

ABEL CONSTRUCTION LLC

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To: Kittitas County – Permitting and Planning

From: Savannah Inglis

Date: 3/24/2026

Subject: VA-26-00001 Regan

To Whom It May Concern,

Thank you for the opportunity to respond to the comments submitted regarding Variance Application VA-26-00001 – Regan Setback.

After further review of the site constraints and the concerns raised by the reviewing agencies, the variance request has been reduced from the original proposal. We are now requesting only:

- a 5-foot variance to the front setback, and
- a 3-foot variance to the side setback.

This would decrease the setback from the 25' to 20' and the site setback from 15' to 12. This represents a substantial reduction from the original request and reflects a good-faith effort to minimize encroachment while still allowing reasonable use of the property. The revised request is also consistent with the requirements outlined in the applicable Community Covenants, which are attached for your review.

Kittitas County Public Works

We would like to respectfully clarify the following based on direct communication with Public Works staff:

1. We spoke with Rebecca at Public Works, who advised that an access permit would not be required, as the proposed structure is uninhabitable and not a residential dwelling.
2. We also confirmed that a formal survey is not required, but rather recommended.

Based on these discussions, it is our understanding that these items should not be considered barriers to approval of the revised variance request.

Kittitas County Fire District #7

Regarding the concerns raised by Kittitas County Fire District #7, we want to note that the proposed structure will incorporate materials and features intended to directly address fire safety concerns. Specifically:

- Metal roofing
- Metal siding
- Ember-resistant venting

These materials are non-combustible and were selected specifically to help reduce fire risk and respond to the concerns outlined in the agency's comments.

Additional Context

At the outset of this process, we consulted with Community Development staff to better understand the feasibility of a variance request. We were advised that applications are not typically encouraged unless there is a reasonable basis for approval, and that reductions below standard setbacks—particularly approaching 15 feet from the front—would require careful consideration.

Understanding this, we have revised the proposal to significantly reduce the requested variance. The current request represents a minimal and reasonable adjustment given the site constraints.

Conclusion

We respectfully request thoughtful consideration of this revised application. The reduced variance, combined with fire-resistant materials and clarification from Public Works, addresses the primary concerns raised during review and represents a balanced and responsible solution.

Approval of this request would allow reasonable use of the property while maintaining the intent of applicable regulations to the greatest extent possible.

Thank you for your time and consideration.

of and its installation governed by the Kittitas County Health Department and any other governmental agencies having jurisdiction, or to a public sewer system.

Section 5: Height Limit. No structure shall be more than thirty (30) feet in height above the average grade, where said structure would obscure the view of any other lot.

Section 6: Set-Backs. All structures shall conform to the set-back requirements established by the resolution, ordinances, and regulations of governmental authority having jurisdiction existing at the time of this construction. In no case shall any building or structure be constructed closer than twelve (12) feet to any rear or side Lot line or twenty (20) feet to any front line, nor shall any building or structure be constructed on or over any easement.

Section 7: Fences. Fences shall be well constructed of fencing materials deemed suitable by the Committee and shall not detract from the appearance of the dwelling house located upon the adjacent Lots or building sites.

Section 8: Approval of Plans and Specifications. No structure shall be erected or placed upon a Lot until the plans and specifications therefor are submitted to, and are approved by the Committee. All structures shall conform to such approved plans and specifications. The Committee shall have the authority to approve plans and specifications which do not conform to these restrictions in order to overcome practical difficulties or prevent hardships in the application of these restrictions; provided that such variations so approved shall not be materially injurious to the improvements of other Lots and shall not constitute a waiver of the restrictions herein contained but shall be in furtherance of the purposes and intent of these restrictions.

