

September 17, 2025

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

Re: 1151 Wapiti Dr, Cle Elum, WA 98922, USA

**Re: Zoning Variance - Front Setback**

I hope this letter finds you well. I am writing on behalf of Built Prefab to submit a request for a **front setback variance** for the property at 1151 Wapiti Dr, Cle Elum, WA 98922, to reduce the required 25-foot front yard setback to **10 feet**. This adjustment is necessary to allow for a practical and reasonable use of the lot, given the site constraints imposed by a 115-foot shoreline setback from the Ordinary High Water Mark (OHWM). The strict shoreline buffer significantly limits the buildable area, and a modest reduction in the front setback will help facilitate appropriate residential development while maintaining neighborhood character. We also note that a similar 15-foot front setback variance was approved at 1211 Wapiti Dr, located just down the road, setting a precedent for this request.

**Project Narrative (Continuing from Zoning Variance Application)**

**9. Narrative Project Description**

The applicant proposes a 1,456 sf single-family home with a carport and deck at 1151 Wapiti Drive, Cle Elum, WA 98922. The property is zoned Residential and subject to a 25-foot front setback per KCC § 17.30A.050 and § 17.16.060. Due to the 115-foot shoreline setback from the OHWM, the buildable area is significantly limited. To accommodate the home, the applicant requests a variance to reduce the front setback to 10 feet; however, only the carport will encroach into the setback—the remainder of the residence will be located entirely outside of it. This adjustment allows for reasonable use of the lot while maintaining compliance with all other zoning and shoreline requirements.

**10. Variance Criteria (KCC 17.84.10)**

- 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.**

The subject property is uniquely constrained by a 115-foot shoreline setback from the Ordinary High Water Mark (OHWM), which significantly reduces the buildable area. This restriction is unusually deep compared to standard zoning setbacks and limits design flexibility in ways not commonly experienced by other nearby lots. While other properties in the vicinity may have shoreline buffers, the combination of the shoreline setback and

**Built Prefab Corporation**

251 Lawrence Ave #203, Kelowna, British Columbia, V1Y 6L2

Phone: (855) 383-2467 | Email: info@builtprefab.com

the required 25-foot front setback results in a narrow development corridor that presents an unusual physical hardship for site planning.

**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.**

Without a reduced front setback, development of a modest single-family dwelling with necessary accessory features (such as a carport) would be severely limited or infeasible. Owners of other properties in the vicinity enjoy the ability to construct single-family residences and associated structures without significant intrusion into setbacks. The requested variance allows the applicant to enjoy the same reasonable residential use of their property, consistent with surrounding development.

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

The proposed variance involves only a 15-foot reduction in front setback and applies solely to the carport structure. The remainder of the dwelling will fully comply with the 25-foot front setback. The carport will not obstruct views, cause traffic safety concerns, or otherwise impact neighboring properties or public infrastructure. The design maintains adequate separation from the road and aligns with residential character in the area.

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

The proposed variance is consistent with the surrounding rural residential development pattern and does not alter the overall land use, density, or infrastructure needs in the area. Granting the variance will allow development of the site in a manner that aligns with the intent of the zoning code and the comprehensive plan by supporting infill residential use without compromising environmental or community objectives.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Pozzobon", with a long horizontal line extending to the right.

Josh Pozzobon, Lead Architectural Designer

**Built Prefab Corporation**

251 Lawrence Ave #203, Kelowna, British Columbia, V1Y 6L2

Phone: (855) 383-2467 | Email: [info@builtprefab.com](mailto:info@builtprefab.com)