



ADMINISTRATIVE ADJUSTMENT FORM

FINAL
Revised 10/01/15

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

Zoning Ordinance Requirement and Adjustment Requested: (Answer the following)

1. Is this adjustment being processed under the Optional Consolidated Permit Review Process?

Yes No

2. Type of Adjustment Requested (Check as applicable)

Setbacks: Which setback is proposed to be adjusted? Front Side Rear

Parking: **Loading**

Sign height **Building height**

Fence height **Walls and Recreational Screens**

Site screening **Landscaping**

Lot coverage **Waste and Recycling Storage**

Siting Criteria for manufactured homes located outside UGA, and outside RT, RS zoning districts: Roof Pitch Roof materials
 Pit setting Siding materials

Other: 6' Fence - Adj to 79" High Fence

3. Zoning standard requires: 5ft setback from structure to property line & 45ft from road
(example: 15-foot rear yard setback from southern property line, or 6-foot fence along west property line) ^{setback-}
_{line}

4. Proposed standard: 3ft 7in setback from structure to property line & 37ft from
(example: 10-foot rear yard setback from southern property line, or 8-foot fence along the west property line) ^{line}
_{the road center-}
_{Line.}

5. Why is the proposed adjustment needed? 8 ft off front of structure
1 ft 3" on the side of structure

6. Are there other alternatives to your design that could be made in order to meet the standard? Yes No
If Yes, explain: as proposed

7. What is the minimum adjustment needed to accommodate the proposed use?
If Yes, explain: as proposed

8. How will the proposed adjustment impact your neighbors? it should not affect
them at all

9. Are there developments in the neighborhood that are similar to your proposal? Yes No
If Yes, explain: _____

10. Are there physical features, such as topography, right-of-way, and existing constraints on the property?
 Yes No

If Yes, explain: _____

Answer the following questions if you are requesting an adjustment to the sign standards: **NA**

11. What is the proposed sign: Height: _____ Size: _____ Shape: _____ Color: _____
12. How many signs are proposed? _____
13. What is the proposed location of the sign? _____
14. What is the proposed landscaping associated with the sign? _____
15. How does the proposed sign relate to the immediate area? _____
16. Is the sign associated with a multiple-use complex? Yes No

If yes, explain how the available sign area will be allocated between tenants or leasable spaces:

Answer the following questions if you are requesting an adjustment to Site Screening or Landscaping standards: **NA**

17. Is the adjustment needed due to inadequate sunlight? Yes No
18. What is the distance between the proposed structure and the existing structures on the adjoining property?
8'
19. What is the proposed setback from the front of the new structure? **37' c/l Rd**
20. Does the area in front of the building have any of the following: Decorative paving/pavers Trees
 Planters Other Amenities (explain) **NO**
21. Are you proposing to utilize Xeriscape (drought tolerant) landscaping? Yes No
22. Is there existing vegetation within the required landscaping areas? Yes No

If yes, describe size, location and type: **NA**

FEB 06 2017

NARRATIVE STATEMENT
BOZIN ADMINISTRATIVE ADJUSTMENT,
FILE NO. VAR2016-00056

Vern Gary Don Lynn
Dave Lisa Carmen

Applicant is seeking administrative adjustment to permit construction of a precast concrete fence on the east and west boundaries of Applicant's property.

Applicant is requesting two administrative adjustments:

(1) An administrative adjustment from a 6 feet to a 6 feet 7 inch fence from the rear of Applicant's property to the edge of the 45 foot setback from the private road fronting Applicant's property, and

(2) An administrative adjustment from a 4 feet to a 6 feet 7 inch fence from the north edge of the setback to the south boundary of Applicant's property.

Applicant's property is extremely narrow. The neighboring parcels have improvements constructed immediately adjacent to Applicant's property line with the improvements of the neighbor on the east being constructed within the 45 foot setback from the private road.

The 79 inch high fence is required to provide both privacy and security for Applicant's property.

Applicant and his family have been subject to consistent harassment and invasion of privacy from Applicant's neighbor to the east. Litigation between Applicant and the neighbor to the east resulted in a Settlement Agreement pursuant to which the neighbor specifically agreed to construction of the fence in question along Applicant's east boundary.

The Settlement Agreement provides in relevant part:

"6. Applicant agrees Bozin may replace the existing fence on
The boundary between the Epperson and Bozin parcels with
a 6 foot 8 inch prefabricated concrete paneled fence."

In addition to privacy for Applicant and his family, the fence will provide security for the Applicant's property. A 6 foot high fence reducing to 4 feet within the setback area would be inadequate to provide privacy and security.

The precast panels to be used for the fence are not made in 6 feet high, only 6 feet 7 inches high.

