



Scott T. Krebs  
27442 237<sup>th</sup> Place SE  
Maple Valley, WA  
6/14/25

Kittitas County Community Development Services  
411 N. Ruby St. Suite 2  
Ellensburg, WA 98926

Dear Kittitas County Community Development Services:

Zoning Variance answers to questions.

The subject property is lot 1 of the Granite Creek Development. Legal description is ACRES 3.00, CD. 5781; SEC. 3, TWP. 19, RGE. 14; PTN. SW1/4 (LOT 1, B31/P231-235) Parcel 815434.

This request is for a variance of KCC 17.30.55 requiring a (200)-foot setback from the Commercial Forest Zone. This request is to build within **35 feet** on the Western lot line of parcel #815434. Please see attached site map and proposed building area. We have determined that the most suitable location to build on the property (noted on maps attached) is closer to the almost center of the lot with being a little further west and north from dead center. This is where a pad was already constructed by the past developer/owner/builder before we purchased the property. This determination is based on the following.

1. The lot is only 245 feet wide and has many topographical challenges with hills in all directions. Back in about 2007 a site pad was built where we are proposing to build our new Shop/Adu and future home by either the developer or previous builder/owner. This existing pad is the most feasible area to use but now does not meet the setback without approval of this Variance. If we were to have to create another building area it would require an enormous amount of excavation to the property not only to create a new pad but to put back the original pad that was constructed back in 2006-07 to its natural state. Our goal is to keep as much of the 3 acres natural with the least amount of disturbance while allowing us to fully enjoy the property and view. The proposed site would allow us to be able to enjoy the property with a building area on the most level portion of the property.
2. If we cannot build in the area mapped out on the attached maps it will make it difficult to access and use the property year round as we plan to retire here. This variance allows us to

preserve the property, enjoy it to it's fullest and not disrupt or be detrimental to surrounding properties.

3. The current temp electrical box, phone and water supply are both already located at this existing pad. Without this variance we would have to relocate the utilities.
4. We have worked hard fire wising the property with the DNR while still keeping the natural forest setting for wildlife and maintaining a healthy forest environment.
5. No elements of this application will have any negative effects on the development pattern with in this development area of Granite Creek or any other developments. Many of the existing and adjacent land owners (4 properties) have homes built within 38-57 feet from the Commercial forest line in this development to over come topographical and access challenges like my lot.

I thank you for your time and consideration on this request. Please reach out to me anytime if you have questions or concerns.

Sincerely,

Scott Krebs

Owner

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