



NON-CONFORMING USE

FINAL
Revised 03/09/16

Form

Yakima County Public Services

128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

1. **Type of proposed action:** *(Check at least one)*

- Normal repair or maintenance activities within a structure** containing a nonconforming use when the cost of work and materials within any 12-month period will exceed 25% of the assessed value of the structure using the most current County Assessor's tax roll before the work begins. *YCC 19.33.060(3)*
- Expansion or Alterations of Use** of a structure or land shall be altered, enlarged, expanded, extended or replaced. *YCC 19.33.060(4)*
- Change a nonconforming use** of a building, structure or land to an allowed use or another non-allowed use. *YCC 19.33.060(5)*
- Restoration or re-establishment of a damaged structure** containing a nonconforming use when the work within any 12-month period will exceed 50% of the square footage or the assessed value, as established by the current County Assessor's tax roll, of the structure before it was damaged or destroyed. *YCC 19.33.060(6)*
- Substantial or partial destruction of a residential structure** may be reconstructed when the lot contains one or more legal, nonconforming, habitable dwellings, as defined in YCC Title 13. The replaced dwelling may be increased in gross square footage as long as it does not exceed an increase of 50% of the building at the point it became nonconforming. *YCC 19.33.060(6)(a)*

2. **A Written statement that discusses and provides evidence relating to all items in the following list as required under YCC 19.33.060(4)(d)(i):**

(Please label your responses in the written statement "a, b, c," etc.)

- (A) That the alteration or expansion requested would not be contrary to the public health, safety or welfare;*
- (B) That the alteration or expansion is compatible with the character of the neighborhood; and does not significantly jeopardize future development of the area in compliance with the provisions and the intent of the zoning district;*
- (C) That the use or structure was lawful at the time of its inception;*
- (D) That the value of nearby properties will not be significantly depressed by approving the requested alteration or expansion;*
- (E) That the nonconforming structure shall comply with all development standards and codes to the extent feasible;*
- (F) That the use or structure will not cause, increase or expand detrimental attributes for the area it is located due to: use of hazardous materials; generation of noise, odors or electronic interference; introduction of incompatible uses; or generation of large numbers of vehicle trips; change in hours of operation; and emissions of light or glare; and*
- (G) That the proposed alteration or expansion requested will not create negative health or safety impacts and need not be excluded to protect the public from harm.*

3. **Please Answer the Following Questions:** *(Attach additional sheets as necessary)*

a. How long has this activity (land use) occurred on this property? _____

- b. Has the use been actively conducted on the property within the last 18 months? Yes No
- c. Are you adding or changing a use or activity? Yes No
 If yes, please indicate the new use(s) from the list in YCC Table 19.14-1: Residence will be the same
Replacing MH with site built structure
- d. Have you made any expansions in the past? Yes No
 If yes, please indicate the year(s) and square footage for each expansion: _____
- e. What is the size and use of all structures currently located on the property? 7050
880 1st Fl. 672 Bst - HM, 15x20 CARPORT + 13x20 CARPORT
- f. Will you need to construct a new building or an addition to the existing building for the expansion?
 Yes No If yes, please answer the following:
 (A) What is the proposed square footage? 600999 SF New Site BUILT. TO REPLACE 310 MH 16x8
 (B) What is the proposed height: SINGLE STORY
 (C) What will be the proposed lot coverage: UNDER 45%
- g. Are you proposing to replace or demolish any structures? Yes No
 If yes, please indicate the location: MH WAS DEMOLISHED MAY 2018
- h. Do you currently have any employees? Yes No
 If yes, how many employees? _____
- i. Are you proposing any new employees? Yes No
 If yes, how many employees are proposed? _____
- j. Do you currently have any outdoor storage? Yes No If yes, please answer the following:
 (A) What is currently stored? _____
 (B) What is the current total square footage? _____
 (C) What is the current method of site screening? _____
 (D) What is the current type of landscaping? _____
- k. Are you proposing to install/expand any outdoor storage? Yes No If yes, please answer the following:
 (A) What will be stored? _____
 (B) What is the proposed square footage? _____
 (C) What is the proposed method of site screening? _____
 (D) What is the proposed type of landscaping? _____
- l. Is any outside lighting proposed? Yes No
 If yes, please indicate the type and location: _____
- m. What is total number of existing off-street parking spaces? 4 Surface Type? Asphalt
- n. Will you be expanding/proposing off-street parking area(s)? Yes No
 If yes, please indicate the location and size of addition: _____

