

**KITTITAS COUNTY ZONING VARIANCE APPLICATION FOR PARCEL 418035 – ATTACHMENTS**

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**ATTACHMENT A - PROJECT NARRATIVE**



Kittitas County CDS

<b>PROJECT DESCRIPTION</b>	New Residence
<b>PROJECT SIZE</b>	Construction of a new 26' x 34' residence based on the same floor plan (Hiline Homes Plan 1768) used for the nearest neighbor at 2421 WA 906, Snoqualmie Pass, WA 98068
<b>PROJECT LOCATION</b>	Parcel 418035, Snoqualmie Summit Village Lot 45, Snoqualmie Pass, WA 98036
<b>ZONING CODE(S)</b>	KCC 17.16.060, YARD REQUIREMENTS - FRONT; KCC 17.16.070, YARD REQUIREMENTS – SIDE; 17.16.080 YARD REQUIREMENTS – BACK; along with any other codes that may apply to residential setbacks for irregular shaped and/or corner lots.
<b>ZONING REQUEST (OVERVIEW)</b>	Request for a zoning variance allowing the setbacks to be modified, per Attachment B, Page 1, to this Zoning Variance Application, in order to allow for enjoyment of a substantial property right as possessed by owners of other properties in the same vicinity; an example of which is the closest house in the neighborhood, the recently completed residence at 2421 SR 906, Snoqualmie Pass, WA 98068.

**NARRATIVE**

The subject property, known as Kittitas County Parcel ID 418035, is located in Snoqualmie Summit Village in Snoqualmie Pass, Washington. Parcel ID 418035 is an irregular shaped lot with the northern/northeastern most boundary comprised of 3 sides that border a private road known as Snoqualmie Village Drive. The lot is also considered a corner lot as these same 3 sides are bordered by the private road as it curves to the East and South.

At issue is that the Front Yard Setbacks are 25' for Snoqualmie Pass and if applied to more than one side of this lot, since it is considered a "Corner Lot", and applied to the full length of two of the Northern/Northeastern sides along the private road, the end result is a 9' wide buildable area (see ATTACHMENT B, Page 4). This denies the property owner the enjoyment of a substantial property right that is possessed by the owners of other properties in the same vicinity. The following addresses the points from the Zoning Variance Application.

- 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.*

Parcel ID 418035 is an "Irregular Lot" having 5 angled sides. The lot is bordered to the North and Northeast on 3 sides by a private road, Snoqualmie Village Drive, which makes it also a "Corner Lot". As shown in Attachment B, Page 4, when the 25' Front Yard Setbacks are applied to the side designated as the "Front" and also to the two sides on the North/Northeast boundary of the lot, which are between the "Front" and "Rear", this lot is left with only a 9' wide buildable area. The unique combination of the "Irregular Lot" and "Corner Lot" designation, along with the 25' setbacks for Snoqualmie Pass LAMIRD do not preserve the enjoyment of a substantial property right possessed by the owners of other properties in the same vicinity; prompting this Zoning Variance Request.

- 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 subject property is Lot 45 of Snoqualmie Summit Village, a neighborhood comprised of residential lots of varying shapes and lengths but almost all of them are roughly 50' wide. The most relevant example of the substantial property right possessed by another owner is the closest neighbor to this lot, Lot 47, 2421 SR 906. This is a recently completed new residence based on the exact same floor plan that is proposed to be built on the subject property; Hiline Homes Plan 1768. The irregular shaped boundaries of the subject property will require modifications to be made to Plan 1768 reducing it significantly in size. The reductions include the 34' x 10' Covered Porch and the 26' x 22' Garage – both of

which would normally be included and come standard with this plan. If this variance request is granted then the remaining much smaller footprint of the original plan (without the Covered Porch and without the Garage) will fit within the proposed buildable area as shown in Attachment B, Page 1. This will allow a substantial property right as per other property owners; in particular as per the property at 2421 SR 906.

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

This variance request is to bring the subject property more in line with other lots in the vicinity, to allow similar use as is currently available to other properties in the vicinity, and to be neutral to public welfare with no injury to property in the vicinity. This variance will allow for continued development of the neighborhood keeping the same design as the most recent and nearest completed residence.

This variance request would primarily impact only 2 of the 5 sides of the lot; and less than half of those two sides. The Proposed Residence would remain within the remaining buildable area and more than the 5' along these two sides. Please reference Figure 1. and Attachment B Page 3.

