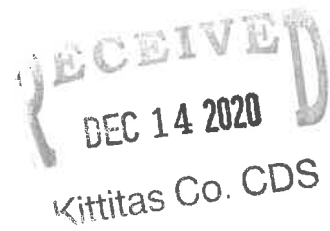


Zoning Variance Application:

Lisa Simpson and Brian Fielder

Site address: 2430 Via Kachess Rd.
Easton, WA 98925

Tax Parcel: 486835



Project Narrative:

This project is a two-floor detached garage and shop with a footprint of approximately 44' x 35', including covered porches and walkways. The garage will resemble the existing residence in the use of similar siding treatment, trim and other treatments. It is located on the northwest corner of property, PN 486835 outside the 200'-0" shoreline designation of Lake Kachess. The main level of the garage is accessed directly off Via Kachess Road, like other detached residential garages on this road. The lower garage and shop are accessed from the existing driveway to the property which will not require any changes to make this project feasible. Due to the small lot size the location of the garage sits within the 25'-0" street side setback that is regulated by KCC 17.56.060, for zone type F-R (Forest and Range). The southwest corner of the garage foundation sits approximately 2'-4" off the property line and the northwest corner sits approximately 6'2" off the property line.

Due to the slope of the lot from the edge of right-of-way the proposed connection will require a certain amount of retaining which will be in the street side setback as well as the non-trafficked right-of-way of Via Kachess Road. The property line of PN 486835 is located approximately 19'-21' from the edge of Via Kachess Road. No alterations to the existing access to the property will be required.

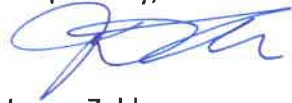
The existing site size of 0.29 acres (12,632 square feet), location of existing residence ,septic drain field and septic tanks there is limited area that would be acceptable for a detached accessory garage except to build within the setbacks of the property. Due to the topography it is ideal for a two-level garage with ingress and egress from Via Kachess for the main garage and use of the existing driveway for the lower garage and shop. By allowing this variance it gives the owners the ability to have the same use of their property as other residential lots have along Via Kachess Road. You can see examples of these other approved variances in the attached exhibits (A & B) of the two properties to the north, both of which are located very close to their street property lines and also utilizing a build area within the street side setback.

This will not only give the owners a place to park their vehicles in the winter months, out of the snow, but also giving them a place to store the equipment to enjoy lake Kachess in summer. For the longevity of use of the site a garage with access off Via Kachess would allow the owners the ability to use this residence going forward through retirement and beyond.

I do not believe that the granting of this variance from the setback code will materially be detrimental to the public welfare or be at all injurious to the properties in the same vicinity since there are other homes with the same amenities. According to the neighbor who also has an approved garage within the street side setback, "Kachess Village, has a reputation within the upper county of being a model community with well thought out covenants regarding design, construction materials, layout and amenities augmented by county service and building guidance."

Granting of this variance to the street side setback per KCC 17.26.060 conforms with the approvals of the previous setback reduction by other neighboring parcels and will not deter from the development pattern envisioned by the county and enjoyed by the many residents. It will further enhance the neighborhood by allowing the residence to park their vehicles inside so that it makes for a more pleasing view to all that visit the area.

Respectfully,



Jayme Zold

Designs Northwest Architects