

March 29, 2021
Lynn Hatcher – Setback Variance Application Narrative
5951 Red Bridge Road, Cle Elum, WA 98922
Parcel # 956831

#9. The owner requests a variance from the ten foot (10') yard setback requirement under KC 17.56.060(2) to locate a 36'x36' pole building within one foot (1') from the rear (north) property line.

#10A. The existing conditions create an unusual condition such that the subject parcel is 3.05 acres in size and was created by short plat subdivision in 2010. Other parcels in the area are generally much larger and consist of at least 10-20 or more acres. The subject parcel is in a narrow "pizza pie" triangular shape with the nose of the pie being the far east property line. The north property line abuts onto a small flat open field owned by the adjacent owner whose seasonal dry cabin is up a bank and a hill generally overlooking the subject parcel. Anyone looking at the subject property would think the small adjacent open field would logically be part of the subject property since it blends in with the topography and natural features of the subject parcel. The north line is the historic north property line of the parent parcel prior to the short plat creating the subject parcel. The remaining north line of the subject parcel westerly from the proposed pole building rests on a steep hillside at the toe of a dirt road and cannot be developed. The north line further east of the proposed pole building location becomes increasingly narrow and would also require a setback variance, the removal of additional mature trees, and further disrupt the nature and utility of the property. There is an existing barn in the middle of the subject parcel. The subject parcel is also unique in that it contains a small open pasture on the west side of the barn and scattered mature standing pine trees on the east side. Most parcels on the north side of Red Bridge Road are up a hill and do not have such a pasture and an open area of mature standing trees along Red Bridge Road. The mature Pine trees on the subject property prevent the pole building from being ideally located in accordance with the setback requirement. The placement of the pole building anywhere else would destroy the utility of the remainder of the developable topography of the subject property and break up the visual feel of the property.

#10B. The variance is necessary for the preservation and enjoyment of a substantial property right to use the subject property consistent with the Forest & Range zoning and the owner's desire to retain as many natural features and mature trees as possible. The subject parcel is much smaller than that enjoyed by owners of other properties in the same vicinity, thus limiting options for the placement of structures.

#10C. The authorization of the variance will not be materially detrimental to the public welfare or injurious to property in the vicinity. The variance will allow the pole building to be built without disturbing the mature trees and be located further away from the public road, retaining natural features and visual aesthetics.

#10D. The granting of such variance will not adversely affect the realization of the comprehensive development pattern of the area, and will retain and enhance site features consistent with uses allowed on Rural Working lands in the Forest and Range zone. The Comprehensive Plan states in part that the Rural Working lands land use designation, "*generally encourages farming, ranching and storage of agriculture products, and some commercial and industrial uses compatible with rural environment and supporting agriculture and/or forest activities. Areas in this designation often have low population densities with larger parcel size compared to Rural Residential areas. Agriculture and forestry activities are generally less in scope than in the Resource lands.*" This is consistent with the owner's current and anticipated use of the subject parcel. The pole building will allow for the safe storage of farm implements used to maintain the land in its undeveloped rural state.

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