



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

V-07-13

ZONING STRUCTURAL SETBACK VARIANCE APPLICATION

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

KITTITAS 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

APPLICATION RECEIVED BY:

SIGNATURE:

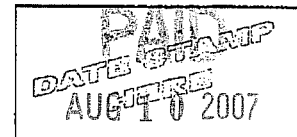
[Handwritten Signature]

DATE:

8-10-07

RECEIPT #:

0



NOTES:

KITTITAS CO.
CDS

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: Peter M. & Vickie L. Talbott Trust
Mailing Address: 15724 NE 65th St.
City/State/ZIP: Redmond, WA 98052
Day Time Phone: 425-885-0001
Email Address: peterandvickie@hotmail.com

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

Agent Name: Peter ~~Talbott~~ Talbott
Mailing Address: 15724 NE 65th St.
City/State/ZIP: Redmond, WA 98052
Day Time Phone: 425-829-3499 cell
Email Address: peterandvickie@hotmail.com

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: 131 Augusta Place
City/State/ZIP: Cle Elum, WA 98922

5. Legal Description of Property: Sun Country Estates Div. 1, Block 4, Lot 6

6. Tax parcel number: 20-14-36050-0406

7. Property size: Front: 79.24' Back 72.0' Sides: 120.78' + 125.0'

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):

Single family residence, approximately 2800 square feet. 3 bedrooms, located at Sun Country Estates #1, Block 4, Lot 6 with address of 131 Augusta Place, Cle Elum WA 98922. Water is supplied by Sun Country Maintenance Association, I.A.#85123 R *see attached Water Availability Notification. Septic tank with drain field...*see attached permit copy. Also attached is copy of variance request approval from Sun Country Estates, Architectural Committee.

9. Provision of zoning code for which this variance is requested and the way in which you wish to vary from the code:

Rural 3: We are requesting that 15 foot side setback be reduced to 10 feet on each side.

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.

There are no unusual circumstances related to our request. Most - if not all of our neighbors have built homes after receiving similar variances from the county.

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.

Granting this variance request will preserve our rights as property owners and allow us to build our home similar to the homes in the vicinity, Sun Country Estates.

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

Granting this variance request will not be materially detrimental to the public welfare or injurious to property in the vicinity.

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

Granting of this variance will in no way adversely affect the realization of the comprehensive development pattern of Sun Country Estates. This residence will be similar to other houses in our vicinity and all of Sun Country Estates.

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.

12. Are there any other pending applications associated with the property associated with this application? Yes No

Signature of Authorized Agent:
X Peter M Talbott, Trustee, Agent

Date:
8-9-07

Signature of Land Owner of Record
(Required for application submittal):
X Peter M Talbott, Trustee
Peter M. & Vickie L. Talbott Trust

Date:
8-9-07

72'-0"

11'-6 7/8"

120'-5"

10'-3 1/8"

10'-0"

30'-0"

LIVING AREA
1729 sq. ft.

DECK
51'-1" x 8'-6"

MASTER BDRM
13'-0" x 15'-3"

MASTER BATH
9'-0" x 8'-11"

LAUNDRY
13'-0" x 5'-7"

GARAGE
29'-0" x 25'-0"

LIVING AREA
1154 sq. ft.

ENTRY
7'-6" x 8'-0"

BREAKFAST
13'-0" x 10'-7"

KITCHEN
13'-0" x 10'-2"

DINING
15'-4" x 11'-0"

DECK
25'-0" x 3'-0"

7'-7 1/2"

Existing Septic Tank

Reserve Drain Field

Existing Drain Field

8'-0"

20'-0"

8'-0"

5'-0"

8'-0"

8'-0"

5'-0"

