

Hoskins Variance Narrative Broken Down

Requesting variance from Rear Setback of 15 feet to 5 ft. (KCC 17.16.080(b)). Applicant responses are below in *italics*

- A. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography
 - a. *Setbacks can't be met due to setbacks from a stream that runs through the middle of the property that limits build area to less than required setback*
- B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity
 - a. *Both adjacent parcels have residential buildings within the current setbacks and current setbacks would not support a building of a dwelling*
- C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to *property in the vicinity*
 - a. *Discussion and assistance with Fish and Wildlife did not indicate any detrimental effect to the public welfare or injurious to property in the vicinity*
- D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern
 - a. *This is one of the final lots to be developed in Conifer Estates and a variance would not affect the realization of the comprehensive development pattern*