

My name is David Warmenhoven and I am one of two owners of Box Wood Builders LLC. Myself and my business partner both own homes on Arlberg Place in the Hyak Estates neighborhood. We have each owned our homes for approximately 14 years each. We purchased the property known as 1411 Snoqualmie Drive in late January 2018. It is considered a corner lot in the intersection of Snoqualmie Drive and Chamonix Place.

Background

Knowing the area fairly well – we decided to purchase a property a few blocks away from our homes on the assumption we knew where the utilities were and it was very likely there was a right of way between the roadway and the property line that would be approximately 5-10 feet in distance. We were also aware there was a water main and Cable pedestal located on the Snoqualmie Drive portion of the property. It was believed that those utilities were in the right of way to the same extent that the utilities are located on the Chamonix Place side of the property – with adequate right of way. The survey for the said property was completed May 22, 2018 after the snow melt.

Project Description

Project Location: 1411 Snoqualmie Drive – Snoqualmie Pass, WA 98068

A building permit has been applied for and approved under permit number BP-18-00145

The project is a single family residence of 2400 square feet with a single car garage. The permit process was begun by submitting the plans to The HYAK Property Owners Association for approval prior to submitting to Kittitas County. At that meeting, the Board strongly recommended going with a 25 foot setback on the road frontage of the property and a 15 foot setback for the back side of the property. A 10 foot setback is required for the side of the properties. See attached HPOA document for their recommended setbacks. Box Wood Builders opted for going with the county setback standard 15 feet in the front and 25 feet in the back. This decision was made for both of the reasons of cost savings on the permitting process and the assumption there was adequate room between the house, property line, right of way and roadway for snow removal.

We are seeking a variance of the setback requirement to allow the front setback requirement be 25 feet and the rear setback requirement to be 15 feet.

Criteria

- A. During the survey performed by PLSA, it came to our attention that a portion of the property line actually extended into the County Street by approximately 4". Along the Snoqualmie Drive portion of the property, the property line runs adjacent to the edge of the street at a distance of -4 inches to about 18 inches. There is no right of way between the property line and roadway to accommodate all of the utilities in that area. The opinion offered by the surveyor was that the County road was installed too close to the property – however that is only an opinion. With the circumstance as it exists, the house footprint is much closer than anticipated to the roadway and

- will adversely impact winter time snow removal issues. Furthermore, if the variance is granted Box Wood Builders is fine with the utilities at their present location on their property.
- B. Approving the requested variance will place the house consistent with the other homes in the surrounding area as they generally are setback approximately 25 feet from the roadway. To place the home within 15 feet of the roadway will not be consistent.
 - C. Approving the request for setback will not impact any adjoin properties or any other property in the Hyak Estates neighborhood. The property adjacent to the backside of said property will have a side set back of 10 feet. That area will have the appearance of being consistent with all of the side setbacks of homes in the area – specifically on Chamonix Place.
 - D. The granting of the requested variance will enhance both the aesthetics and functionality of the property. The setback will be consistent with other homes which might have the benefit of right of way space. The added setback will also provide adequate space for the plowing of snow during the winter months.

On the Chamonix Place portion of the property, adequate right of way exists. Had that right of way extended along the portion of the property that is adjacent to Snoqualmie Drive, there would be no need for this request.

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