

Ellie Myers

From: mj.milepost80@gmail.com
Sent: Thursday, March 19, 2026 7:36 PM
To: Ellie Myers
Subject: FW: Opposition to VA-26-00003 Swanson (BP-26-00055)
Attachments: 20260319_152813.jpg

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Dear Ellie Myers,

I am writing in regard to the requested zoning variance under application VA-26-00003 as submitted to the County by Keren Swanson. I am strongly opposed to the variance as noted as I feel it denigrates existing zoning laws and is not necessary for building on the aforementioned property. There are a myriad of home designs that would function on this lot as can be seen throughout the neighborhood as it exists. "Unusual circumstances following such provision would cause undue hardship" does not apply in this instance. Allowing a variance is not like neighboring properties in the vicinity DOES adversely affect the comprehensive development pattern. The few ramblers in the area are built on lots adequately sized that allow for the required setbacks for such dwellings. Allowing a variance at the rear of the property for reducing the setbacks reduces neighboring property owners quality of life by reducing privacy within their home and yard and may also contribute to drainage problems including but not limited to storage of snow. As for granting a variance at the front of the property on Alley Street, it would greatly reduce quality of life in the community and be a safety issue as well as parking and storage of snow would be reduced or eliminated. County snow plows currently struggle in that area as it is, if parked cars are not entirely off of the 15' paved surface, fire trucks and other such vehicles are denied access as well as the snow plows. As you likely know most of the streets in the area are 24' wide. As shown in the attached picture, there is a pickup truck that is 25.50 feet long parked on the 25' long driveway of the new garage on the property adjacent to the Swanson property. It is wide enough for at least 2 vehicles. There is 4.5 feet of shoulder abutting the driveway that the vehicle is using as well. There is 25' of setback behind the garage to property line. The new house at 51 Alley street next to the garage provides 20 of driveway for 2 vehicles. There is approximately 4.5 feet of shoulder there is well. The rear of that home is setback 25 feet to the property line. I believe if variances are granted nearby home values may be adversely affected.

Please make note that there is a current drainage issue that needs to be addressed at this property. An existing storm drain that intakes on the corner of Pacific and Alley streets at the school property across the street and expires near the north east corner of the Swanson property approximately 12' from the lot corner as staked. A large puddle that freezes in the winter exists if that culvert is plugged and is a danger to pedestrians and vehicular traffic.

I appreciate your attention to this matter.

Michael L Johnson
170 3rd Street
Ronald, WA 98940
425.754.3321

From: Michael Johnson <mj.milepost80@gmail.com>

Sent: Thursday, March 19, 2026 4:17 PM

To: Michael Johnson <mj.milepost80@gmail.com>

Subject:

New garage directly adjacent to 71 Alley Street.