

From: [Erik Kosar](#)
To: [Jeremiah Cromie](#)
Cc: [Erik Kosar](#)
Subject: Re: Site Map Adjustments
Date: Monday, July 10, 2023 6:07:27 PM
Attachments: [Kosar Variance july 10 2023.pdf](#)

RECEIVED

By Jeremiah Cromie at 9:38 am, Jul 11, 2023

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Hi Joe, I have updated per our conversation. Please see attached for revised site plan and below for revised narrative, regards, Erik 214.564.7402

9: Narrative.

This request is for the construction of a secondary structure, specifically a garage with a loft (**29x36**) on an existing pad behind main cabin structure. The variance being applied for is an easing of front property corner line setback requirement from 25' -> 5'. This side of lot is adjacent to Pine Loch Sun Dr and not a neighboring property thereby diminishing the usefulness of suitable buildable land. Incrementally, the shape of lot (1/4 pie), further constrains building footprint. You will see from the attached diagram that the variance will only apply to the corner of proposed construction and hence the majority of construction will be in compliance with 25' setback and easements. Without the variance for this 'corner', would not be able to construct suitable size structure and unable to store boat and vehicles which would be destroyed due to heavy snowfall. Also note that even with variance at 5', this corner of garage would still be 19' from road edge. Fire mitigation for project has been requested and granted. Also, full survey of property has been completed for accuracy.

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A: The attributes of this lot make it unique in that 3 of the 4 sides of property are adjacent to private road as opposed to 3 of 4 sides being adjacent to private property. Because this property is adjacent to private roads the building setback on these 3 sides is 25' as opposed to 15' which is applicable to the other lots in community. However, even more importantly, is the shape of the lot. Because it is shaped like a 1/4 pie (and surrounded by private road), this further constrains construction footprint (top right of lot) that is not shared by majority of parcels in neighborhood; please refer to diagram and variance area requested. Lastly, usable building space is taken up by the drainfield, as such the structure must be offset from existing field. It should also be noted that reserve drainfield was relocated to another part of property to accommodate proposed structure along with revised variance.

B: Because of the unique shape of lot and private road boundaries (described above), this diminishes the usable footprint and ability to store equipment for the enjoyment of the land and surrounding area that can be realized by other neighbors.

C: You will see from the attached diagram that the variance will only apply to a corner of proposed construction and hence large portion of construction will be in compliance with 25' setback and easements. Also, the structure will be ~19 feet from the actual road that will likely never be developed as neighborhood is already fully built out and road expansion is not required. Lastly, proposed corner of structure for which variance will apply, will be flanked by existing trees providing additional protection and shielding from road.

D: The Pine Loch Sun neighborhood currently has many smaller structures (sheds) that are already very close to road. This structure will not only be more aesthetic, but will not be out of place given the recreational storage buildings already in place, hence adhering to neighborhood dynamic. Additionally, the Pine Loch Sun Architectural board did not have issue with proposed structure and deferred to Kittitas for variance consideration.

On Monday, June 12, 2023 at 09:22:37 AM PDT, Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us> wrote:

Thanks for sending this over but it appears you are requesting a different variance than what you have provided before (bigger garage and a 5 ft setback instead of 15 feet) and the scale on this provided is not correct. I have attached this new site plan with your old one. We will have to re-notice the application if you want a bigger garage and/or smaller setback. This would also require you to update the project narrative.

Jeremiah Cromie

Planner II

Kittitas County

Community Development Services

411 N. Ruby Street; Suite 2

Ellensburg, WA 98926

Office: 509-962-7046

jeremiah.cromie@co.kittitas.wa.us

From: Erik Kosar <ekosar@yahoo.com>
Sent: Thursday, June 8, 2023 9:51 AM
To: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Subject: Re: Site Map Adjustments