

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

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. **This request for variance is for a reduced set back to 15' from Kachees River Road, Easton. This planning is for an 896 sq. ft. storage garage to be build. Please see the attached site plan.**

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. **Properties in this area have been built to avoid the high-water flood area. I met with Fish and Game and we agreed this area noted on the site plan would be best for building the garage. Samantha Cox with Flood Plan Development has agreed as well and no Flood Plan Permitting is required.**

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. **Other owners do possess the same flood water issue and have built out of the high-water flood area. Our request will not impact any other property owners in the area.**

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 detrimental to any public welfare, be injurious, or devalue any other property in the area.**

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

pattern. **There is in no way that this variance will adversely the realization of the comprehensive development pattern. This garage is small an unobtrusive to any future development in the area.**