

Narrative Statement
Zoning Board of Appeals Application
Mr. William (Bill) Hendrix
21 East Lakedale Dr. Ronald, WA
Tax Parcel# 842034
June August 30, 2023

Application Request: Variance to Section 3.1.2A – Side Yard in the Rural Residential (RR) Zone, to allow a proposed garage and house expansion 7.5 feet from the side property line, i.e., 7.5 feet variance from the 15 feet side yard setback requirement.

Mr. William (Bill) Hendrix reside on the center of the parcel of Lakedale Dr, Pine Loch Sun Dr. and SR 903. It is an attractive cabin-style home on a previously-approved interior lot set back approximately 7.5' from side yard and acquired by the previous landowner some time ago. Large evergreen trees blocks the home and most of the property from view by passersby on SR 903. It is bordered to the north by South by a single family property where the reduced setback would most/only effect. This property owner provided a letter stating his recommended approval to allow the said owner the reduced setback. See letter attached. All other properties are located across on of the 3 road adjacent to the property.

The subject property and all neighboring properties are in the RR (Rural Residential Zone), as found on the Kittitas County WA Zoning Map, which requires a 15 feet wide side yard setback. The applicant is requesting a variance to place a 7.5'x65' garage/house addition.

The criteria:

A) The existing cabin/house, designed and approved sometime ago, was not constructed with any accessory structures due to various environmental site constraints. Due to the location of the property being adjacent to three roads At the time of approval. Since the approval, construction, and new ownership the zoning has recently increased the property buffer setbacks. The current owner had to remove sheds that he purchased with his property but were constructed by the previous property owner in the ROW. The current owner removed these sheds.

B) The proposed variance is necessary to the owners to provide a safe dry place to park their vehicles in the inclement weather. The would have a safe place to store their summer and winter atv's, tools and Seasonal storage. The proposed variance will provide an increase in property value and higher taxes to the county. This proposal will only effect the neighboring property and the said neighboring property provides the proposed recommendation for approval letter.

C) The proposed variance will not be materially detrimental to the public welfare or injurious to the property in the vicinity. The county will benefit monetarily with higher taxes based on a high valuation.

D) The granting of the proposed variance will not adversely affect the realization of the comprehensive development pattern since it is only affecting one property.

The proposed variance will create a safer situation for the owners while accommodating their growing need for storage space and enhance property values.

Thank you.