

Lindsey Ozbolt

From: dicklanden@aol.com
Sent: Monday, August 11, 2014 10:53 PM
To: Lindsey Ozbolt
Subject: Fwd: RE: Landen vacation house: application SV-14-00001
Attachments: Landen-Ecology2-letter.pdf; Landen-Ecology2.pdf; Ecology_letter_2_aerial_photo.bmp

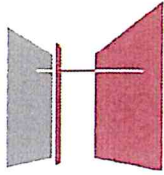
-----Original Message-----

From: Bart Shorack <bshorack@bpharch.com>
To: craj461 <craj461@ecy.wa.gov>
Cc: dicklanden <dicklanden@aol.com>
Sent: Mon, Aug 11, 2014 4:56 pm
Subject: RE: Landen vacation house: application SV-14-00001

Ms. Reed-

Dick Landen informed me that a second letter to you is needed.
That letter is attached, with two additional attachments with supplemental information.

Bart Shorack
BPH Architects
(425) 774-4701, Ext. 19
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bpharchitects

August 11, 2014

Washington State Dept of Ecology, Central Region
15 West Yakima Avenue, Suite 200
Yakima, Washington 98902-3401

Attn: Catherine Reed, Shoreline and Wetlands Specialist

Re: application SV-14-00001, #VAR-282

Ms. Reed,

This letter is written in response to your letter, dated August 4, regarding the Landen Cabin expansion, submitted by Richard Landen.

Per your request, I am enclosing a site plan with additional information regarding the dimensions of the proposed deck. Other pertinent documents are enclosed as well, as noted below.

The original submittal was deemed to be "complete" by Kittitas County CDS on March 31, 2014.

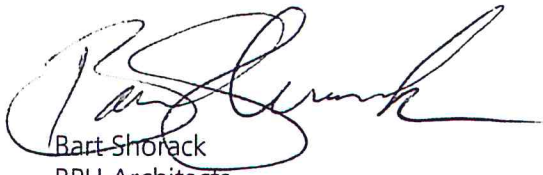
The existing county road is, of course, not parallel to the line of the Full Pool Ordinary High Water Mark and the existing cabin is not parallel to either the road or the OHWM. The bearing of the OHWM is approximately South-South-East, while the cabin is closer to a true North-South bearing. This means that, although the deck does extend more easterly from the cabin at its southern end, it is, in fact, not any closer to the lake. This is illustrated with a new dashed line that has been added to the attached site plan. The line is drawn 58 feet from the proposed edge of deck, and it shows that the OHWM is slightly more than 58 feet from all parts of the proposed deck.

Regarding accessibility issues, the existing deck is not at all satisfactory for wheelchair use. It is less than eight feet wide (the minimum turning radius required for a wheelchair is five feet), and it is more than eight feet off the ground. This means the only table that could be accommodated is a small table for three, with only two chairs present. It also means no accessible egress is possible from the main floor in the event of an emergency. Egress must be provided for Mrs. Landen's wheelchair. The allowance of dining furniture should be considered basic to the function of a deck. It appears every neighbor on the lake has a deck or patio which allows furniture to be placed on the lake-side of the dwelling, as well as space for an outdoor grill, and at least some additional comfortable seating.

The deck proposed will just barely allow wheelchair access around a picnic table (though not all the way around), and perhaps two chairs. Passage between the table and the corner of the house at the dining area will be narrow. A reduction of size in the east-west direction would necessitate an enlargement in the north-south direction to accommodate a dining table. However, such a modification would require additional tree removal. The footprint chosen is that of the least impact to the existing trees. It is also the only location allowed within the required setbacks of the county zoning code, though it does not take full advantage of that provision.

