



1. Administrative Variance	\$300
2. Before Construction	\$400
3. After Construction	
Value \$0-\$100,000	\$550
Greater than \$100,000	\$750
4. Hearing fee:	\$725

City of Chelan Variance Application

Present Owner: Dave Salva daieha

Mailing Address: PO Box 2161 Snohomish

Telephone: (425) 418-5598

If the applicant is not the present owner, what is his/her interest:

Applicant is owner

Variance request:

Reduce front Setback to 8 FT.

Subject Property Address:

122 Monte Carlo Dr.

Subject Property Parcel # :

272210815130 0000

Legal Description (Attach if necessary):

Lot 125, Plat of Riviera Chelan No.1, Chelan County, Washington, according to

Where difficulties exist rendering compliance with the zoning ordinance, and such compliance would create unnecessary hardship to the owner or user of land or buildings, the Hearing Examiner may grant a variance after investigation, provided the following conditions exists:

1. Show that the variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf the application was filed is located.

As discussed in the narrative provided, this property has an extremely steep slope in conjunction with sandy soils. This makes constructing a home with required utilities difficult. While other homes in the neighborhood have been constructed on steep slopes, 122 Monte Carlo Dr. and the properties to the west of this property, have a greater slope percentage. Granting 122 Monte Carlo Dr. a 2 ft. variance will not grant special privilege, and instead would allow for a safe and effective form of construction. As discussed in the attached narrative, having our foundation 2 ft. from the property line with the verit-block retaining wall aligning with the neighbors in the right of way, provides the ability for the home to sit on top of the slope and avoid making large cuts in the instable soils. Due to the steep slope and sandy soils, the construction we are proposing has been discussed with professionals such as: Nelson Geology, the building designer, an engineer, and the septic installer.

2. Show that the variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located.

This variance is necessary for the reasons discussed above. Without the 2 ft. variance, the Geologist is concerned the neighboring properties could be negatively impacted. They are also very concerned that if this site is not disturbed correctly, the sandy soil could collapse and create many dangerous site issues.

3. Show that the granting of such variance will not be materially detrimental to the public welfare or injuries to the property of improvements in the vicinity and zone in which the subject property is located.

Moving the site to 2 ft. from the property line will not impact the public welfare. It will instead protect the neighboring properties and provide the properties left with the ability to safely construct a home the same way we are requesting.

4. Show that the variance is not sought for a financial nature; hardships that are self-created and hardships which are personal to the owner and not to the property shall not be grounds for a variance.

The hardships are specifically related to the property due to the intense slope and sandy soils that have previously been discussed. This request would allow for a safe and stable building, keeping the ground stable for future and existing buildings.

5. Show that the granting of such variance will not amount to a rezone nor authorize any use not allowed in the district.

The intent of this property was for the construction of a single-family residence. This variance request is related to the construction of a single-family residence; therefore, this request being granted will not require rezoning.

Attach a scale drawing showing property lines, dimensions and location of existing and/or proposed structures.

I hereby certify that I will pay all fees as required by law. I also hereby certify under penalty of perjury under the laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

DocuSigned by:	
<u>Dave Salvadalena</u>	Date Submitted: <u>8/29/2023</u>
<u>Emily G. Riddle</u>	Date Submitted: <u>8/29/2023</u>
Applicant Signature	Authorized Agent Signature
Print Name <u>Dave Salvadalena</u>	Print Name <u>Emily G. Riddle</u>
Place Where Signed: <u>Snohomish</u> , WA	Place Where Signed: <u>Lynden</u> , WA

Lot Address: 122 Monte Carlo Drive, Chelan WA

Overview:

- Plans for a single-family residence were submitted to the City of Chelan in April. The city requested a Geotech report due to the slope of the lot. The owner retained Nelson Geotech to do the analysis and create the Geotech report.
- Nelson Geotech recommended Perri Construction to dig the test holes for their analysis. The city was contacted in early June that Perri Construction would be moving equipment into the site to dig test holes. Perri Construction dug the test holes on June 15th.
- Zach Tower of Tower Septic Designs was also on site on June 15th. Perri Construction also dug test holes for Tower designs to do their analysis for the future drain-field.
- After the test holes were dug, it was observed that the property is sand with coble.

