

January 22, 2021

## Zoning Variance Application

60 Chamonix Place (lot 131)  
Snoqualmie Pass, WA 98068  
Tax parcel: 398535

Project Narrative – questions 9 and 10

### 9. Narrative Project Description

Project is the construction of a new single family, residential home. Located on lot 131 of Hyak Estates #1, the home will be approximately 2800 square feet.

We are requesting a variance of the front yard setback per 17.16.060. **Our variance request is for a 20 foot setback versus the newly adopted 25 foot setback, due to topography.**

### 10. Criteria

A. Our variance is requested due to the unusual topography with a steep slope that is better mitigated by having the house closer to the street. Pushing the house back further compromises the positive flow and gravity drain to the existing side sewer.

B. The variance creates continuity with the adjacent dwellings and pattern of development in Hyak Estates.

C. This variance does not negatively impact public welfare or property value in the subdivision. The proposed 20' setback is even with adjacent homes. The 25' setback reduces defensible space distance and infringes on native trees in the rear yard setback.

D. The variance does not adversely impact the realization of the comprehensive development pattern.

Respectfully submitted,

Marcus Ward

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