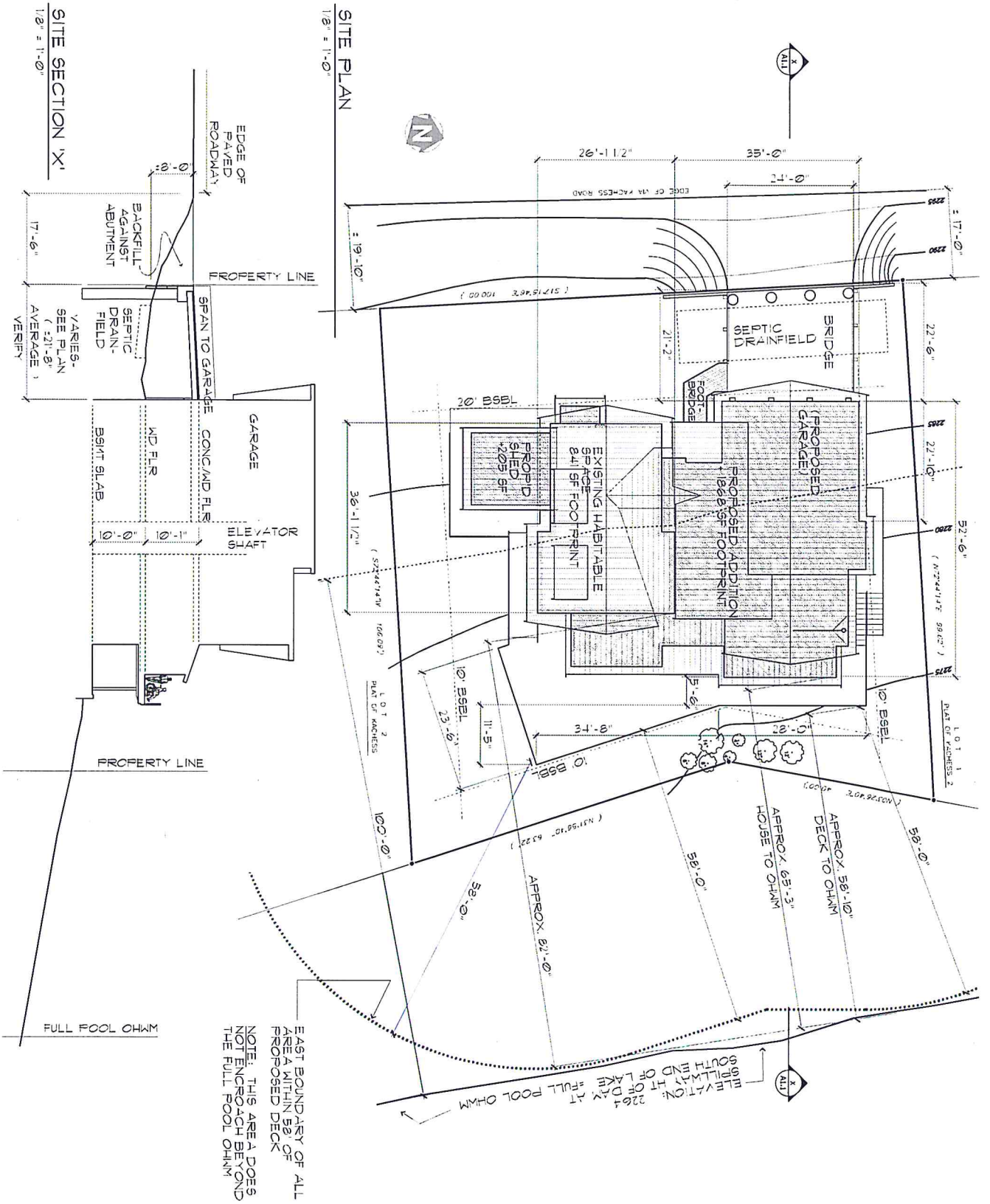
It is also worth pointing out that, although the neighboring parcels are all longer in the east-west direction than the Landen property, and therefore could afford more space between the lakeshore and their structures, most of those houses are, in fact, closer to the lakeshore than even the deck in this proposal. So naturally, the decks attached to those structures are closer to the lake than this proposed deck, and boat-ramps associated with those structures obviously extend to the lake shore. Those decks, patios, and boat launches certainly all have greater environmental impact than this proposal, both at its installation and in terms of permanent effects. An aerial photo has been included here showing the neighbors' structures (outlined) compared to the Landen proposal (solid color), and also showing the more constricted space between the lakeshore and county road that is present at the Landen's address.

Thanks for your consideration.



