

Zoning Variance Application – Project Narrative Response

Parcel #477935

Narrative Project Description: This project is located on N Olson Drive in the Conifer Estates development in Snoqualmie Pass. This will be a small two story single family residence, where the first floor is a daylight basement built into the hill. The lot size is roughly 51' wide and 110' deep, making the size 0.13 Acres. The front 1/2 of the lot that is directly next to N Olson drive is moderately flat and gradually slopes uphill. The back 1/2 of the lot is a continuous uphill slope (25%-30% slope). We are requesting a variance in the Kittitas County Code Title 17 Zoning, Section 17.16.060(b) Yard Requirements – Front. The current code requires a 25 feet front yard setback. We are requesting that this be reduced to a 21 feet front yard setback. The 4 feet that we are requesting is for side retaining walls to help block snow as it accumulates from sliding off the roof, as well as a 4 feet deep overhang to help shelter the front door and garage door from weather. The front wall of the house that is parallel to the road will still be at the 25' setback.

10-A. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to the other property in the same vicinity or district, such as topography.

The back 1/2 of the lot is a steep continuous uphill slope (25%-30% slope as shown on site plan as contour lines) that would be very challenging and limiting to attempt to build on.

10-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.

The house still maintains the 25' setback. The reduction in setback is only for snow mitigation at/near the front door and garage door, a common issue addressed by other houses at Snoqualmie Pass.

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

Side and rear setbacks remain as outlined in the Zoning Code and plans for property will not interfere with snow plowing operations on N Olson Drive.

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

We still maintain at least one off-street parking space and 25' from the front property line to the face of the house.

Michael Casal



1/5/2023

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