- o. Do you have an existing sign? Yes No *If yes, please answer the following:*
 (A) How many signs? _____
 (B) What is the sign height? _____
 (C) What is the sign square footage? _____
 (D) Is it illuminated? Yes No
 (E) If the sign is illuminated, how is it illuminated? Internally Externally
 (F) Where is the sign located? _____
- p. Will you be adding or modifying a sign? Yes No *If yes, please answer the following:*
 (A) How many signs? _____
 (B) What is the sign height? _____
 (C) What is the sign square footage? _____
 (D) Is it illuminated? Yes No
 (E) If the sign is illuminated, how is it illuminated? Internally Externally
 (F) Where is the sign located? _____
- q. Fencing: (Indicate on site plan which is proposed and which is existing)
 (A) What is the fencing material: _____
 (B) Is the fence view obscuring? Yes No
 (C) Are you placing barbed wire on the top of the fence? Yes No
 (D) What is the total height of the fence (including the barbed wire if proposed)? _____

YCC 19.33.030(2) states that it is the burden of the property owner or proponent to demonstrate the legal nonconformity of a lot, use and structure. **The required attachments must be submitted with this application to establish the Legal Nonconforming Status of a Lot, Use and Structures:**

- 1) For **legal nonconforming lots** please submit a copy of a deed or development permit executed prior to the change in code. YCC 19.33.030(2)
- 2) For **legal nonconforming structures** please submit development permits, historical photos, and affidavits from person knowledgeable of the historic configuration of the structure.
YCC 19.33.030(2)
- 3) Other acceptable documentation includes, but are not limited to: (YCC 19.33.060(1)(b)):
 - i) Dated business receipts showing types of service or goods provided;
 - ii) Statements of records from utilities, such as power, water or gas, that indicate the date and type of use and demonstrate that the use was conducted over time;
 - iii) Operating licenses issued by government agencies;
 - iv) Property rental invoices or receipts;
 - v) Income tax records;
 - vi) Dated listings in telephone, business or Polk directories;
 - vii) Records of the County Assessor;
 - viii) Building, land-use or development permits;
 - ix) Dated photographs, newspaper clippings and other relevant documentation; or
 - x) Notarized affidavits from neighbors or person who have observed the nonconforming use over required period of time may assist in substantiating its presence.



NARRATIVE FORM

FINAL
Revised 10/01/15

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The Narrative Form is designed to help you, the application review, interested agencies, and adjacent property owners to the proposal understand the scope of your project and how your project meets the legal requirements in the Yakima County Codes. You should refer to the appropriate sections of the ordinance when describing your proposal if applicable. You can obtain a copy of the ordinance in our office or access it on the internet at:

<http://codepublishing.com/wa/yakimacounty/>

Narrative Content: Please tell us the “who”, “what”, “where”, and “why” of your proposal. A list of typical content is provided below. **Please do not limit your project’s description to just these items.** In order for us to conduct a timely review of your project please **be as detailed as possible.** Any missing/confusing information could result in the delay of our review.

