

Attachment 1

- 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 new residence (already permitted under BP-21-00243) and a detached, single-story accessory structure to the residence. The proposed residence will be 2,236 square feet with 60 square feet of covered deck and the accessory structure will be 720 square feet. These projects are proposed at 1031 Pinnacle Lane, Cle Elum with parcel number 951186. A site plan is also attached (Attachment 2) for reference of placement on the property.

We are requesting a property line setback variance from 25 feet to 10 feet on the north/northwest property line as well as a property line setback variance from 25 feet to 5 feet on the southwest 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.
 - 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.
 - c. That authorization of such variance will not be materially detrimental 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. There are multiple unusual circumstances and conditions that apply to this property. This property is an odd shape and has an approved access point at the end of Pinnacle Lane with a cul de sac easement that runs through the front of the property. Kittitas County has made the determination that any property line that touches the cul de sac is considered a front property line. The property is zoned Rural 5. In a Rural 5 zone, front property line setbacks shall be 25 feet per County Code 17.30A.050. This determination and the shape of our property has now made two of our property lines "front yards". There are no other properties on Pinnacle Lane that have had to comply with having two front yard property lines at the time of their building permit submittals. -b.

This property is essentially split into two areas (a lower area and an upper area) with the beginning of Pinnacle Lane dividing it. The lower area is not buildable due to Tillman Creek (a Type 2 stream) that runs through it and the setback requirements from that creek. Our approved access onto the property is on the upper area of the parcel. There is also hazardous slope topography on this upper area of the property which would cause financial hardship to build near due to the hiring of different engineer professionals and building design. Please see Attachment 3 for these critical area overlays.

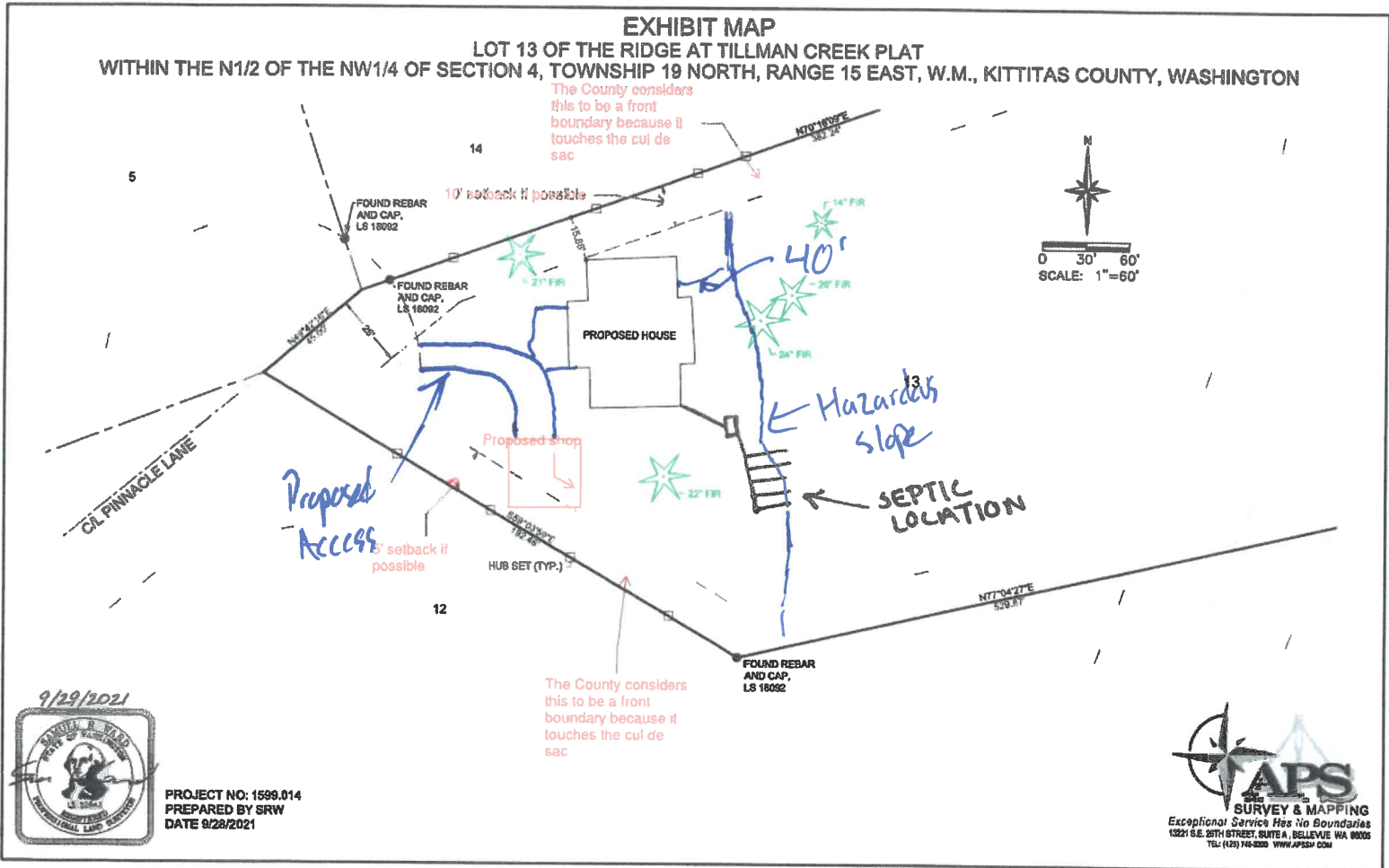
The location of our septic system has also been staked out and permitted through Kittitas County Environmental Health under permit OS-21-00125. Please see Attachment 2.

- b. We are requesting a variance to the front yard requirements so that our house (approved plans have been issued under BP-21-00243) and accessory structure (under review for permitting under BP-21-00779) will both fit. We would like to use our residential property as such and enjoy it the way our neighbors on Pinnacle Lane have enjoyed theirs.

- c. The property line setback variance request will not be materially detrimental to the public welfare or injurious to property in the vicinity. Our request to reduce the setbacks to 5 feet and 10 feet still meet the minimum fire resistance of exterior walls per the International Residential Code. We will not be blocking any views from our neighbors through this request and will be able to maintain the rural look of the area.

- d. Granting this variance will not adversely affect the comprehensive development pattern either. This parcel and area is zoned for residential use and we intend to keep it as residential use. The addition of a new home and accessory building complies with the comprehensive plan for the County and complies with the uses on neighboring properties.

ATTACHMENT 2



ATTACHMENT 3

