



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

ZONING STRUCTURAL SETBACK VARIANCE APPLICATION

(To place a structure closer to property line than allowed)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA SHALL EXTEND FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, THEN PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
SITE PLAN OF THE PROPERTY WITH ALL PROPOSED BUILDINGS, POINTS OF ACCESS, ROADS, PARKING AREAS, SEPTIC TANK, DRAINFIELD, DRAINFIELD REPLACEMENT AREA, AREAS TO BE CUT AND/OR FILLED, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.

APPLICATION FEE:

\$350.00 payable to Kittitas County Community Development Services (KCCDS)

Current Zoning Setbacks:

Table with 5 columns: Zone, FRONT SETBACK, SIDE SETBACK, REAR SETBACK, Side (setback for side abutting the street). Rows include Residential, Residential-2, Suburban, Agriculture-3, Agriculture-20, and Commercial Ag, Rural-3, Forest & Range, and Commercial Forest.

FOR STAFF USE ONLY

APPLICATION RECEIVED BY: (CDS STAFF SIGNATURE)

DATE:

RECEIPT #:

Handwritten signature of Lisa M. Loenig

Handwritten date: 3-11-08

Handwritten receipt #: 77

NOTES:

PAID MAR 11 2008 KITTITAS CO. CDS

**1. Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*

Name: William A. Brown  
Mailing Address: P.O. Box 752  
City/State/ZIP: Easton WA 98925  
Day Time Phone: 509-656-3099 or 206-255-9642  
Email Address: kbrown@inlandnet.com

**2. Name, mailing address and day phone of authorized agent, if different from land owner of record:**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**3. Street address of property:**

Address: 135 Rally Way  
City/State/ZIP: Easton WA 98925

**4. Legal Description of Property:** Acres .56, Easton Village Div. I; Lot 10 & PTN. Lot 11; SEC aa, TWP.20.RGE13

**5. Tax parcel number:** 20-13-11050-0010

**6. Property size:** .56 Acres

**7. 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 a 28' x 28' Garage in Front of Existing House.**

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

Requesting Front Setback of 16'

9. 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.

House had to be built above the high water mark due to Silver Creek, setting the house closer to the front property line.

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.

A garage is necessary for owners storage due to weather conditions.

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

Property is located in a cul de sac and will not affect other property owners located also in the cul de sac.

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

This variance will not affect any other future construction.

10. 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.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

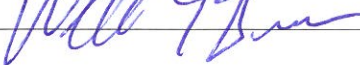
Date:

X \_\_\_\_\_

\_\_\_\_\_

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

Date:

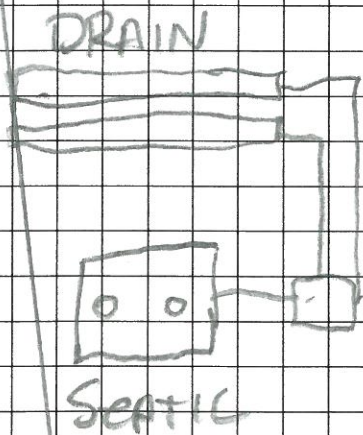
X  \_\_\_\_\_

3-11-08



Silver Creek

FLOOD PLAIN



EXISTING HOUSE



EA. SQUARE = 4 FT