wish to build outside of the 100'x100' building envelope allowed by KCC 17.57.050. We propose an 80' setback from North property line and in addition will follow typical code required building setbacks, 25' south & east of Breckenridge Drive and 15' feet side and rear setbacks, similar to the neighbor's house just west of this lot. This requested typical setback would place the nearest part of house between 80' and 100' from the north property line. We feel it is unreasonable and unsafe to be required to

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build in the steepest hazardous slope area on the site, to which a 200' setback would create.

We outline the following conditions for our Variance request:

- A) Unusual Circumstances apply to this property, We have Steep Hazardous slope on the lower section of the property that the 200' setback would push us into. Building in the typical code required setbacks would allow building in less steep area that has a flat bench below, and is a far safer location to build, both for erosion, drainage and access around the building.
- B) Such variance is necessary for the preservation and enjoyment of the substantial property right of the applicant, which will essentially match the next-door neighbor's house location on the adjacent property directly to the west.
- C) Authorization of such variance will not materially be detrimental to public welfare or injurious to property in the vicinity. In fact, one could argue that by requiring the 200' setback and building in the steepest Hazardous slope on this property, that would be a safety concern for both this property owner and the below property with increased risk of erosion and drainage failures.
- D) This Variance would be consistent with the Comprehensive development pattern in the area, essentially matching the house location next door.

Please let us know if any questions and if this variance shall be granted.

Sincerely,

Chandler Stever Architect