

From: [Eric Roeder](#)
To: [Jeremiah Cromie](#)
Cc: [Jeremy Johnston](#); [Matthew Fuhr](#); [Katie Keidel](#)
Subject: Re: VA-22-00001 Roeder - Transmittal of Comments
Date: Tuesday, March 8, 2022 11:12:51 AM

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Hi Jeremiah,

Thanks for the update.

Still working through all of the content, however here are a few initial comments and questions that I am most concerned about.

1) "2018 IRCT Table R302.1(1) does not allow roof eaves, overhangs or any projections closer than 24 inches to a lot line.

- My understanding is that houses in the Pass require a 24 inch overhang. The department's comment is that the edge of the overhang needs to be 24 inches from the lot line. If a 24 inch overhang is needed as well, my exterior wall would be a minimum of 4 feet from the proposed lot line variance which would make the garage 17 feet wide and the minimum recommended width for a two car garage is 18 - 24 feet. This is the primary reason for the variance request. Also important to note, the house is on an angle so only a small portion of the house would violate this. As part of this application, am I able to request a 0 ft set back for the eaves, overhang? Or, how do you recommend I address this?

2) "Permanent five (5) foot snow storage and drainage easement is required from the neighboring property owner. - The neighboring property owner (Steve) and I have had extensive conversations on this. After reviewing with lawyers, real estate agents, etc. we have decided that given he already has one easement granted to another neighbor (driveway easement) and the negative impacts it has on his home value he would not be able to grant any kind of easement. However, he is willing to provide any other formal approval needed. Lastly, since the house is at an angle there is only a very small portion of the shedding that will go onto his property, the rest of it will remain on my property, and we will design the roof to limit shedding off my property. How do you recommend I address this with the Department of Public Works?

Thank you,

Eric

On Tue, Mar 8, 2022 at 9:37 AM Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us> wrote:

Good morning,

Please see the attached correspondence regarding your variance application. I have mailed a hard copy as well.

If you have any questions, please contact me. Thanks.

Jeremiah Cromie

Planner I

Kittitas County

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