

9. **Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, and the provision of zoning code for which this variance is requested and the way in which you wish to vary from the code.**

Over the past few weeks, we've consulted with Kittitas County Public Works, Kittitas County Planning Department, various neighbors, and current board members of our HOA to determine the best way to access our property and establish parking for automobiles. Since we are land locked on 3 sides of the property, the only solution remaining is to access the property from the county road (Snoqualmie Dr.) where there is a steep slope (roughly 50 degrees) with regard to topography. (The comment on the Kittitas County Assessors website states...DG-2/02-Steep Down to site below) The consensus has resulted in building a parking pad off the county road in the county right of way and on our property. The size of the parking pad will be 32ft wide by 23ft deep by 18ft tall. The provision of the zoning code requires a 25ft setback from our property line before building any structures. In order to build a retaining wall for the downhill side of the parking pad, we will need to request a variance from the zoning code as the wall will need to be built 7ft from our property line vs 25ft.

To further clarify, the first 16ft downhill from the county road is the county right of way. Then our property line begins. According to zoning code, structure must be built 25ft from our property line, which is a total of 41ft from the county road. (Snoqualmie Dr) Since the parking pad is only 23ft deep (to enable my 21ft truck/automobile), this puts us at 23ft from the county road. (16ft on the county right of way and 7ft into our property from our property line. This results in a request to reduce the building setback from 25ft to 7ft in order to build the retaining wall for the parking pad. Again, instead of the parking pad retaining wall being built 41ft from the county road, we are asking for a zoning variance so it can be built 23ft from the county road.

Public Works has mentioned we can build a parking pad on the county right of way (which is the first 16 ft from the county road), however, we must use natural boulders on the two sides of the parking pad vs concrete and steel rebar. This is due to potential future projects that may take place in the county right of way. They mentioned they would not want to tear out steel and rebar, yet would be ok to move boulders.

The parking pad would have engineering approved design and calculations. The downside retaining wall would be concrete and rebar (where most of the weight would be supported), and the side retaining walls would be natural boulders. It would be filled with engineering approved structural fill, surfaced with asphalt, include drains as needed, and shed water away from the county road.

10. **A variance may be granted only when the following criteria are met (see KCC 17.84.10). Please describe in detail how each criteria is met for this particular request:**
1. **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.**

The unusual circumstances that we are having to overcome in order to access our property and establish parking is due to the steep topography within the county right of way and the first 7ft of our property. In comparison to other properties on Snoqualmie Dr and elsewhere in Hyak Estates, our topography is definitely steeper in slope than most. We have seen other neighbors overcome this challenge by building parking pads similar to what we are proposing. This would include having to build a retaining wall within the 25ft building setback and request a zoning variance.

2. **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.**

According to all of the other properties we have observed in Hyak Estates, there is some form of parking available to the owners on their properties. Our request for a zoning variance is so we may be able to utilize basic parking which will result in the use and enjoyment of our property. Without a zoning variance for a parking pad, we see no other way to establish parking on our property. If a variance were not granted,

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it appears the closest we would be able to park is down at the bottom of the hill in the ski area parking for Rampart Ski Lift. This would be approximately 1/4 mile from our property.

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

We feel the authorization of our requested variance will not be materially detrimental to the public welfare or injurious to other property in the vicinity. The reason for this is because other property owners throughout Hyak Estates that have built parking pads to solve this property access problem when it comes to steep topography. We are happy to fall in line with what other residents have done in order to not be materially detrimental to the public welfare or injurious to property in the vicinity.

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

Since our variance request is consistent with what other property owners have done to solve their property access and parking challenge, it appears the granting of this variance will not adversely affect the realization of the comprehensive development pattern. We would definitely not want to be "out of alignment" with the realization of the comprehensive development pattern.

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