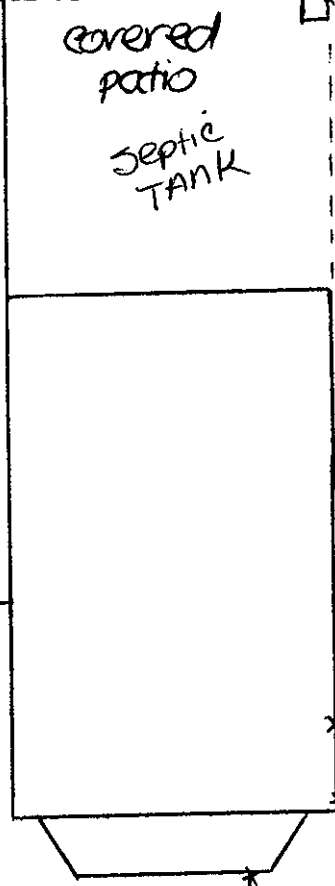
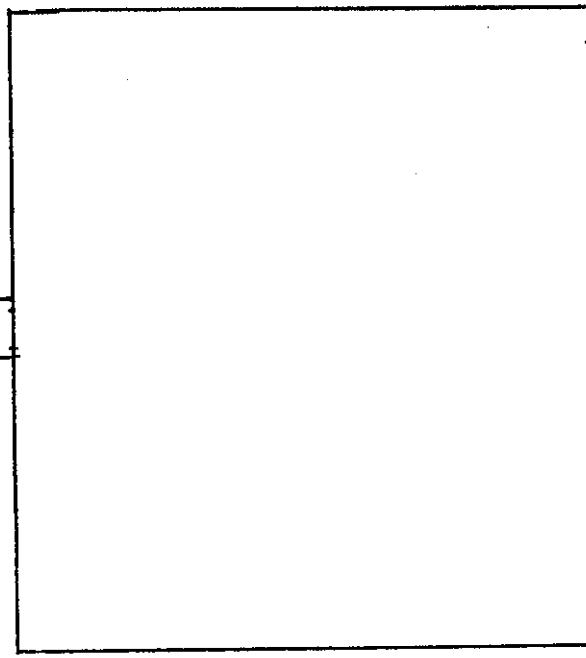
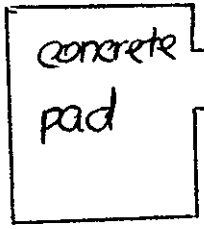
Site Plan

12/5/16

Parcel No.
171201-33002

Precast concrete fence

DRAIN FIELD



7'9" FENCE

3'1"

3'7"

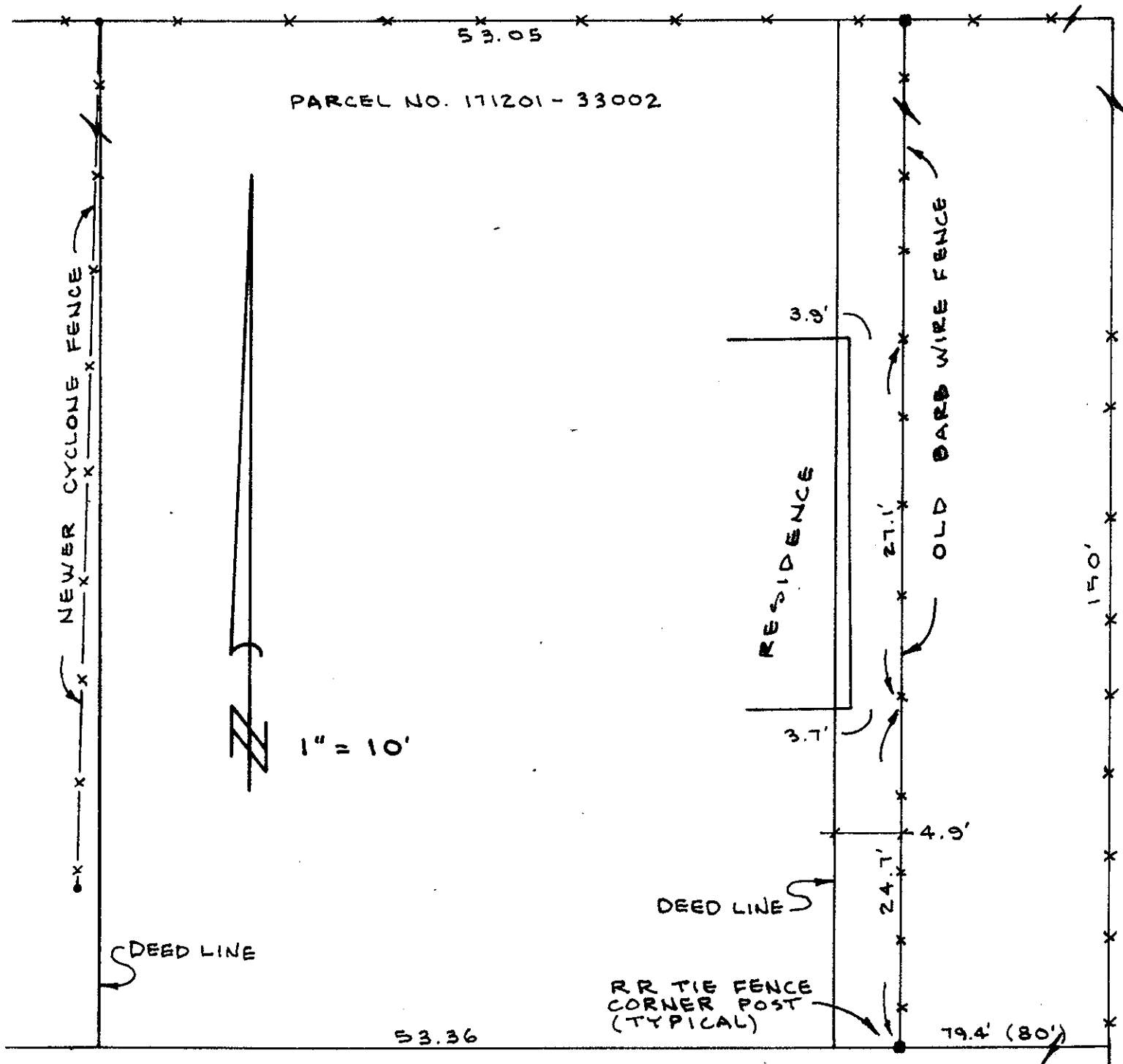
3'1"

