

ALPINE DESIGN & INSPECTION, INC.

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March 7, 2022

Kelly Bacon
KCCDS Planning Dept.

Updated Variance Project Narrative for:
Jacob & Erin O'brien - with changes made necessary by survey data.

Site Location: 70 E. Lakedale Drive, Ronald WA
Parcel No. 162034

A variance is sought to move the west wall of a two car garage with loft 19' into the 25' Front Setback. This is necessitated by the following conditions;

1. The lot is relatively small (0.37 acre) and has two 25' front and two 15' side setbacks, with a significant slope at the back (east) forcing all construction to be center-west located and focused toward the west side.
2. The location of the existing septic drain-field, and State Health Dept 10' clearance requirement from drain-field to foundation, constrain the depth of a garage building contained within un-modified setbacks.
3. The need to preserve an appropriately sized area for a reserve drain-field, prevent alternate configurations within setbacks.

A variance is necessary to construct a garage of sufficient depth for modern sized pick-up trucks/RV storage and provide room for a stair to the loft at the end-wall. The intended uses require a depth of 32'.

The authorization of such a variance will not impact the public or nearby properties for the following reasons:

1. The effect is minimized by the as-built location of the frontage street. E Lakedale Drive was constructed with the nearest edge 18' away from the O'brien front property line. With the variance granted, the front edge of the garage would be 33' from the nearest edge of the road.
2. There are only two houses past this property on this road.
3. E Lakedale Drive is a dead-end road that cannot be extended in the future due to limitations of use allowed by the Lake Cabins Watershed.

This is an accessory building for private use (not an additional residence or business) and as such, should not adversely affect the comprehensive development pattern.

Thank You,
Jim Miller – Alpine Design & Inspection, Inc