

# KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

V-07-12

## ZONING STRUCTURAL SETBACK VARIANCE APPLICATION

*(To place a structure closer to the lot line than allowed)*

KITITITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### Current Zoning Setbacks:

Zone	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	Side (setback for side abutting the street)
Residential	15'	5'	25'	15'
Residential-2	15'	10' on one side and 5" on the other side	25'	15'
Suburban	25'	15'	25'	20'
Agriculture-3, Agriculture-20, and Commercial Ag	25'	5'	25'	15'
Rural-3	25'	15'	15'	-
Forest & Range	25'	10'	10'	15'
Commercial Forest	200'	200'	200'	-

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

### REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 300 FEET OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 300 FEET EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS OR ROAD ASSOCIATION, PLEASE INCLUDE THE ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED: BUILDINGS; POINTS OF ACCESS, ROADS, AND PARKING AREAS; SEPTIC TANK AND DRAINFIELD AND REPLACEMENT AREA; AREAS TO BE CUT AND/OR FILLED; AND, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.

### FEE:

\$350.00 to Kittitas County Community Development Services

### FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND AM IN CONTROL OF THE			<div style="text-align: right;">PAID</div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>JUL 16 2007 DATE STAMP KITITITAS CO. CDS</p> </div>
SIGNATURE	DATE	RECEIPT #	
<i>[Signature]</i>	7/5/07	052084	
NOTES			

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

1. Name, mailing address and day phone of land owner(s) of record:

Name: James D Henry

Mailing Address: P.O. Box 596

City/State/ZIP: So Cle Elum WA 98943

Day Time Phone: 509-674-5469

Email Address: \_\_\_\_\_

2. Name, mailing address and day phone of authorized agent, if different from land owner of record:

Agent Name: Gerrald Seder

Mailing Address: P.O. Box 745

City/State/ZIP: KITTITAS WA 98934

Day Time Phone: 509 929 3455

Email Address: gsseder@charter.net

3. Contact person for application (select one):

Owner of record  Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: 470 Wallace Dr

City/State/ZIP: Cle Elum WA 98922

5. Legal Description of Property: acres 1.3, Wallace short Plat 92-02 Lot 2 Sec 4, TWP 19, Rge 15 (19-15-04050-0002)

6. Tax parcel number: 774136 19-15-04050-0002

7. Property size: 1.39 acres

8. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

Build 24'x26' unheated, Dry storage and garage on SW front of lot see plot plan. The other side of lot is a steep drop with 64" drop in 26'. This is not a good location to build; 17% of snow will fall from shed roof on to drive way 83% will go toward property line for easy snow management. foundation wall will be 24" above grade on property line side to prevent snow rot to building.

9. Provision of zoning code for which this variance is requested and the way in which you wish to vary from the code: zoned Rural-3. 15' side set back. wish to change to 10' side set back

10. A variance may be granted only when the following criteria are met. Please describe in detail how each criteria is met for this particular request (attach additional sheets as necessary):

A. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography.

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B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity.

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C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.

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D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

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11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

Signature of Authorized Agent:

X Genard Sedu

Date:

7-9-07

Signature of Land Owner of Record  
(Required for application submittal):

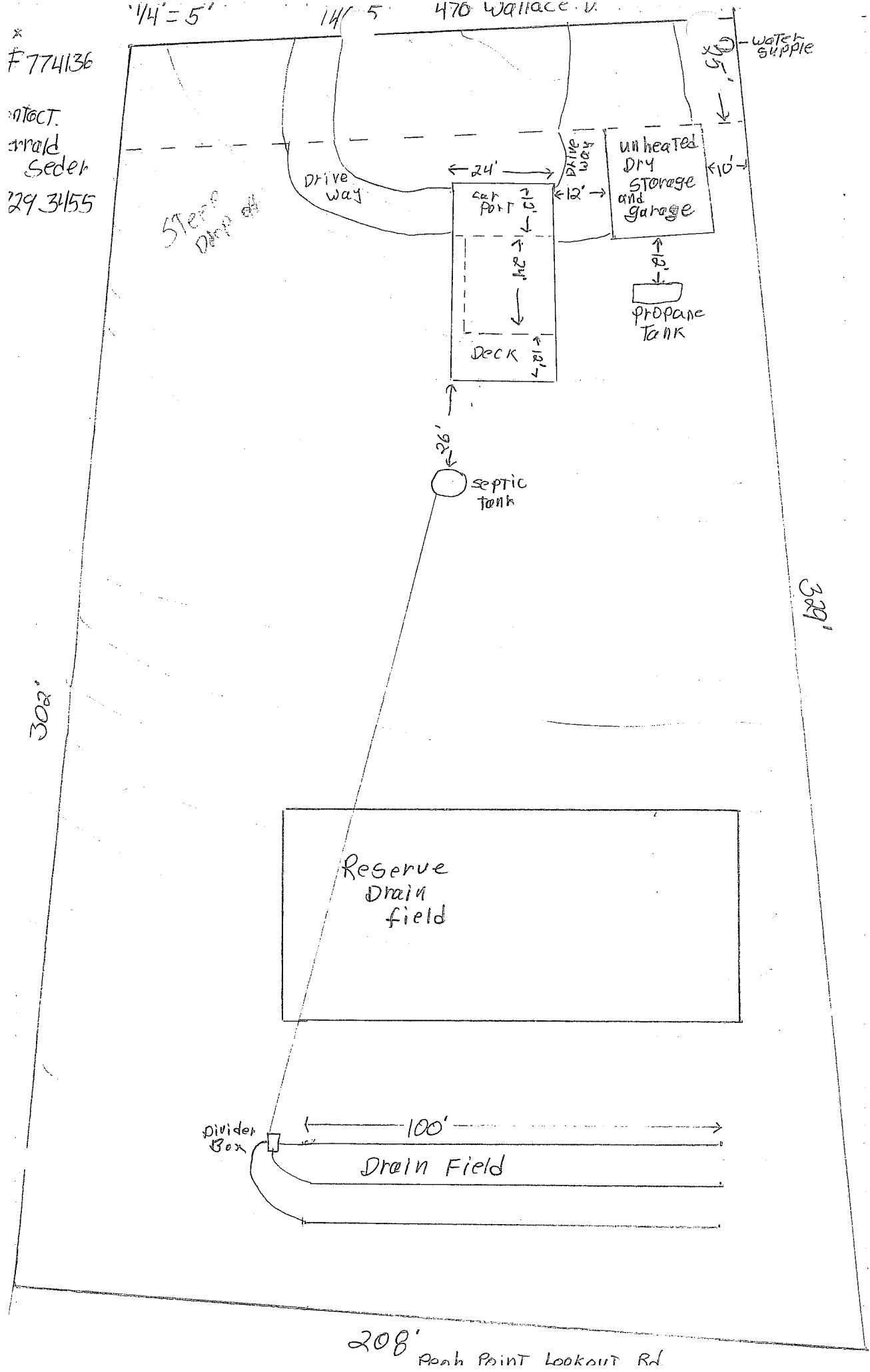
X James P. Henry

Date:

6-19-07

1/4" = 5' 470 Wallace v.

\* F774136  
Architect  
Arnald Seder  
229 3455



208' Peak Point Lookout Rd