

REVISED  
APPLICATION  
VAR 2017-52

Public Services ( )

SEP 05 2017

Vern Gary Don Lynn

Harold **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)

- Is this adjustment being processed under the Optional Consolidated Permit Review Process?  
 Yes  No
- 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:** \_\_\_\_\_
- Zoning standard requires: 25' From Existing R.O.W. State Hwy 410  
(example: 15-foot rear yard setback from southern property line, or 6-foot fence along west property line)
- Proposed standard: 10' From Existing Row State Hwy 410  
(example: 10-foot rear yard setback from southern property line, or 8-foot fence along the west property line)
- Why is the proposed adjustment needed? to Build a 3 CAR GARAGE (ATTACHED)
- Are there other alternatives to your design that could be made in order to meet the standard?  Yes  No  
If Yes, explain: \_\_\_\_\_
- What is the minimum adjustment needed to accommodate the proposed use?  
If Yes, explain: \_\_\_\_\_
- How will the proposed adjustment impact your neighbors? it does not appear to  
IMPACT THE NEIGHBORS
- Are there physical features, such as topography, right-of-way, and existing constraints on the property?  
 Yes  No  
If Yes, explain: Heavily wooded, ROW issues

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

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:**

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?
- \_\_\_\_\_
19. What is the proposed setback from the front of the new structure? \_\_\_\_\_
20. Does the area in front of the building have any of the following:  Decorative paving/pavers  Trees  
 Planters  Other Amenities (*explain*) \_\_\_\_\_
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: \_\_\_\_\_



# NARRATIVE FORM

Form # PLN 003-F7-A  
Revised 10/14/11

Yakima County Public Services  
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901  
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The Narrative Form is designed to help you, the application reviewer, 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 offices, or access it on the internet at:

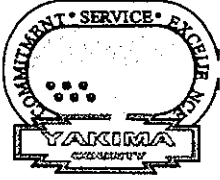
(Staff Use Only)	
DATE:	8-29-17
REVIEWED BY:	JP
PROJECT #:	PRD 2017-866
CASE #:	WE17-24
RELATED FILES:	DAR17-52

<http://www.co.yakima.wa.us/cmrs/default.htm> (choose 'County Code')

**Narrative Content:** Please tell us the "who", "what", "where", "when", and "why" of your proposal. A list of typical content is provided below. The area provided for your narrative continues on page 2 of this form. You may attach additional pages if needed. (Note: not all content listed below will be pertinent to your proposal, but please remember that your narrative must explain in detail the specifics of your proposal.) Narrative forms are mailed with notification of the project to surrounding property owners and agencies of interest

- Describe the current use of the site:
- Describe the use of the proposal:
  - Type of business and/or use
  - Hours and days of operation
  - Number of employees/family members
  - Maximum number of customers/guests
  - Number of lots created
  - Changes or additions of driveways or other access points
  - Type of mitigation or adjustment requested
- Describe any new or existing structures to be used as part of this proposal and what uses will be pertinent to the structure(s):
- Describe any parking facilities provided for the proposal:
  - Number of spaces (including accessible spaces)
  - Type of surface (gravel, paved)
- Access or route of travel to site
- Describe the current use of adjacent parcels and structures on these parcels:
- Describe the timelines for completion of your proposal:

Current use IS AS A Single Family Residence.  
 PROPOSAL IS FOR A 3 CAR GARAGE ATTACHED TO S.F.R.  
 26-28' DEEP BY 32-36' LONG BY 10' HIGH (PLATE HGT)  
 16-17' OVERALL HEIGHT



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Also proposed is a storage shed/woodshed for fire wood and gardening + lawn equipment storage. 12'x16' x 8' tall wood frame construction.

Also proposed is to extend existing SFR roof line out approximately 14-16' to cover existing wood deck for shade and weather protection.