Section 9: Completion. The work of constructing, altering, or repairing any structure



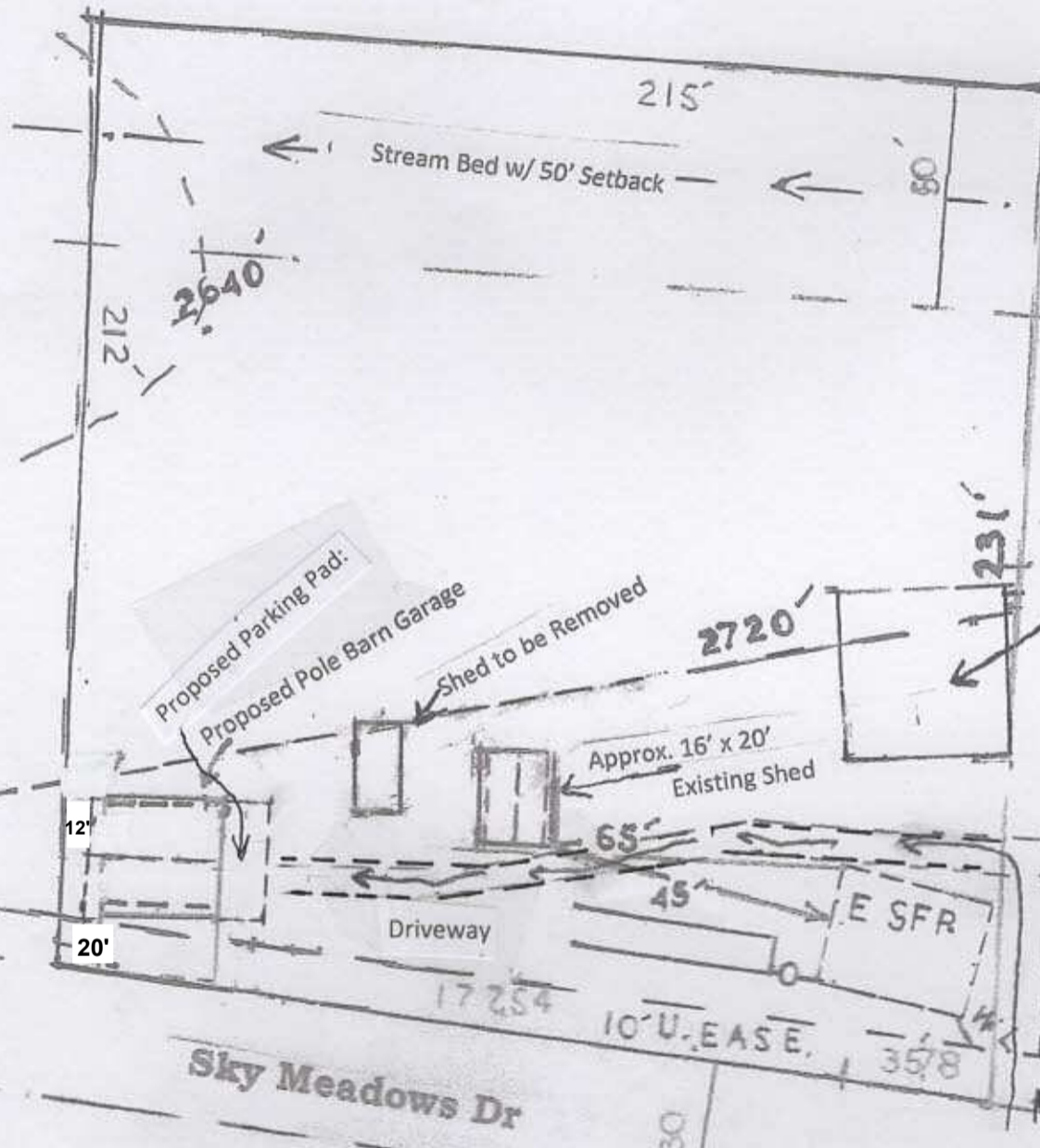
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Regan, Tracy
1011 Sky Meadows Dr., Cle Elum, WA
Parcel ID: 116734
Map #: 19-16-17050-0003

Legal: SKY MEADOWS #4, LOT 3

Surface Coverage: 1.10 Acres/ 47,916 sq ft

Proposed 28 x 28 Pole Barn Garage @	784 sq ft
E. SFR:	Est. 1000 sq ft
E. Shed	Est. 320 sq ft
E. Unuseable Slab:	1296 sq ft
E. Driveway:	900 sq ft
Proposed Parking Pad:	280 sq ft



36' x 36' Approx. Old Slab/Unuseable

Parcel ID: 626734