

## Ellie Myers

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**From:** Lori Chase <lilchaser@gmail.com>  
**Sent:** Wednesday, March 18, 2026 12:01 PM  
**To:** Ellie Myers  
**Subject:** VA-26-00003 Swanson

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Dear Ellie Myers,

I am writing as the adjacent neighboring property owner to formally oppose the requested zoning variance under application VA-26-00003 (Swanson).

The proposal to reduce the required rear yard setback from 25 feet to 20 feet raises several concerns that are directly inconsistent with the intent of Kittitas County zoning regulations and will negatively impact neighboring properties, including my own.

First, granting this variance would undermine established zoning standards. The current setback requirements exist to maintain appropriate spacing, privacy, and consistency within the neighborhood. Approving a reduction in this case sets a precedent that could lead to additional exceptions, ultimately weakening the integrity of these regulations.

Second, the proposed reduction would disrupt the visual uniformity and character of the neighborhood. Existing development patterns rely on consistent setbacks, and altering this standard creates a disproportionate and incompatible layout.

As the adjacent property owner, I am particularly concerned about the loss of privacy. Reducing the setback places the structure closer to my property line, increasing visibility into my yard and diminishing the reasonable separation that zoning is intended to protect.

Additionally, this change has the potential to alter natural drainage patterns, which could negatively affect surrounding properties. Setback requirements help manage runoff and spacing, and reducing them increases the risk of unintended impacts.

Importantly, a variance should only be granted when there is a demonstrated hardship unique to the property. Based on the information provided, this request appears to be for convenience or to maximize buildable space rather than to address a true hardship. This does not meet the standard criteria for granting a variance.

Finally, the reduced setback may negatively affect property values and overall desirability of adjacent properties by creating a more crowded and less balanced development pattern.

For these reasons, I respectfully request that this variance be denied. Variances should be a last resort, not the easiest option, and this proposal does not appear to meet that threshold.

Thank you for your time and consideration.

Sincerely ,

Lori Chase

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