

9.) This project seeks to build a ski cabin about 2000 sq.ft. in the Mountain Creek at Silver Fir Community on lot 28. We are asking with this variance application to reduce the setback of the "front lot line" on SR 906 side of our property from 25 feet as required in Section 17.18.060 of Kittitas County Code to 15 feet. Reducing the setback by 10 feet.

10.)

- A. Our lot sits in a plat that has been approved and actively developed in for years. The setbacks when we purchased the lot in May of 2019 were a front lot line of 15 feet and a back lot line setback of 25 feet. Then in December of 2019 an amendment was passed that our community became part of a Snoqualmie LAMIRD section. The new setbacks became 25 feet for a front lot line and 15 feet for a back lot line. We recently submitted our PSA to the county and learned for the first time that we have two front lot lines. One in the neighborhood where our address has been approved to be 90 Cedar Ln. and what we thought was our back line off of SR 906 has also been labeled a front lot line. With these new lot line labels and setbacks of 25 feet in the front and 25 feet in the "back", we now only have 10 feet wide to build a house on our property. Our lot is also "L" shaped unlike other lots in the neighborhood which hinders our build footprint, making actually two lines of setbacks on the SR 906 side. Other lots in our development are square or rectangular shaped and have designated front and back lot line labels that allow for reasonable space and size of a cabin to build on. Lastly, the typography of our property is such that no vehicular access would be allowed/ permitted off of the 906 side due to the steep slope even though it is being labeled a front lot line.
- B. The variance is required to build a home on our lot. To preserve our investment in the community by building a suitable house and the right of building on the property we purchased the variance is necessary. We have designed the footprint within the LAMIRD setbacks .
- C. This variance will not negatively impact the enjoyment or welfare of anyone within the vicinity. By allowing this variance we will be able to build a house within the CCR's of the community and also provide better collaboration and safety for snow removal between our neighbors and ourselves.
- D. This variance will have no adverse effect on the development of Mountain Creek at Silver Fir or SR 906. We will still be within the 25 foot setback on the top "L" part of our property line and will not be near the guardrail or any other land necessary for road maintenance or snow removal for SR 906.

**RECEIVED**  
AUG 10 2020

Kittitas County CDS