



RE: Zoning Variance Narrative
Jayred Potter
7502 178th Place SW
Edmonds, WA
Dec 5, 2023

Kittitas County CDS

9. Narrative project description: Please include a minimum of the following information in your description: describe project size, location, and the provision of zoning code for which this variance is requested and how you wish to vary from the code.

- **We are proposing a 40' tall fire tower with a 400-sf conditioned space at the top, with a 624-sf wrap-around deck. The structure will be located on the highest plateau of the site. Currently designed to be constructed with a combination of steel and wood. We are asking to vary from the 35' height zoning restriction to fully maximize the breathtaking views found in every direction of our client's property.**

10. A variance may be granted only when the following criteria are met (see KCC 17.84.10). Please describe in detail how each criterion is met for this request:

A. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other properties in the same vicinity or district, such as topography.

- **We intend to maximize the height of the structure to put us over the current tree lines, so we don't need to disturb their natural growth.**

B. Such a variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity.

- **The potential increase in height will increase the enjoyment and experience felt by the client. The views will not be hindered by the lower tree lines. Traditionally, fire towers are known for maximizing heights to help spot fires from far away.**

C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.

- **The variance will have zero impact on the public welfare or injurious to other properties in the vicinity.**

D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

- **The granting of such variance will not adversely affect the realization of the comprehensive development pattern. We believe that a project like this might spark more interest in the community.**