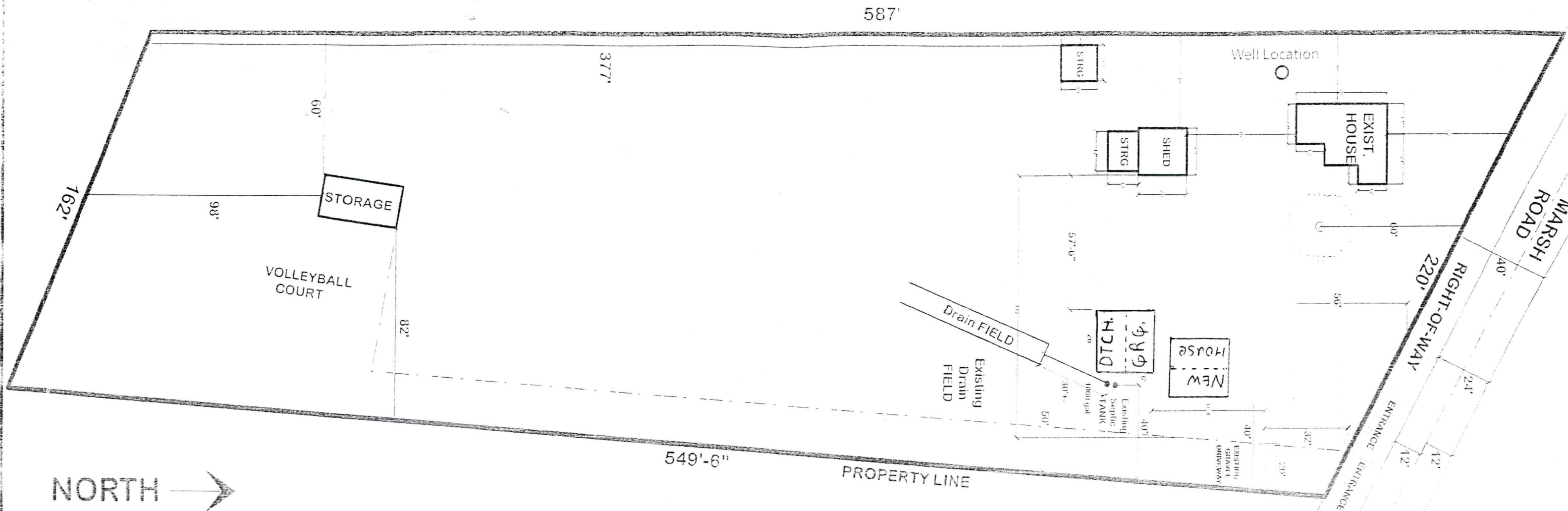
Note: Not all content listed below will be pertinent to your proposal. These items are suggestions in order to help you draft your narrative.

Suggested Content:

- Describe the current use of the site including all existing structures with their dimensions, square footage and usage.
- Describe the proposed use in detail (including but not limited to the type of business and/or use, hours and days of operation, number of employees, number of people living on-site, maximum number of customers and/or guests, changes or additions to the driveways or other access points, the type of mitigation or adjustment requested).
- Describe which standards are proposed to be adjusted and justify why the standard needs to be adjusted.
- Describe any new or existing structures to be used as part of this proposal.
- Describe how the proposed use will be pertinent to the proposed/existing structures.
- Describe any parking facilities (number of spaces and surface type), landscaping, signage, and lighting that will be associated with your proposal.
- Describe your access to the property and the route of travel to the site.
- For commercial operations describe the travel ways that will be located onsite.
- Describe the timelines for completion of your proposal.

Please remember that your narrative must explain in detail the specifics of your proposal and any missing information may result in the need for future reviews. Your narrative can be typed and printed on a separate sheet of paper with “See Attached” written below, or you may print out legibly your narrative on the lines provided.

Replace SW Mobile (Legal non conforming) with
site built Residence ^{of 600} 999 SE Home was demolished
in MAY 2018 it WAS NOT INSURED



NORTH →

HOUSE 600 SQ FT
 GARAGE 575 FSQFT
 COVERED PORCH 83 SQ FT
 TOTAL 1258 SQ FT
 LOT SIZE 100, 623 FT SQ

Public Services ()

FEB 21 2019

Lisa Matt David Lynn
 Harold Carmen

SHEET - 0

SITE PLAN

SCALE: 1" = 40'

PARCEL # 191317-13015
 SITE ADDRESS:
 2006 Marsh Rd Yakima

Leopoldo Moreno
 SITE ADDRESS:
 2006 Marsh Rd Yakima

(509)731 5146

Printed and Assisted by
 Ignacio R. 509-961-4044

Plus 509-728-8493