Since that Time:

- Meetings between the property owner, plans designer, and the engineer have made it clear that the site plan will need to be changed to safely develop the site. The combination of the slope and the consistency of the soil requires a methodical approach to the excavation and soil retention systems.
- The amount of over-dig needed to safely excavate the site ends up using a large percentage of the lot. So much so, that Zach Tower questioned whether he would have enough undisturbed soil in which to place his drain-field design.

Variance Request/Proposed Solution: Reduce the Front Setback to 8 ft.

After the test holes were dug and the property was examined by the geologist, it was determined that this property would be extremely challenging to develop due to sand and cobble that is present in conjunction with the intense slope of the site. This is difficult for construction and building a functioning septic system. Typically, when developing on a site with such an intense slope, the method of construction would be to cut into the slope and build the house into the slope. Due to the soil being sand and cobble, the typical method of building the home into the slope is not possible. The Geologist determined that the largest cut that would be able to be made on this slope is 3 ft. before it would need to be retained. If the method of making a large cut into the slope was used, the sand would quickly collapse. Since the typical method of construction is not possible on this property, alternative construction methods were considered. The next method investigated was hammering metal piles into the slope and creating temporary retaining walls. This method would be cost prohibitive. The Geologist was also concerned that this method could put neighbors at risk.

The Geologist, Building Designer, and Engineer all brainstormed to determine a way to build onto this site that was safe and effective. The slope gradually gets more intense from the front of the property to the rear. Based on the recommendations from Nelson Geotech and Tower Septic system, we are requesting that the front setback be reduced to 8 ft. When we pull the home closer to the front right of way, as requested, we can design a driveway that allows us limited but acceptable access onto the site. This allows us to design our home on top of the present grade with 3 ft. cuts into the unstable slope, per the geological demands, leaving us with enough space and undisturbed soil left to place the septic system above the home running along the topography of the site.

We respectfully request that the City see the difficulties present on this site & will allow us to place the foundation of the house at the 8 ft. property line and allow our decks, which cantilever 18ft above grade at the property line, to cantilever into the right of way.

Thank you for your time and consideration of our request. Please call us with any questions that you may have will you process this request.

~Dave Salvadalena and Team

Contact Information:

Property Owner Information:

Dave Salvadalena

Phone: (425) 418-5598

Email: davesalvo@comcast.net

Agent Information:

Emily @ JWR Design

Phone: (360) 354-0333

Email: permits@jwrdesign.com

1. Show that the variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf the application was filed is located.

As discussed in the narrative provided, this property has an extremely steep slope in conjunction with sandy soils. This makes constructing a home with required utilities difficult. While other homes in the neighborhood have been constructed on steep slopes, 122 Monte Carlo Dr. and the properties to the west of this property, have a greater slope percentage. Granting 122 Monte Carlo Dr. a 8 ft. variance will not grant special privilege, and instead would allow for a safe and effective form of construction. As discussed in the attached narrative, having our foundation 8 ft. from the property line with the verti-block retaining wall aligning with the neighbors in the right of way, provides the ability for the home to sit on top of the slope and avoid making large cuts in the instable soils. Due to the steep slope and sandy soils, the construction we are proposing has been discussed with professionals such as: Nelson Geology, the building designer, an engineer, and the septic installer.

2. Show that the variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located.

This variance is necessary for the reasons discussed above. Without the 8 ft. variance, the Geologist is concerned the neighboring properties could be negatively impacted. They are also very concerned that if this site is not disturbed correctly, the sandy soil could collapse and create many dangerous site issues.

3. Show that the granting of such variance will not be materially detrimental to the public welfare or injuries to the property of improvements in the vicinity and zone in which the subject property is located.

Moving the site to 8 ft. from the property line will not impact the public welfare. It will instead protect the neighboring properties and provide the properties left with the ability to safely construct a home the same way we are requesting.

4. Show that the variance is not sought for a financial nature; hardships that are self-created and hardships which are personal to the owner and not to the property shall not be grounds for a variance.

The hardships are specifically related to the property due to the intense slope and sandy soils that have previously been discussed. This request would allow for a safe and stable building, keeping the ground stable for future and existing buildings.

5. Show that the granting of such variance will not amount to a rezone nor authorize any use not allowed in the district.

The intent of this property was for the construction of a single-family residence. This variance request is related to the construction of a single-family residence; therefore, this request being granted will not require rezoning.