

§ 17.30A.050 Yard requirements.

There shall be a minimum front yard setback of twenty-five (25) feet. Side and rear yard setbacks shall be fifteen (15) feet.
(Ord. 2005-05, 2005; Ord. 2013-001, 2013)

I WISH TO BUILD THE SHOP AT 7'6" FROM
THE WEST PROPERTY LINE. THIS REQUIRES A
VARIANCE FROM TYPICAL ZONING SETBACKS.

Paul G. Jones

RECEIVED
AUG 24 2026

Kittitas County CDS

Kittitas County Parcel #: 951187
Address: 1050 Pinnacle Lane
Cle Elum, WA 98922



ACRES: 3.42

SHOP SQ. FT: 5,120

Legal Description:

THE RIDGE AT TILLMAN CREEK PLAT, LOT 14; SEC 04, TWP 19, RGE 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 criteria 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 property in the same vicinity or district, such as topography.

This property is subject to structural and topographical constraints that generally do not apply generally to other lots in the vicinity. First, the street frontage is uniquely and extremely narrow, providing just enough clearance for a single driveway and leaving no possibility for secondary access points to a secondary building. Second, the majority of the perimeter of the property consists of steep slopes at ~100' of elevation differential to the road, which restricts the buildable area to a single, modest level portion of the lot as shown on the attached site map. This forces the building location to the front of the lot. These constraints significantly limit choices for building size, location, driveways, access and septic systems. This results in sub-optimal use of the property compared to original intent.

B. Such 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.

The variance is necessary to allow the owner to exercise a basic property right enjoyed by other residents in the area - the construction of a functional workshop and utility storage building. This structure is required to protect vehicles and equipment from weather elements and to comply with mandatory HOA/CCR regulations requiring secondary vehicles (such as RVs and tractors) to be stored out of sight. The applicant has actively mitigated design by minimizing the shop

footprint by altering the building design to be shorter and narrower than planned. The driveway corridor is restricted by the drain field, making it impossible to build without shifting the structure south. (See attached map)

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

Authorizing this setback adjustment will not have impact, visibility issues, or detriment to the public or neighboring properties. The closest adjacent neighbor on that property line has been fully informed of the variance intent for the project and has expressed support for the variance without reservations or concerns.

D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

The development in which the parcel is located is fully developed and this property should have no bearing on the County's comprehensive development pattern. The parcel is uniquely locked between existing adjacent lots in the same development to the west and southeast, and the perimeter street sits roughly 100 feet below the house grade along the west, north, and south sides. Because the buildable area is physically isolated by this topography, moving the structure south will have no visual or structural impact on any other elements within the broader development.