1. The North Side Yard Setback would have a 25' setback extending over half of its length.
2. The Northeast Side Yard Setback would have a 25' setback extending over 60% of its length.
3. The Front Yard Setback would have a 25' setback extending its full length.

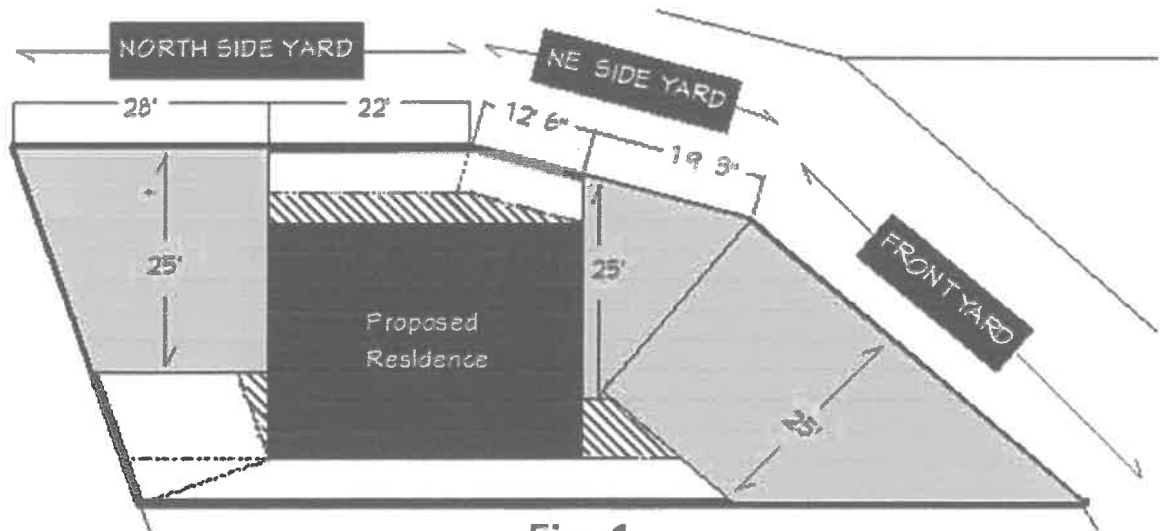


Fig. 1

Yard Setback – Side (South). The subject property is bordered by a similar residential lot with a standard 5' Side Yard Setback. The proposed Site Plan, Attachment B, Page 1, to this variance request, proposes the exact same 5' setback on the boundary to the adjacent lot to the South. This would allow both lots to appear as expected along the sides of their respective houses and is in line with other properties in the neighborhood.

Yard Setback – Rear. As depicted in the Site Plan in Attachment B, Page 1, what is considered the rear of the subject property shares the exact same angled property line to the West as the adjacent lot. The neighboring lot, and any other lot in this neighborhood, can enjoy the same 15' setback on the rear of their lot as is desired for the subject property as part of this variance request. This would be neutral to the adjacent and other properties in the neighborhood.

Yard Setback – Front. What is considered the front of this irregular lot will have a 25' setback as proposed in Attachment B, Page 1, to this variance request. This will have a neutral impact on any nearby property as all Snoqualmie Pass properties are required to have a 25' setback in the front.

Yard Setback – Side (North/Northeast). The two sides that remain would have a 5' side yard setback along the actual side of the proposed residence. These side yards will intersect the front and rear sides of the lot as proposed in the Site Plan in Attachment B, Page 1. By allowing the construction of the proposed residence, which is based on the exact same plan as the closest neighbor, this variance request brings the subject property much more in line with the spirit and the actual intended use of the properties in the vicinity. With this lot having the same side yard setback as the adjacent property; having the same front and rear setbacks as the other properties in the vicinity; and with the buildable space having a 5' side yard setback along the North/Northeast; the end result renders no materially detrimental impact to the public welfare and it is not injurious to property in the vicinity. Granting this variance request would support the true spirit of the side yard setback – having it along the actual side of the house – and will enable the original intended use for this property which would seem to be to the benefit to the other property in this vicinity.

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

The subject property, while irregular, is almost exactly the same width and is similar in length to the other properties in this neighborhood. As mentioned

above, all of the lots are about 50' wide and vary in length. Most of the lots have angled characteristics as does the subject property. The subject property shares a common property line with an adjacent lot and shares the exact same angled property line along the West side of the property and a similar angled side along the East side of the property. This variance will provide for the realization of the original and current intended use of these residential properties. The comprehensive development pattern will be supported, not detracted from, by the granting of this variance.