

September 19, 2025

Nick Moore
Town Planner, Planning and Building
Department Town of Eatonville

RE: **Finding of facts**
 254 Skylar Way Eatonville Conditional Use & Variance Request

A. Conditional Use Permit:

1. The proposed use in the proposed location will not be detrimental to other uses legally existing or permitted outright in the zoning district;
Response: The deck on the front of the house to encroach into the 25 foot setback from Skylar Way. The project will not change the use of the existing site and as such, will not be detrimental to other uses legally existing or permitted in the zoning district.
 2. The size of the site is adequate for the proposed use;
Response: The deck in relation to the size of the site is adequate.
 3. The traffic generated by the proposed use will not unduly burden the traffic circulation system in the vicinity;
Response: The deck is well out of the way and off of Skylar, the traffic circulation system in the vicinity will not be affected.
 4. The other performance characteristics of the proposed use are compatible with those of other uses in the neighborhood or vicinity;
Response: The deck is within the set back area and, the performance characteristic and compatibility with those of other uses in the neighborhood or vicinity will remain unchanged.
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5. Adequate buffering devices such as fencing, landscaping or topographic characteristics protect adjacent properties from adverse effects of the proposed use, including adverse visual or auditory effects;

Response: The deck will not effect the existing pedestrian traffic.

6. The other uses in the vicinity of the proposed site are such as to permit the proposed use to function effectively;

Response: The deck will not effect the pedestrian or automobile traffic on Skylar Way.

7. The proposed use complies with the performance standards, parking requirements and other applicable provisions of this title. Any other similar considerations may be applied that may be appropriate to a particular case.

Response: The deck will not change the driveway and any other parts of the site plan.

B. Variance Request:

1. The variance shall not constitute a grant of special privileges inconsistent with a limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located;

Response: The deck will encroach into that requirement of the 25' setback but, will not effect traffic on Skylar Way pedestrian or automobile .

2. Such 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; and

Response: The encroachment into the 25' setback area will allow the home to be 6' further away from the slope which is ideal for the site.

3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.

Response: The front deck will not impact the neighborhood or vicinity in any way.

254 Skylar Way is a new residential home.

If you have any questions or concerns with our responses in this letter, please contact me directly at [\(253\)208-1790](tel:(253)208-1790) or email at michebrew2@yahoo.com

Respectfully
Michele
Brewer

A handwritten signature in black ink that reads "Michele Brewer". The signature is fluid and cursive, with the first name "Michele" being more prominent than the last name "Brewer".

Michele Brewer
Owner
254 Skylar Way
Eatonville, Wa
98328