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Kittitas County CDS

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Kittitas County Community Development Services

Written Comments Regarding Project (VA-21-00002) Maynes Setback
Variance

We are writing to request the setback variance on Parcel #956186 NOT be approved. Approval of this setback would place the proposed residence 13 feet closer to the road pavement than the average (pavement to house) distance of 18 existing homes on Hermitage Drive. We used the pavement edge to measure distance to the closest portion of each home. Due to the meandering nature of the paved road within the ROW, the pavement is a logical objective point of reference, both functionally and esthetically in this community (some snow in the way, but measurements are very close).

The average distance (road right of way plus 25 foot setback) for 18 homes is 45 feet (rounded down to the nearest foot). The Maynes setback variance would place the proposed house 13 feet closer to the pavement than the average of all homes on Hermitage Drive. Maintaining the existing 25 foot variance would place the Maynes house close to existing homes in relation to the road, a testament to past projects designed for placement within existing setbacks. We know of two homes that had to be redesigned to accommodate 15 foot side setbacks and ours for the 25 foot front lot line setback. The entire community benefits from individuals making the existing setbacks work. Thank you for your consideration. Do not approve this variance.

430 Hermitage Drive