

Ellie Myers

From: SANDY SHOVLAIN <sandrawic@msn.com>
Sent: Thursday, March 26, 2026 7:54 AM
To: Ellie Myers
Subject: VA-26-00003 Swanson from ronald resident Sandra Shovlain

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Dear Ellie Myers,

I am writing today to voice my concerns about the development and putting new home in at 71 Alley Street Ronald, WA with tax parcel #236034.

The proposal to reduce the required rear yard or front for the setback from 25 feet to 20 feet raises my concern that this is inconsistent with the intent of Kittitas County zoning regulations. I saw your email to Rebecca Wilson with Highline Homes where you said " Could you please elaborate on these a little bit more. We use the answers in our report and need to be able to justify why a variance is being allowed. " We know the property is on a smaller side, but it looks like there is room on the sides. Is there a reason building layout can't be changed to fit the setbacks? "Is there a reason you are request a change to the front setback and not the back? Etc." "Furthermore, the neighbor to the right is meeting the 15 foot setback, and I believe we just approved on the the left that also meets the setback." So how is this remaining consistent with the neighborhood regardless on the front setback reduction.

I saw Rebecca Wilson reply with her answers of the home will not fit with the current setbacks, even after lot line adjustment to combine the parcels. She also states the granting of the setback adjustment will not adversely affect the realization of comprehensive development pattern.

I believe granting this variance would undermine established zoning standards. The current setback requirements exist to maintain appropriate spacing, privacy, and consistency within the neighborhood. If this is reduction is approved, there will be other residents who are building homes that would expect the same exceptions for their building project, which would weaken the regulations that are set in place. Altering this standard would create dipropionate and incompatible layout of building of newer project in the future.

I read that a variance should only be granted when there is a demonstrated hardship to the land. I feel this is for their convenience, not a hardship.

Sincerely,

Sandra Shovlain

123 Pacific Ave.

Ronald, WA 98940