Also proposed is #2 8' tall fences along the property line. wood construction

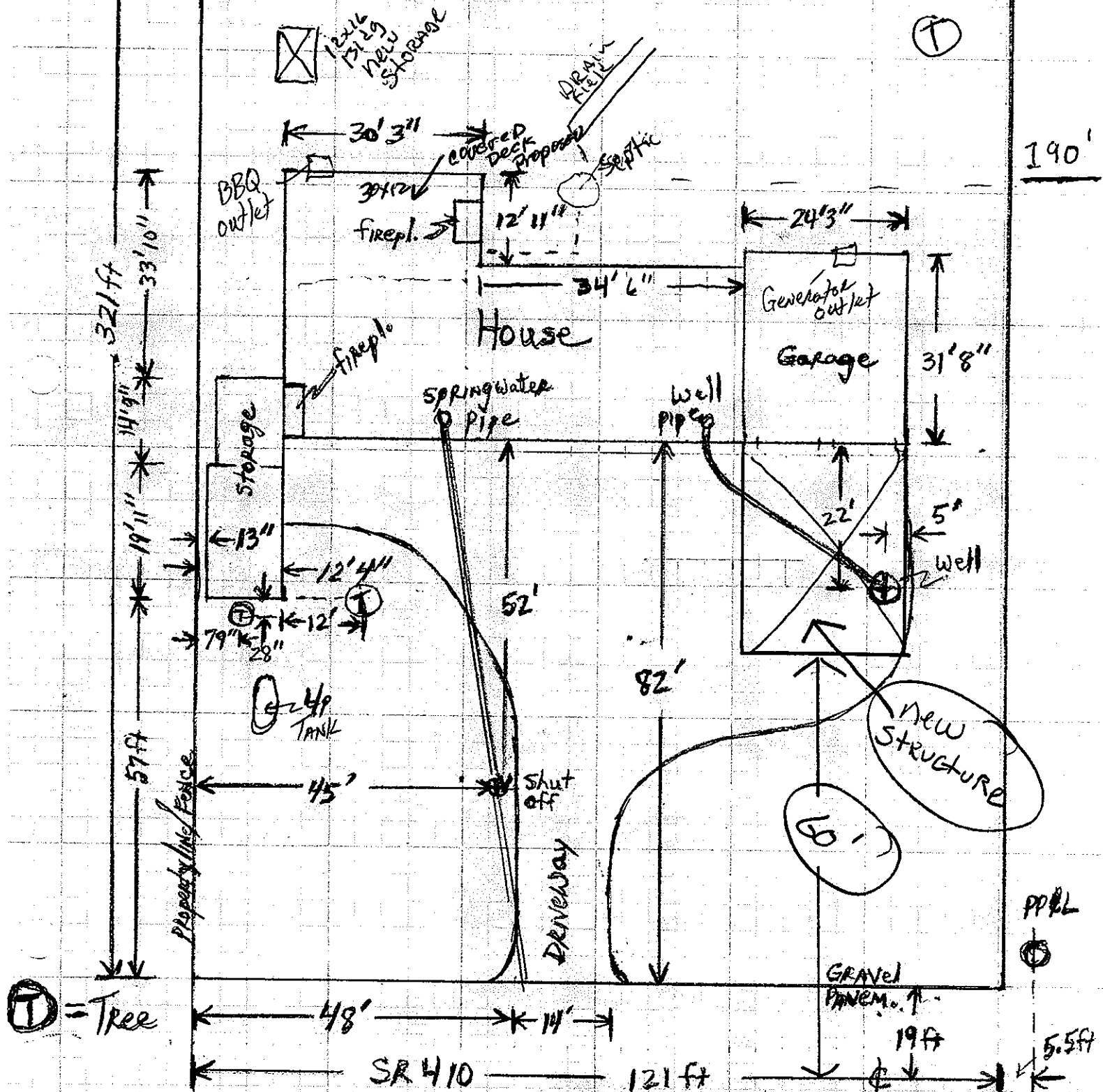
Naches River

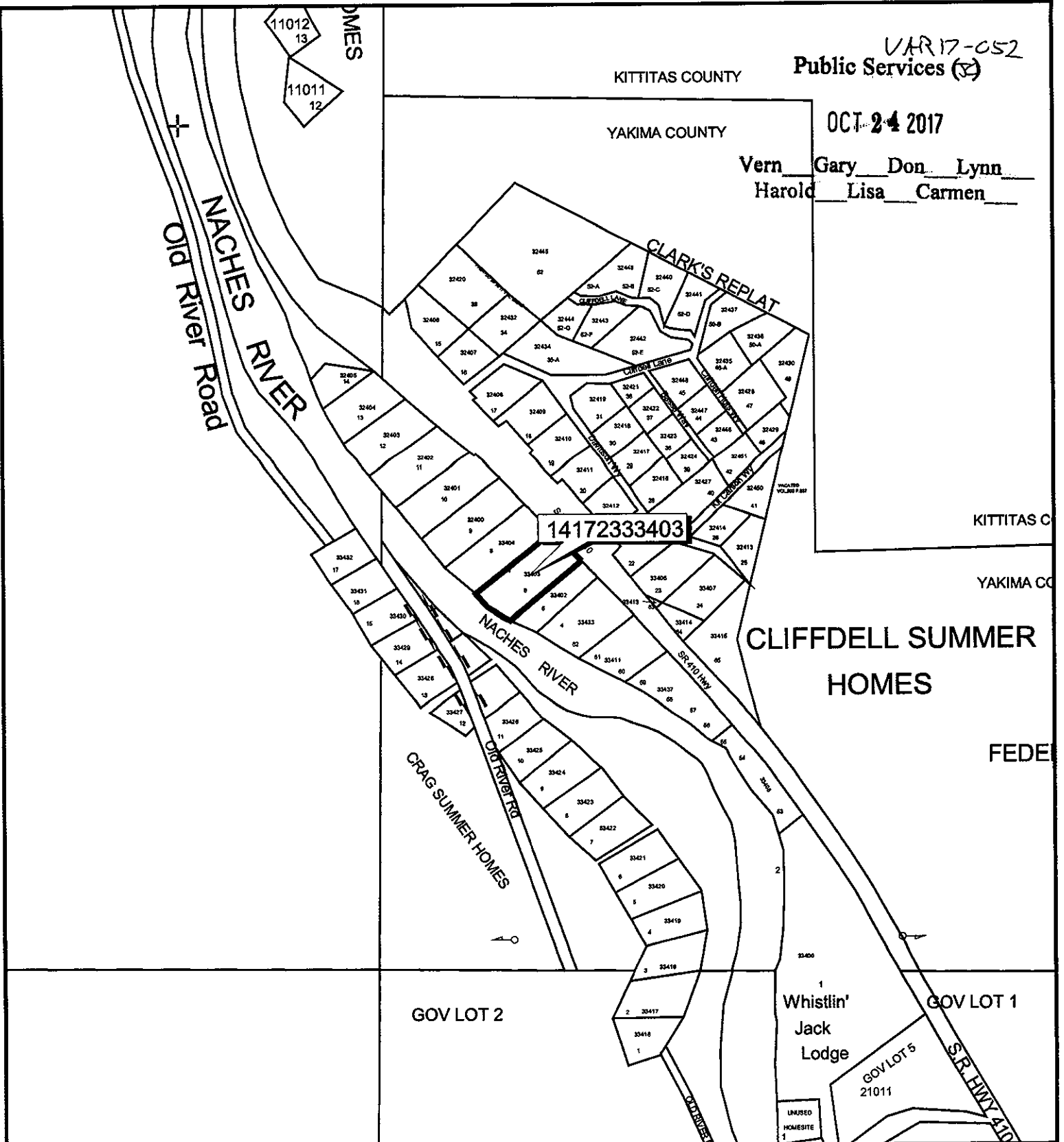
1" = 20'

