



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: _____

3. Zoning standard requires: 20 ft from front easement & 25 ft from west easement.
(example: 15-foot rear yard setback from southern property line, or 6-foot fence along west property line)

4. Proposed standard: 10 ft from front easement & 5 ft from west easement.
(example: 10-foot rear yard setback from southern property line, or 8-foot fence along the west property line)

5. Why is the proposed adjustment needed? curb appeal and to not need so much cement on property.

6. Are there other alternatives to your design that could be made in order to meet the standard? Yes No
If Yes, explain: Build a smaller house or a 2 story house.

7. What is the minimum adjustment needed to accommodate the proposed use?
If Yes, explain: 10ft from edge of easement on N front & 5ft from west easement.

8. How will the proposed adjustment impact your neighbors? would not impact.
proposed adjustment will match front neighbor.

9. Are there developments in the neighborhood that are similar to your proposal? Yes No
If Yes, explain: front neighbor has front 10' to edge of easmt. and 5' to edge of easmt on west side.

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:

11. What is the proposed sign: Height: NIA Size: NIA Shape: NIA Color: NIA

12. How many signs are proposed? NIA

13. What is the proposed location of the sign? NIA

14. What is the proposed landscaping associated with the sign? NIA

15. How does the proposed sign relate to the immediate area? NIA

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:

NIA

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

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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.

See Attached.

Administrative Adjustment Request for parcel # 19131531459

1. Attachment A- Narrative
2. Attachment B- current setback lines
3. Attachment C – site plan
4. Attachment D – neighbor's site plan

Attachment A

I am requesting that the setback lines of parcel #1913531459 be modified to match the front neighbor's current setback lines (parcel #19131531458).

The current setback requirements:

S front: 45' from property line.

E side: 5' from property line.

W side: 25' edge of turnaround.

N rear: 15' from property line.

My lot already has asphalt because of the private round and turnaround. Following the current setback requirements would require me to add an additional 600-800 sqft of asphalt/cement. I do not think that would give my house a very nice curb appeal because most of my property would be cement.

My blueprints were designed with a setback lines from property line not from the edge of the easements, therefore my current home layout does not fit in my property. At the time the blueprints were designed I was unaware that the setback lines started from the edge of the easement not the property line. I have since then gone out to look at the neighbor's house and noticed that their house sits right about the same place I would like mine to be at.

