



Dear Kittitas County Planning Department,

Kittitas County CDS

I'm delighted to present this project narrative for a zoning variance request concerning a lot line adjustment in your jurisdiction. Referencing KCC 17.84.010 and KCC 17.30A.050, I've crafted a clear, structured, and friendly explanation of our proposal, confidently demonstrating how it meets the county's variance criteria. I'm certain this request serves the public interest by prioritizing safety for the homeowners and their property, ensuring an uninterrupted experience for the golf course community, and aligning with local development trends. Let's dive into the details.

Project Description

Size and Location: The property is a .40-acre lot located in The Highlands at Sun Country within Kittitas County. It falls within a zoning district subject to the setback requirements outlined in the Kittitas County Code (KCC).

Zoning Code Provision: We are requesting a variance from the front setback requirement under KCC 17.30A.050, which mandates a minimum front yard setback of twenty-five (25) feet. This variance request is made pursuant to the provisions of KCC 17.84.010, which permits variances when unusual circumstances cause undue hardship, and the granting of such variance is in the public interest.

Requested Variance: We propose to adjust the front setback line from 25 feet to 15 feet, moving the house forward on the lot by 10 feet. This shift positions the home closer to the front property line, away from the golf course, while maintaining safety, functionality, and compliance with other zoning standards, including the side and rear setbacks of 15 feet as required by KCC 17.30A.050.

Reason for Variance: A significant portion of the lot overlaps with an existing golf course, creating a unique challenge. By reducing the front setback from 25 feet to 15 feet and moving the house forward on the lot, we create a greater distance between the home and the golf course, protecting the home and yard from potential hazards while ensuring the golf course remains undisrupted for community use. Additionally, lot line adjustments like this are a regular occurrence in this community, especially with the ongoing development of lots on the golf course. This variance enhances safety for the homeowners and supports the golf community's enjoyment of the course—a true win-win!

How This Variance Meets KCC 17.84.010 Criteria

As outlined in KCC 17.84.010, a variance may be granted only when unusual circumstances cause undue hardship, the variance is in the public interest, and all specified conditions are met. Below, I've detailed how our request aligns with each criterion, focusing on safety, community benefit, and consistency with local practices.

A. Unusual Circumstances or Conditions

This property faces a distinct challenge: a large portion of the lot is situated within the boundaries of an existing golf course. Unlike most neighboring lots in the same vicinity or zoning district, this overlap with a recreational facility creates a unique constraint that limits the homeowners' usable space. Without this variance to adjust the 25-foot front setback required by KCC 17.30A.050, their ability to position the home safely away from the golf course would be restricted, resulting in undue hardship in applying the zoning code. We firmly believe this unusual circumstance warrants a tailored solution.

B. Necessary for Preservation and Enjoyment of a Substantial Property Right

This variance is crucial to preserve the homeowners' right to safely enjoy their property, comparable to other property owners in the vicinity. Neighbors without golf course encumbrances have sufficient space for secure, private outdoor areas. Reducing the front setback from 25 feet to 15 feet allows the homeowners to move the house forward, creating a safer backyard area distanced from active golf course zones, thereby minimizing risks like errant golf balls or unintended interactions with golfers. This ensures they can enjoy the same quality of life and property use as their neighbors, safeguarding a fundamental property right and alleviating the hardship imposed by the current setback restriction in KCC 17.30A.050.

C. No Material Detriment to Public Welfare or Injury to Vicinity

Granting this variance will not harm public welfare or injure surrounding properties—in fact, it enhances safety and community value! By maintaining the golf course field in its current state, we ensure an uninterrupted experience for golfers and preserve a cherished recreational asset for the neighborhood. The adjustment of the front setback from 25 feet to 15 feet is minimal and will not alter the area's character or impact traffic, visibility, or safety. Moreover, moving the home forward on the lot creates a larger buffer between the homeowners' living space and the active golf course, protecting both their property and personal well-being from potential hazards. The home's design remains aesthetically consistent with the neighborhood, and all other zoning requirements

RECEIVED
JUN 10 2025

Kittitas County CDS