

Hello Kittitas County Community Development Services

Here is my request for a variance.

Project size; I am seeking to add 1190 sq. ft. of new lot coverage. Of the 1190 sq. ft. I am seeking a variance for 940 sq. ft. Of this 940 sq. ft. I am seeking a variance for 192 sq. ft. on the West side of the lot and 748 sq. ft. on the East side. This project would be garage/ shop with RV trailer parking and a stairway to the 2nd story.

The physical location is 10 Cascade View Dr., Ronald WA 98940. The Tax ID is 360134, The parcel # is 20-14-12051-0524. Pine Loch' Sun #3, lot 24, block E, Sec. 12; Twb. 20; Rge. 14. The provisions of the zoning code for which I am seeking a variance is docket 19.04. This was intended as a clarification of various codes related to corner lots, setbacks and yard designations. These codes include 17.08.590, 17.18.070, 17.28.50, 17.29.050, 17.31.060 and 17.56.060.

A: The unusual circumstances of my lot are that I have 3 front yards under the new code. My lot is not a rectangle. The odd angle on the North side could either be a front or side yard under the old code. I would like to vary from the code so I can make a reasonable improvement to my property. I have an 81-foot-wide lot. The designation of my East property line as a "front yard" and the West property line "back yard" removes 50 feet of developable width space from my lot. I would have a 31 by 73' space to work with. I am one of the 3 lots? in Ronald with 3 front yards. This designation applies to very few lots in Ronald.

The original front yard street access for the property is and will continue to be from Cascade View Dr. The 25 feet for the front yard set back is not a factor in my proposal. The old back yard was on West Pacific Ave. There was no problem with the backyard designation for this area as it is my drainfield and reserve area. Now my backyard is on the west side of my property. This code change removes approximately 5850 additional sq. ft. of buildable lot space. 5' and 15' by 195' lot length is 3900 sq ft of setback to the West and East sides. The new 25' and 25' setbacks by the 195' removes 9750 sq. ft of buildable lot space. The total lost is approx 5850 of additional property under the new code. I am losing an entire city lot of buildable space.

B: Such a variance is necessary for the preservation and enjoyment of a substantial property right. These rights and enjoyments are possessed by other properties in the vicinity. I have a 1959 travel trailer RV and desire shop space. My RV is not built to be stored in an area with 180 pound snow load. I would not have to have a flapping tarp coving my trailer for 5 or 6 months of the year. There are many other properties in the vicinity with covered storage available to off street park/ store RV's, boats or have shop space. People who move to rural lots expect to have extra property space available for additional enjoyment.

C: Authorization of such a variance would not be materially detrimental to the public welfare or injurious to property in the vicinity. I would not have to have a flapping tarp covering my trailer for 5 or 6 months of the year. This cover was visible from my 3 abutting road for 5 months this winter. The new structure will be current code compliant. The improvements in the property would be a material boost to property in the vicinity. Granted that living in a pink building would mean any improvement would be a material boost to my neighbors.

D: The granting of such variance will not adversely affect the realization of the comprehensive

development pattern. The old code, from before December 2019, was for side yards of 15' (West property line) and 5' (East property line). I am seeking a variance for my new front and back yards to be approximately 19' (West property line) and 8' (East property line). My proposed improvement / remodel would fit within the comprehensive development pattern for my neighborhood. I am not requesting a variance for anything but my setbacks. Similarly sized lots have RV type storage available, except mine, due to the current code for setbacks. The proposed distance from the drainage ditch to the RV garage would be approximately 25'. There would be minimal visual difference between mine and neighboring properties.

The location on the East side of the property is the only practical location for the RV garage. I can pull in and exit from the street without additional drainage ditch work or permits. The front of the garage would also be on the same side as the garage doors for the rest of the house. Additionally, the septic field and reserve area setbacks preclude the use of the South side of the property for a shop/ RV storage area or access.

Thank you for your consideration, Brooks Tuttle, October 14, 2020.