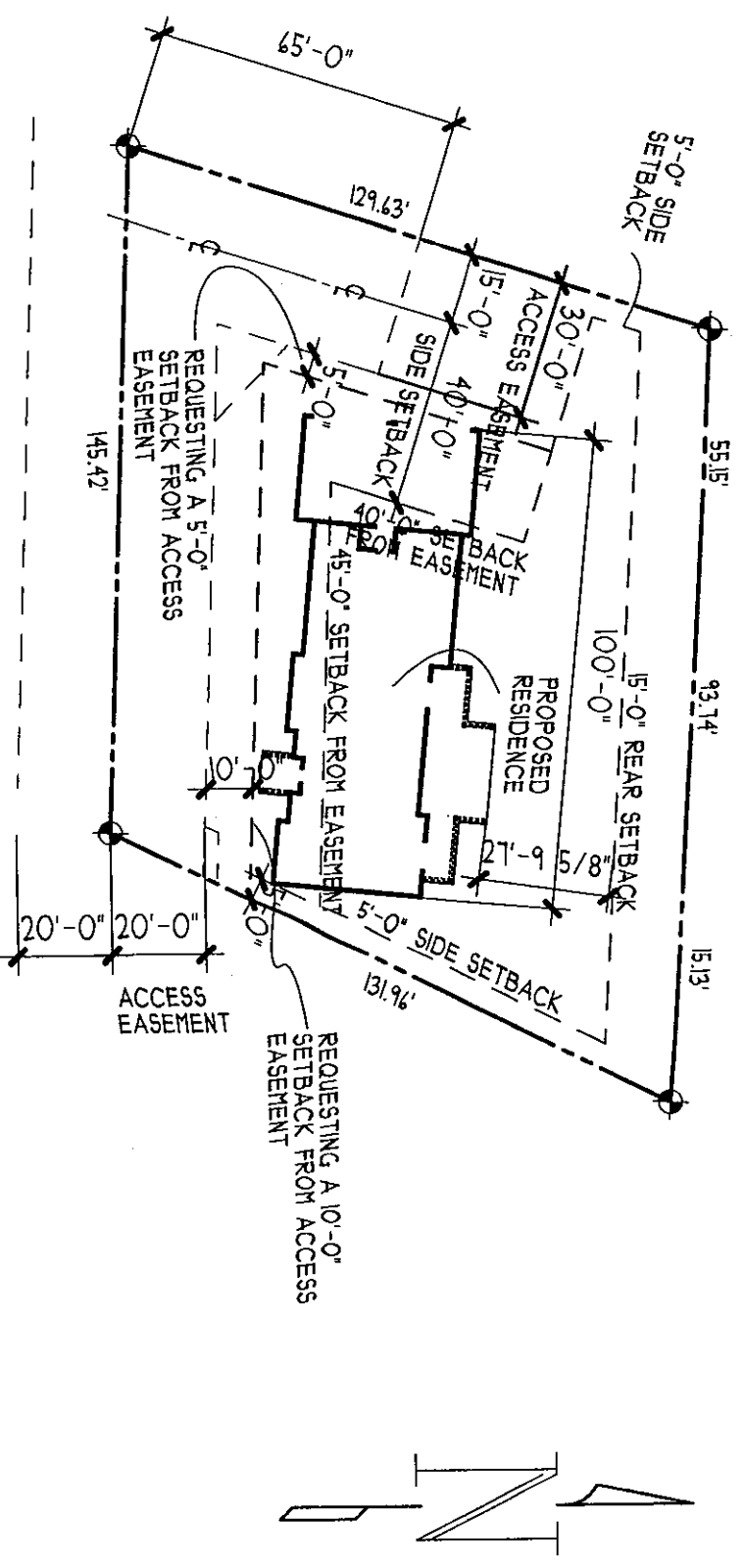
I could modify blueprints and build a two-story home, but I would still have to add about 800 sqft of cement just to make a driveway to my garage. The three other homes in my private road are all single level homes. I would like to keep the same style as well as not block any of the neighbor's view.

My front neighbor, that shares the turnaround/hammerhead only has 5 feet from west east of easement and 10 ft from the front. I would like to have my house sit the same.

~~ST-18~~ VAR 18-010
Public Services (59)

JUN 03 2018

Vern Matt Don Lynn
Harold Lisa Carmen



SITE PLAN
SCALE: 1" = 40'

| | |
|--------------------------------------|-----------------------------------|
| LOT COVERAGE CALC'S | |
| PARCEL: # 1935-3459 | ADDRESS: UNASSIGNED |
| 85,342 - TOTAL LOT AREA | 22,528 - ASPHALT AREA |
| 6,940 - BUILDING & COVERED AREAS | (33.0%) 28,166 - TOTAL COVERAGE |
| (67.0%) 57,176 - TOTAL LANDSCAPING | |

ORIGINAL TRACKS OF THESE PRINTS ARE THE PROPERTY OF TRADITIONAL DESIGN REPRODUCTION OF THESE PLANS IN ANY FORM WILL SUBJECT PARTY VIOLATING THIS OWNERSHIP TO CIVIL COURT ACTION. ALL CHANGES SHALL BE VERIFIED WITH DESIGNER BEFORE CONSTRUCTION. VERIFY ALL DIMENSIONS ON JOB SITE AND REPORT ANY DISCREPANCIES TO BUILDING DESIGNER.

CUSTOM DESIGN FOR:
JUAN & LORENO DELVIENTO
(509) 000-0000

TRADITIONAL DESIGNS INC.
(COMMERCIAL AND RESIDENTIAL DESIGN)
410 W. CHESTNUT YAKIMA WA.
(509) 452 - 7604 OR 961-7958

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| DATE: 00/00/08 | PLAN# 00-00000 |
| REVISED | SHEET NUMBER |

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