

KITTIAS COUNTRY COMMUNITY DEVELOPMENT SERVICES

ZONING VARIANCE APPLICATION

Project Narrative

Property Address: 360 Rampart Dr. Snoqualmie Pass, Washington 98068

Property Owners: Katherine Keidel & Eric Roeder (Married)

Project Narrative

9. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, and the provision of zoning code for which this variance is requested and the way in which you wish to vary from the code.

- The proposed project is to build a 21'W x 32'L 2-car garage on the East side of the existing 1,976 sq. ft property located at 360 Rampart Dr. Snoqualmie Pass, Washington 98068. This is to request a variance to the zoning code (KCC 17.84.10) for a 0' side yard setback along the East property line.

10. A variance may be granted only when the following criteria are met (see KCC 17.84.10). Please describe in detail how each criteria is met for this particular request:

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.

- The intended use is residential. The extreme winter weather in Snoqualmie Pass presents unusual circumstances and conditions that make site access difficult. Due to the location of the house (i.e., built at an angle) within the site and the current setbacks we cannot feasibly construct a garage without a zoning variance. Nearby properties have been granted comparable setback variances for similar logic. By not allowing consistent accommodations, the zoning code is putting an undue hardship on us by not providing an accommodation allowing for access to the home in the Winter.

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.

- Given the extreme snow accumulation (>400" annually) in Snoqualmie Pass there is risk to life safety of shedding or falling snow for your cars parked outside without a garage. Without a garage we can't safely store and maintain vehicles which are necessary for transportation due to no public transit. Lastly, without a garage we don't have storage required for equipment that ensures safety, and the preservation and enjoyment of the property including: snow blowers for snow removal especially during emergencies, generators and incremental storage (i.e., Food) for use during annual power outages and highway closures.

C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.

- This variance will not be materially detrimental to the public welfare or injurious to property in the vicinity. The house next door is built in the middle of a double lot which they combined into one parcel. The snow shed will be minimal from our home and greater than 50 feet away from their house. In addition to the signed approval by the neighboring owner (letter attached) in support of the variance approval, they have volunteered to provide any support the county requires to formally convey their approval. Furthermore, measures will be taken during the design of the roof to minimize the amount of snow shed onto their property. Lastly, given the angle of our current house, a majority of the snow shed/storage will be contained within our property.

D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

- The granting of such variance will not adversely affect the realization of the comprehensive development pattern and fits the intend because our neighbors house is great than 50 feet away which is more than the counties minimum (5 feet) setback. Therefore, there will be more than adequate separation between structures and enough room for snow storage.