72' ≈ 79 ft Lower Bank

Parcel # 147-23-33403  
John Jenkins

11 ft Incline from upper (house level) down to lower level





VAR17-052  
Public Services (S)

KITTITAS COUNTY

YAKIMA COUNTY

OCT 24 2017


Vern Gary Don Lynn  
Harold Lisa Carmen

14172333403

CLIFFDELL SUMMER HOMES

**FILE: VAR2017-00052**  
**NAME: JENKINS**

Parcel #: 141723-33403

 Subject Parcels



Mapscale: 1" = 400'  
October 24, 2017



**Jacob Clay**

VAR17-52  
Public Services (35)

**From:** Prilucik, Jacob <PrilucJ@wsdot.wa.gov>  
**Sent:** Monday, October 02, 2017 12:54 PM  
**To:** Patty LeBlanc; Jacob Clay  
**Subject:** RE: VAR17-052 Jenkins

OCT 2 2017

Vern \_\_\_ Gary \_\_\_ Don \_\_\_ Lynn \_\_\_  
Harold \_\_\_ Lisa \_\_\_ Carmen \_\_\_

Jacob,

We have reviewed the proposed variance and have no additional comments. The comments in our letter to the County, dated August 28, 2017, remain valid. Let me know if you have any questions, thanks.

**From:** Patty LeBlanc [mailto:patty.leblanc@co.yakima.wa.us]  
**Sent:** Tuesday, September 19, 2017 7:16 AM  
**To:** Chris Pedersen <chrisp@co.yakima.wa.us>; David Haws <davidh@co.yakima.wa.us>; Dianna Woods <dianna.woods@co.yakima.wa.us>; Donald Gatchalian <donald.gatchalian@co.yakima.wa.us>; Jase Testerman <jaset@co.yakima.wa.us>; Jason Earles <jason.earles@co.yakima.wa.us>; Joe Stump <joe.stump@co.yakima.wa.us>; John Walkenhauer <john.walkenhauer@co.yakima.wa.us>; Judy Pozarich <judy.pozarich@co.yakima.wa.us>; Kent McHenry <kent.mchenry@co.yakima.wa.us>; Michele Pescador <michele.pescador@co.yakima.wa.us>; Terry Keenhan <Terry.Keenhan@co.yakima.wa.us>  
**Cc:** WSDOT SC Planning Mailbox <SCPlanning@WSDOT.WA.GOV>; Cialita Keys <ckkeys@yakama.com>; Corrine Camuso <ccamuso@Yakama.com>; Gwen Clear <crosepacoordinator@ecy.wa.gov>; Jessica Lally <jessica@Yakama.com>  
**Subject:** VAR17-052 Jenkins

VAR2017-00052  
John Jenkins  
Notice of Application  
Notice of Completeness

*Patty A. LeBlanc*  
Office Coordinator  
Yakima County Public Services  
128 N. 2<sup>nd</sup> Street, 4<sup>th</sup> Floor  
Yakima, WA 98901  
(509) 574-2373  
[Patty.leblanc@co.yakima.wa.us](mailto:Patty.leblanc@co.yakima.wa.us)