

MASTER APPLICATION FOR LAND USE ACTIONS



Planning & Building
201 Center St W
Eatonville, WA 98328
360-832-3361 ext.114
Fax: 360-832-3911

Date Received _____
Application Fee \$ _____
Deposit Paid \$ _____
Permit # _____

Check all applications for which you are applying.

____ BOUNDARY LINE ADJ ____ SEPA REVIEW ____ REZONE- from ____ to ____
____ CONDITIONAL USE ____ NON-CONFORMING USE
____ PRELIMINARY PLAT ____ SHORT PLAT/LONG PLAT (ORIG# ____ PROPOSED # ____)
____ FINAL PLAT ____ BINDING SITE PLAN ☒ VARIANCE ____ OTHER ____
type of app.

*****APPLICANT INFORMATION*****

Project Name REQUEST FOR VARIANCE
Owner SHELLY DARRAH Address 112 PENNSYLVANIA AVE N. EATONVILLE, WA
Phone _____ Cell 253.370.7864 Business _____
Authorized Agent/Contact Person SHELLY DARRAH Email srdarrah@gmail.com
Company Name N/A Cell _____ Office Phone _____
Mailing Address _____

*****PARCEL INFORMATION*****

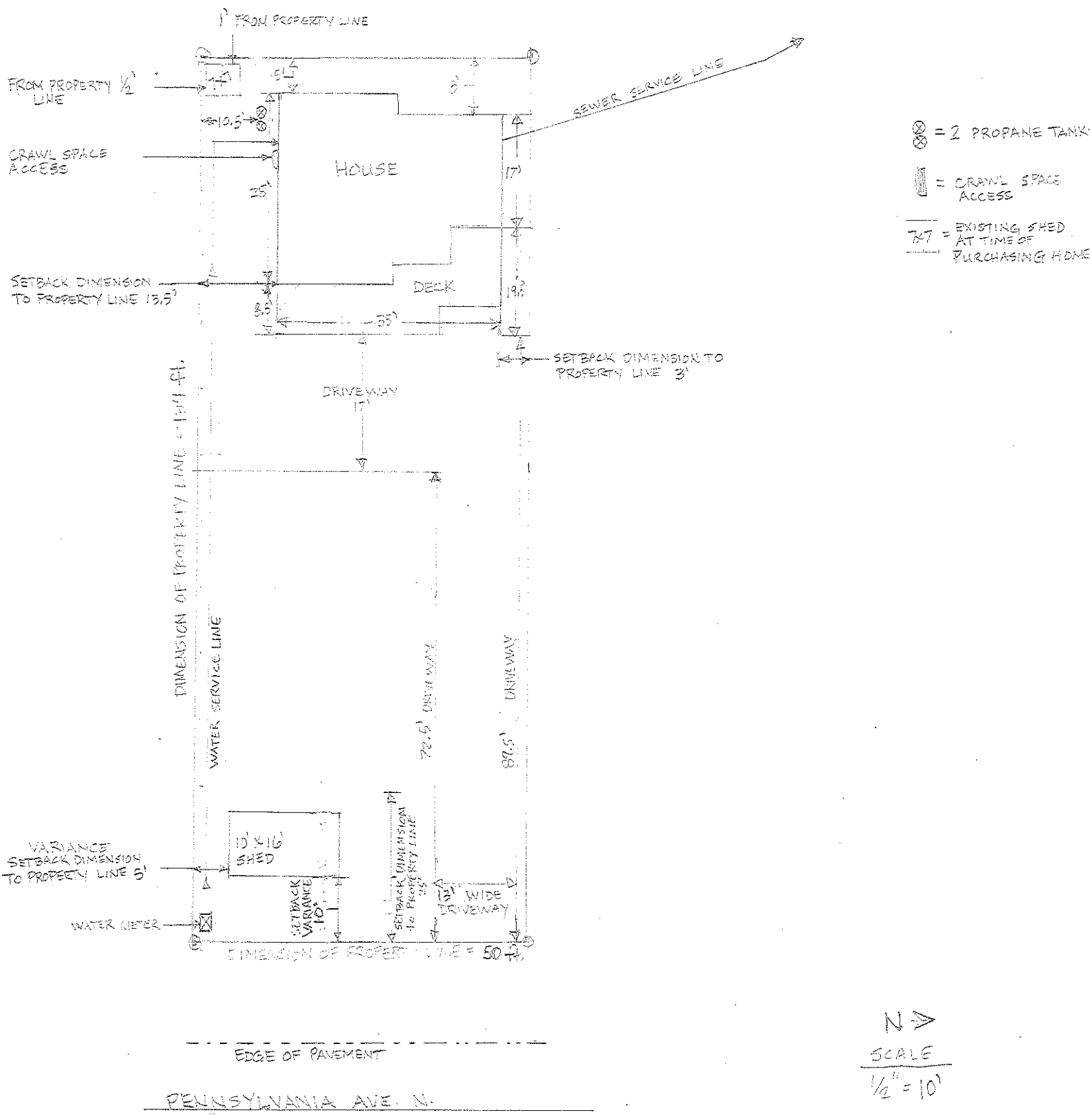
Site Address 112 PENNSYLVANIA AVE. N., EATONVILLE, WA. 98328
Legal Description LOT 6, BLOCK 13 QTR SEC. ____ Section 14 Township 16 N Range 04 E
Related Parcels 360500 - 1000
Authorized Agent/Contact Person SHELLY DARRAH Email srdarrah@gmail.com
Utility Sources: Water: TOWN OF EATONVILLE; Sewer: TOWN OF EATONVILLE; Power: TOWN OF EATONVILLE

