



KITITIAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: May 6, 2022
SUBJECT: VA-22-00002 Heidt

The Department of Public Works has reviewed the zoning variance application and recommends approval based on the following:

1. Please be aware that any new access would require an access permit from Public Works.
2. Any grading over 100 cubic yards of material would require a grading permit from Public Works. Grading over 500 cubic yards would require engineered grading and stormwater plans to be submitted for review.

SURVEY:

1. Distances on exhibit map do not match the project description. The map may show a 5 feet setback, but it is not identified on the map. The project identifies a 10 feet setback, but the map identifies a 15.96' feet setback.
2. A five feet setback poses constructability problems without trespassing into the neighboring parcel. Public Works believes that a written statement from the neighboring landowner approving a short-term construction easement would suffice.
3. Building footings, grading, overhangs and swinging doors cannot trespass into the neighboring parcel.
4. Given the tight tolerances required, having the boundary line staked by a land surveyor prior to construction should be required.
5. All elements of map should meet the requirements of WAC:332-130-145
6. Snow storage in regard to the shop may land on neighboring property, suggest an agreement with neighboring property for snow removal and/or storage.