

## Kosar, Erik

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**To:** Kosar, Erik  
**Subject:** Kititas zoning variance.

### 9: Narrative.

This request is for the construction of a secondary structure, specifically a garage with a loft (26x32) on an existing pad behind main cabin structure. The variance being applied for is an easing of front property corner line setback requirement from 25' -> 15'. This side of lot is adjacent to Pine Loch Sun Dr and not a neighboring property thereby diminishing the usefulness of suitable buildable land. Incrementally, the shape of lot (1/4 pie), further constrains building footprint. You will see from the attached diagram that the variance will only apply to a small corner of proposed construction and hence the majority of construction will be in compliance with 25' setback and easements. Without the variance for this 'corner', inside area would be approximately 20x24 and unable to store boat due to being too short. Note that Fire mitigation for project has been requested and granted. Also, full survey of property has been completed for accuracy.

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A: The attributes of this lot make it unique in that 3 of the 4 sides of property are adjacent to private road as opposed to 3 of four sides being adjacent to private property. Because this property is adjacent to private roads the building setback on these 3 sides is 25' as opposed to 15' which is applicable to the other lots in community. However, even more importantly, is the shape of the lot. Because it is shaped like a ¼ pie (and surrounded by private road), this further constrains construction footprint (top right of lot) that is not shared by majority of parcels in neighborhood; please refer to diagram and variance area requested.

B: Because of the unique shape of lot and private road boundaries (described above), this diminishes the usable footprint and ability to store equipment for the enjoyment of the land and surrounding area that can be realized by other neighbors.

C: You will see from the attached diagram that the variance will only apply to a small corner of proposed construction and hence the majority of construction will be in compliance with 25' setback and easements. Also, the structure will be ~29 feet from the actual road including 14' of easement that will likely never be developed as neighborhood is already fully built out and road expansion is not required. Lastly, proposed corner of structure for which variance will apply, will be flanked by existing trees providing additional protection and shielding from road.

D: The Pine Loch Sun neighborhood currently has many smaller structures (sheds) that are already very close to road. This structure will not only be more aesthetic, but will not be out of place given the recreational storage buildings already in place, hence adhering to neighborhood dynamic. Additionally, the Pine Loch Sun Architectural board did not have issue with proposed structure and deferred to Kititas for variance consideration.