****Include Development Plans including Site Plan (Drawn to Scale)****

I, Shelly R. Darrah being duly sworn, declare that I am the contract purchaser, agent or owner of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are true in all respects and correct to the best of my knowledge and belief.

Owner Signature: Shelly R. Darrah Date: August 28, 2025
(OR an Authorized Agent signature if an "Owner Authorization" is signed and attached)

Authorized Agent Signature: _____ Date: _____



N ➤
SCALE
1/2" = 10'

SITE PLAN

PARCEL NUMBER : 360500-1000
 ADDRESS : 112 PENNSYLVANIA AVE. N., EATONVILLE, WA, 98328
 OWNERS NAME : SHELLEY DARRAH
 SITE AREA : ZONE SF 3
 SITE COVERAGE % : 2.39% - (10' x 16' SHED)
 12.31% - (HOUSE)

8.28.2025

Zoning Board of Eatonville, WA.

Planning and building

201 Center St. West

Eatonville, WA. 98328

Shelly Darrah

112 Pennsylvania Avenue North

Eatonville, Washington 98328

253-370-7864

Zone SF 3, Parcel # 360500-1000

REQUEST FOR VARIANCE at 112 Pennsylvania Ave. N. Eatonville, WA. 98328

Dear members of the Planning Board of Eatonville,

1. Conditions for Granting:

I don't believe I get special consideration in placing a utility shed on this uniquely shaped property. Multiple neighboring properties have existing utility sheds due to the year these houses were built.

2. Variance Necessity:

A variance from the zoning requirements 18.08.160 Accessory Buildings, for the property located at 112 Pennsylvania Ave. N., Parcel number 360500-1000, is requested. Specifically, the request is for variance to reduce the front yard setback from the required 25 feet from eastern property line to 10 feet. And requirement of 8 feet from south property line to 5 feet for a proposed 10 feet by 16 feet utility shed.

This variance is necessary due to unique topographical conditions of the property which present an unnecessary hardship if the zoning code is strictly enforced. If the proposed shed placement follows zoning requirements, the shed will block the neighbors on South side of my property line, kitchen and dining room window views. Also, the shed would sit directly in the middle of my front yard which greatly limits remaining yard usability. Easement restrictions apply to the rear west section of the property, while the north and south side of the house presents spatial limitations. A copy of site plan and picture of property are attached. This hardship was not created by the applicant and is unique to the specific lot. The request represents minimal variance necessary to achieve reasonable use of property. The proposed shed has been designed to be of similar existing structures in the neighborhood. Placement of the proposed shed will be aesthetically balanced with existing structures while respecting neighbors' views from their property.

I will also be landscaping on the east and south sides of proposed shed, blending in the structure, giving it curb appeal. The shed will also be single story to minimize any impact on light or air from my neighbors. Attached are detailed site plan of proposed shed and supporting documentation.

3. Vicinity and Zone Detriment:

None.

Granting this variance will not be materially detrimental or injurious to other properties in the neighborhood.

Thank you for your time and consideration.

Sincerely,

Shelly Darrah