



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: 35' From existing ROW, 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 fend along the west property line)
- Why is the proposed adjustment needed? to Build a 3 CAR GARAGE
Also to construct an 8' tall Fence along the
- 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

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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:

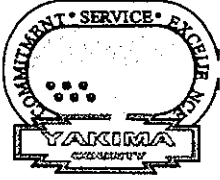
<i>(Staff Use Only)</i>	
DATE:	<u>8-29-17</u>
REVIEWED BY:	<u>JP</u>
PROJECT #:	<u>PRD 2017-866</u>
CASE #:	<u>WE17-24</u>
RELATED FILES:	<u>DAR17-52</u>

<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

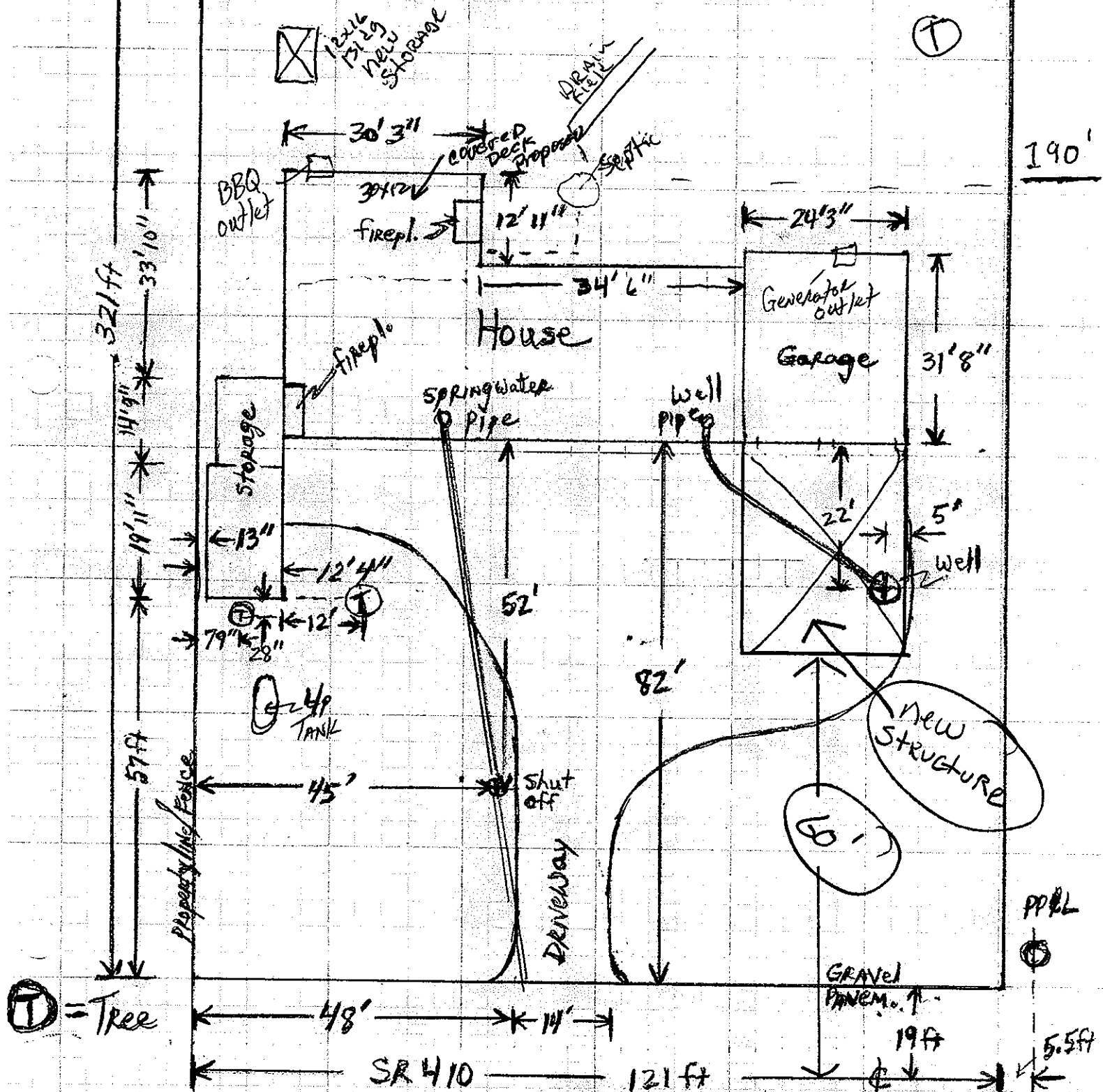
Naches River

1" = 20'

72' ≈ 79 ft Lower Bank

Parcel # 147-23-33403
John Jenkins

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





South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

August 28, 2017

Public Services **RECEIVED**

AUG 29 2017

AUG 29 2017

Yakima County Public Services
128 North Second Street
Yakima, WA 98901

Vern Gary Don Lynn
Harold Lisa Carmen **RS ACCOUNT**

Attention: Judy Pozarich, Sr. Project Coordinator

Subject: Jenkins Setback Adjustment (County Parcel #14172333403)
SR 410 milepost 95.95 right

We have reviewed the proposed adjustment, and, while we are not opposed to a reduced setback in this location, we have the following comments.

- The subject property is adjacent to State Route 410 (SR 410), a managed access Class 2 highway with a posted speed limit of 35 miles per hour. The property has an existing grandfathered approach at approximate milepost 95.95. No new approaches to the highway will be allowed.
- In this location, WSDOT owns 50' of right-of-way southerly of the centerline of SR 410. Encroachments for construction and/or maintenance activities on the subject property are prohibited. To accommodate all future activity, we recommend the County allow a reduced setback of no less than 10' for any permanent structures.

If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG: jjp

cc: SR 410, File #3
Les Turnley, Area 2 Maintenance Superintendent