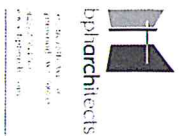
Bart Shorack
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encl: notated aerial photo, Landen-Ecology2.PDF (Site Plan & Partial Floor Plan)
cc: Richard Landen



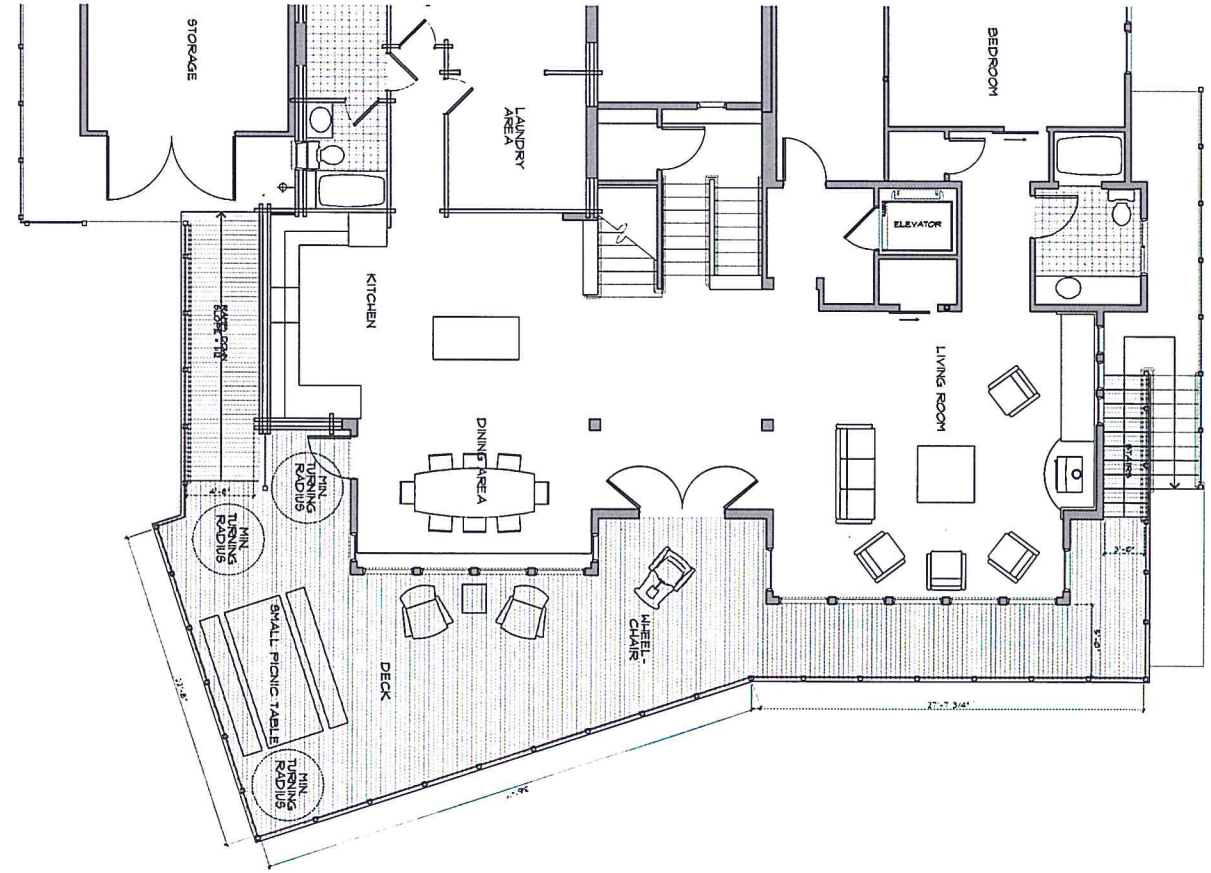
EAST BOUNDARY OF ALL AREA WITHIN 50' OF PROPOSED DECK
 NOTE: THIS AREA DOES NOT ENROACH BEYOND THE FULL POOL OHM

LANDEN CABIN
 3160 VIA KACHESS ROAD
 EASTON, WASHINGTON 98925



DATE: June 12, 2014
 SHEET: 1401
 PROJECT: VAR1
 SITE PLAN

VAR1



PARTIAL MAIN FLOOR PLAN
 1/4" = 1'-0"

