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Kittitas County CDS Chappelle-Oakland Family Project Narrative

9. Narrative project description: Please include a minimum of 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 project is located on Wapiti Dr, Cle Elum WA 98922. Without the zoning variance, the footprint of the proposed structure is about 924 SF. With the approval of the zoning variance, our proposed footprint will be increased to roughly 1274 SF. This improvement drastically increases the possibilities for the Chappelle-Oakland family. We are hoping that with this variance, we can reduce the required county setback at the front of the property from 25' to 15'.

10. A variance may be granted only when the following criteria are met (see KCC 17.84.10). Please describe in detail how each criterion 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 properties in the same vicinity or district, such as topography.

The biggest variable that this property faces are the restrictions that come with being right next to the Yakima River. As a result, the buildable footprint does not allow for a safe and adequate space suitable for full-time living year-round.

B. Such a 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.

- **Our intent with this variance is to find a happy median between both parties. The potential increase in square footage gained through this variance is without a doubt a major impact on the overall design possibilities and enjoyment of the space. By encroaching in the front of the property, we are still following the guidelines set forth by the County to maintain the riverbanks and setbacks associated with the river as well as keeping a reasonable setback in the front of the property to maintain the surrounding neighborhood look and feel.**

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

The variance will have zero impact on the public welfare or injurious to other properties in the vicinity.

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. In fact, we believe that a few neighbors have already set forth a precedent by requesting the same variance that we are.