

Project Narrative:

~~17.16.080~~
KCC 17.16.080 Construct a 918 square foot single family dwelling on the northwest corner of a 0.13-acre (5,663 square foot) lot. Codes call for 15 foot set back from rear property line and 20-foot setback from critical area, in this case a type 3 stream. An application for HPA and culver design has been filed with the Department of Fish and Wildlife. A request for variance to within 5 feet of the rear setback and within 15 feet of the critical area setback are needed to allow room for the build site. Both adjacent parcels have buildings within current setbacks, including lot 24 to the south with a dwelling within 10 feet of the critical area stream. Without variance the property will not support building of a dwelling even as small as proposed. Discussion and assistance preparing a HPA with the Department of Fish and Wildlife and discussion with county does not indicate any detrimental effect to the public welfare or injurious to property in the vicinity. Being one of the final lots to be developed in Conifer Estates a variance should not affect the realization of the comprehensive development pattern.