VAR2

Final Version

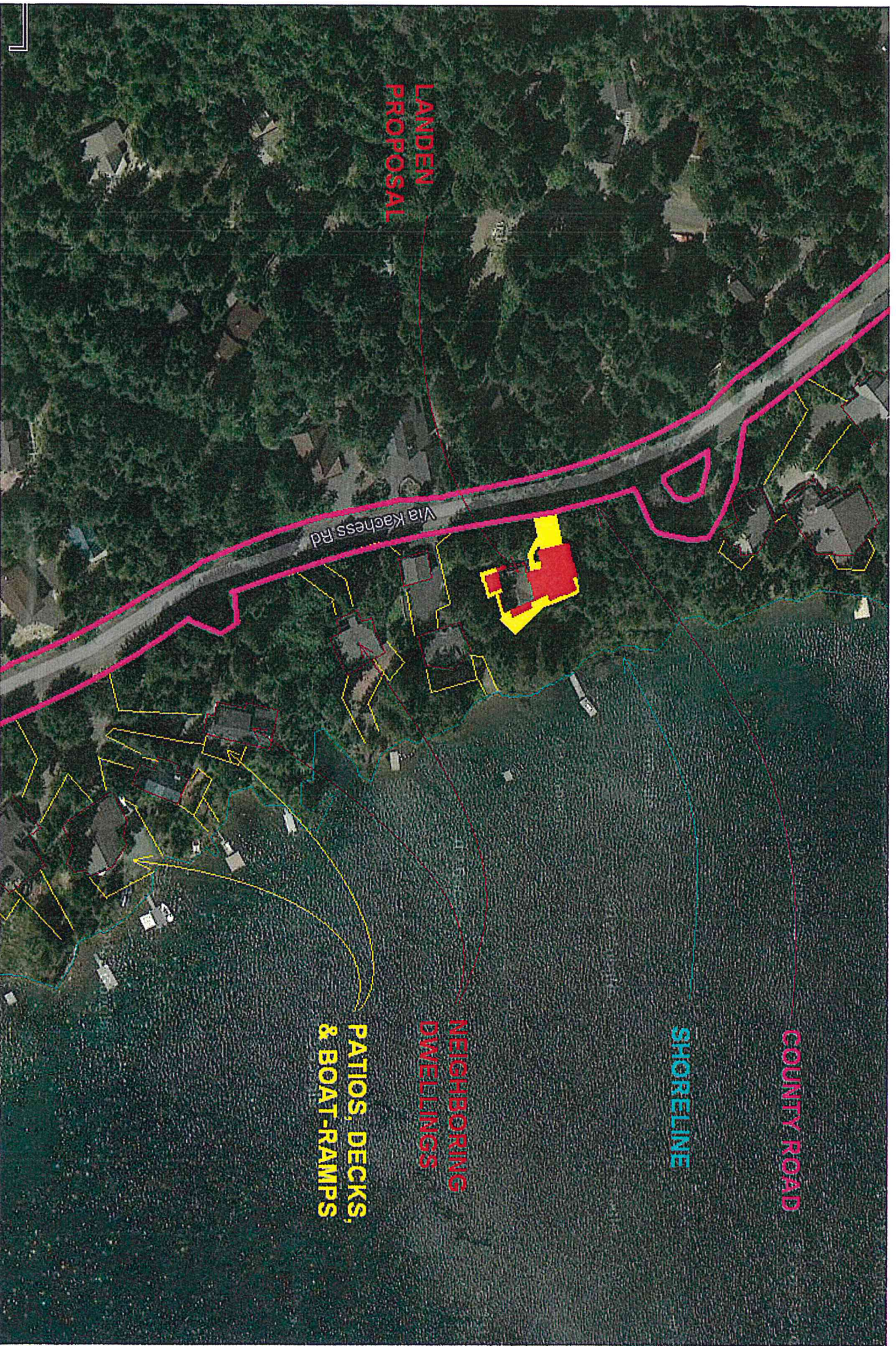
MAIN FLOOR
 PLAN

DATE: 6/12/14
 PROJECT: BLS
 SHEET: 1401

DATE: June 12, 2014

LANDEN CABIN
 3160 VIA KACHESS ROAD
 EASTON, WASHINGTON 98925





**LANDEN
PROPOSAL**

Via Kaehess Rd



**PATIOS, DECKS,
& BOAT-RAMPS**

**NEIGHBORING
DWELLINGS**

SHORELINE

COUNTY ROAD