

DRIFTWOOD ACRES MAINTENANCE CORP.

P.O. BOX 480

ROSLYN, WA 98941



DAMC Website: damccommunity.com

Kittitas County Community Development Services

Attn: Ms. Kelly Bacon, Staff Planner

411 North Ruby Street, Suite 2

Ellensburg, WA 98926

June 15, 2020

Subject: Project VA-20-00001, Brown Setback Variance

Dear Kelly,

The Driftwood Acres Maintenance Corporation (DAMC) Board of Trustees is submitting this letter in response to the building setback variance request, Project: VA-20-00001, submitted to Kittitas County by Dave and Rhonda Brown, 40 Fern Drive, Ronald WA 98940.

The trustees have reviewed the data provided to the county by Dave and Rhonda Brown and data provided by Kittitas County to the DAMC Board of Trustees. The building setback variance request from a requirement of 25 feet to 5 feet, a 20-foot reduction, has been reviewed by the trustees. The present DAMC Covenants, Conditions and Restrictions section, as it relates to this requirement, and the position taken by the DAMC trustees is detailed below.

The DAMC CC&R has setback requirements as detailed below:

"No building shall be located on any lot nearer to the front lot line than 25 feet or nearer to any side street lot line than 25 feet including porches; and no nearer than 10 feet to any other side line, or to any rear lot line (where the lot abuts the rear of another lot). For the purpose of these covenants or restrictions, eaves, steps, and open porches shall be considered as part of the building. For a detached garage or any other permitted outbuilding, a 10-foot side yard shall be required."

The DAMC trustees reviewed the Browns lot layout and determined that it's one of six lots, in a community of 164 lots, where three sides of the lot are adjacent to the street, requiring a 25-foot clearance between the building and the lot line on all three sides. We agree that the lot side adjacent to the intersection of White Fir Drive and Driftwood Drive would not be a viable option for a driveway due to the heavy traffic at that intersection. The proposed location of the garage building setback variance is located on a low traffic street in that there are only four properties between the Brown property and the end of the cul d' sac.

The DAMC Board of trustees feel that due to the stated circumstances for the building setback variance request, the DAMC Board trustees suggest that Kittitas County Community Services Development department approve of Brown's requested variance.

Sincerely Yours,
DAMC Board of Trustees