37'

Property line

site Plan by Leonard Bozin (509) 823-0395

SITE PLAN
= PREPARED FOR =
LEONARD BOZIN



Jan Bell
Oct. 7, 2015



MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/01/15

Land Use Actions

Yakima County Public Services

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This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need information or assistance please contact the Public Services at (509) 574-2300.

Required Site Plan Information:

1	<input type="checkbox"/>	Paper size shall be 8.5 x 11 or 11 x 17. If multiple pages, provide an index sheet showing the entire site. Grid paper or picture backgrounds are not acceptable, the map must be reproducible
2	<input type="checkbox"/>	Blue or Black Ink, in order that they may be photocopied.
3	<input type="checkbox"/>	North Arrow (north should be pointing to the top of the page)
4	<input type="checkbox"/>	Legend to include:
	<input type="checkbox"/>	<i>Owner/Applicant Name</i>
	<input type="checkbox"/>	<i>Date the Site Plan was drawn.</i>
	<input type="checkbox"/>	<i>Name, address and telephone number of the person preparing the site plan</i>
	<input type="checkbox"/>	<i>Tax Parcel Number</i>
	<input type="checkbox"/>	<i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i>
5	<input type="checkbox"/>	Property line dimensions of all lot(s) involved in the project.
6	<input type="checkbox"/>	The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.
7	<input type="checkbox"/>	Location of new and/or expanded public and private utility infrastructure.
8	<input type="checkbox"/>	Streets and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt).
9	<input type="checkbox"/>	Location, dimension and design of off-street parking facilities and points of ingress (to) and egress (from).
10	<input type="checkbox"/>	Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
11	<input type="checkbox"/>	Location, shape, size, gross floor area, height and types of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.
12	<input type="checkbox"/>	Location and dimensions of all proposed exterior land uses.
13	<input type="checkbox"/>	The distance from existing and proposed structures to the centerline of state, county, or private access roads.
14	<input type="checkbox"/>	Location of structures on the adjoining lots, which may cause compatibility issues.
15	<input type="checkbox"/>	All major man-made and natural physical features such as railroads, canals, streams, creeks, drainage ditches, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways, the 100-year base flood elevations etc. on-site or adjacent to the site. (*Boundaries of the 10 and 25-year floodplain using the flood risk maps as provided by Yakima County as part of a mandatory pre-application meeting.)
16	<input type="checkbox"/>	Description of the extent to which any watercourse will be altered or relocated as a result of the proposal.
17	<input type="checkbox"/>	Proposed location and dimensions of community and other open space.
18	<input type="checkbox"/>	Existing and proposed landscaping, site screening, street trees and stormwater drainage facilities.
19	<input type="checkbox"/>	Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone.
20	<input type="checkbox"/>	Proposed contours and grading as they affect lot layout, streets, and drainage ways.
21	<input type="checkbox"/>	Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines
22	<input type="checkbox"/>	Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
23	<input type="checkbox"/>	Within a UGA, Master Planned Resort or Rural Settlement show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site.