

RECEIVED

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

JUN 05 2008

KITITITAS COUNTY
GDS

ZONING STRUCTURAL SETBACK VARIANCE APPLICATION

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

KITITITAS 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:

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'	-

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

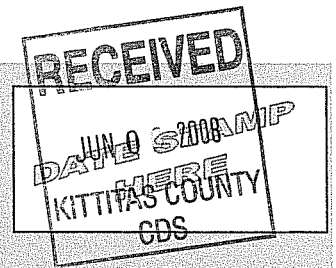
L. Sulzberg

DATE:

6-6-08

RECIPT #:

NOTES:



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

Landowner(s) signature(s) required on application form.

Name: RONALD/SHERYL JOHNSON

Mailing Address: P.O. BOX 144

City/State/ZIP: Ronald, WA. 98940

Day Time Phone: cell 253-576-5407 home phone 509-649-3992 Mon, Tues & Evenings

Email Address: ROSHER1@earthlink.net

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: 11 SHADOW LANE

City/State/ZIP: RONALD WA. 98940

4. Legal Description of Property: Part 1; LOT 31 SEC 2; TWP. 20; RGE. 14
LOT 31 Wildwood plat 1 BOOK 4 pages 31-32

5. Tax parcel number: 20-14 02053-0031

6. Property size: 101.73 X 93.85

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):

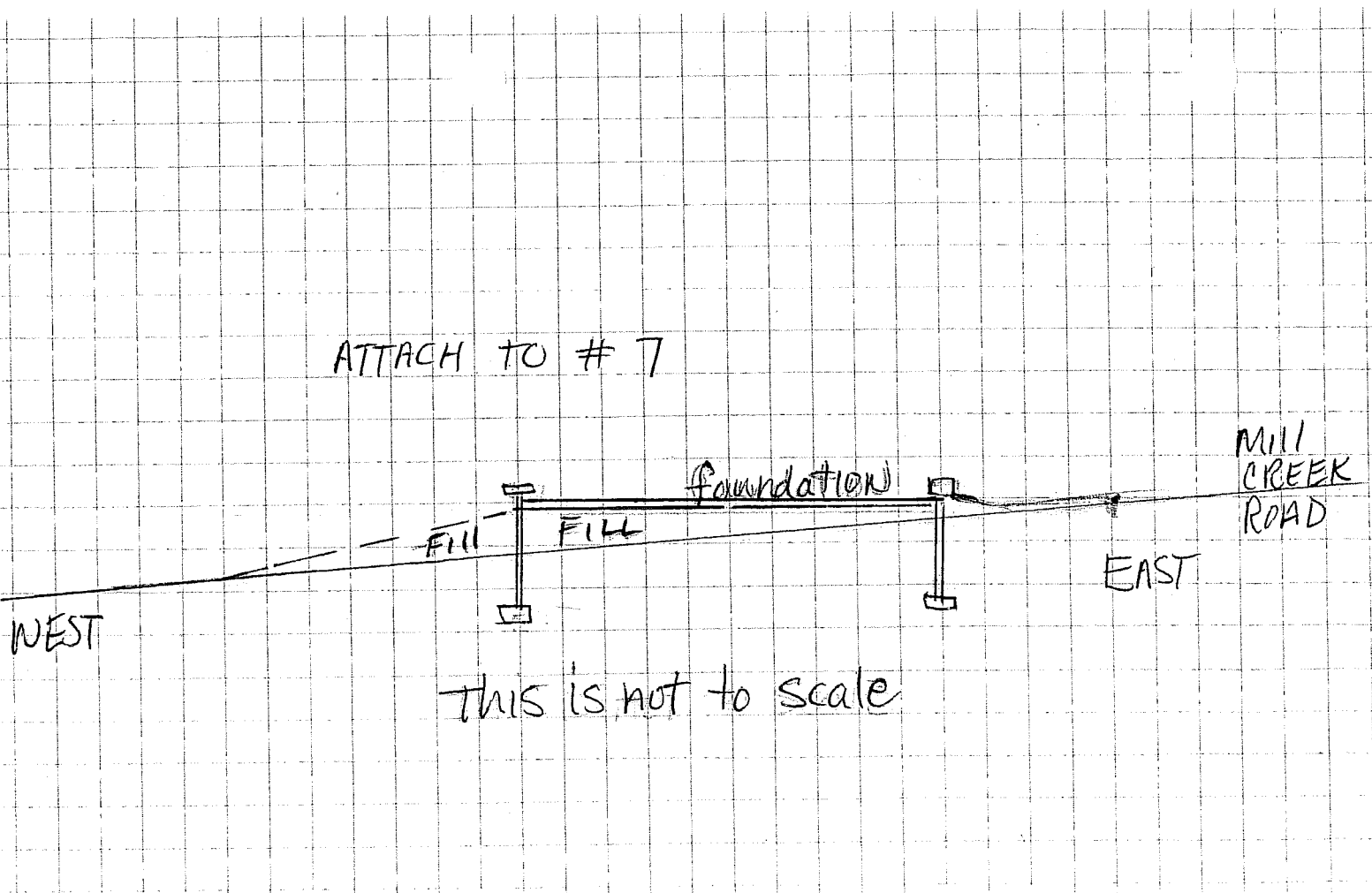
attached

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

attached

7. Project description. Non heated storage garage/ 26 feet X40 feet. Power provided for lighting. Located on the north portion of the lot, 11 feet from existing home. Lot 31. Access will be from Mill Creek Road. (already a parking area). There is an existing shed on this area --12/20-- Remove and replace. Our lot is free from trees. There are no community restrictions relating to this project. The lot slopes from Mill Creek Road, East to West. Proper drainage will be provided. Lot corners have been located and exposed. Garage corners have been located and marked. The drop is 3.5 for garage location. Foundation will be filled and appropriate fill will be around the structure. North neighbors' (lot 32) garage is approx. 29 feet from property line and elevated plus 4 feet higher than our project. Said 29 feet is access and at approximately the same grade as our project. *engineered roof/composition to hold snow load*
Professional project plans will be done.

8. The zoning code provides for a 15 foot setback from the property line. We would like to reduce this to a 5 foot setback.



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.

attached

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.

attached

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

Attached

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

attached

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 *Ronald Johnson*
Sheryl J. Johnson

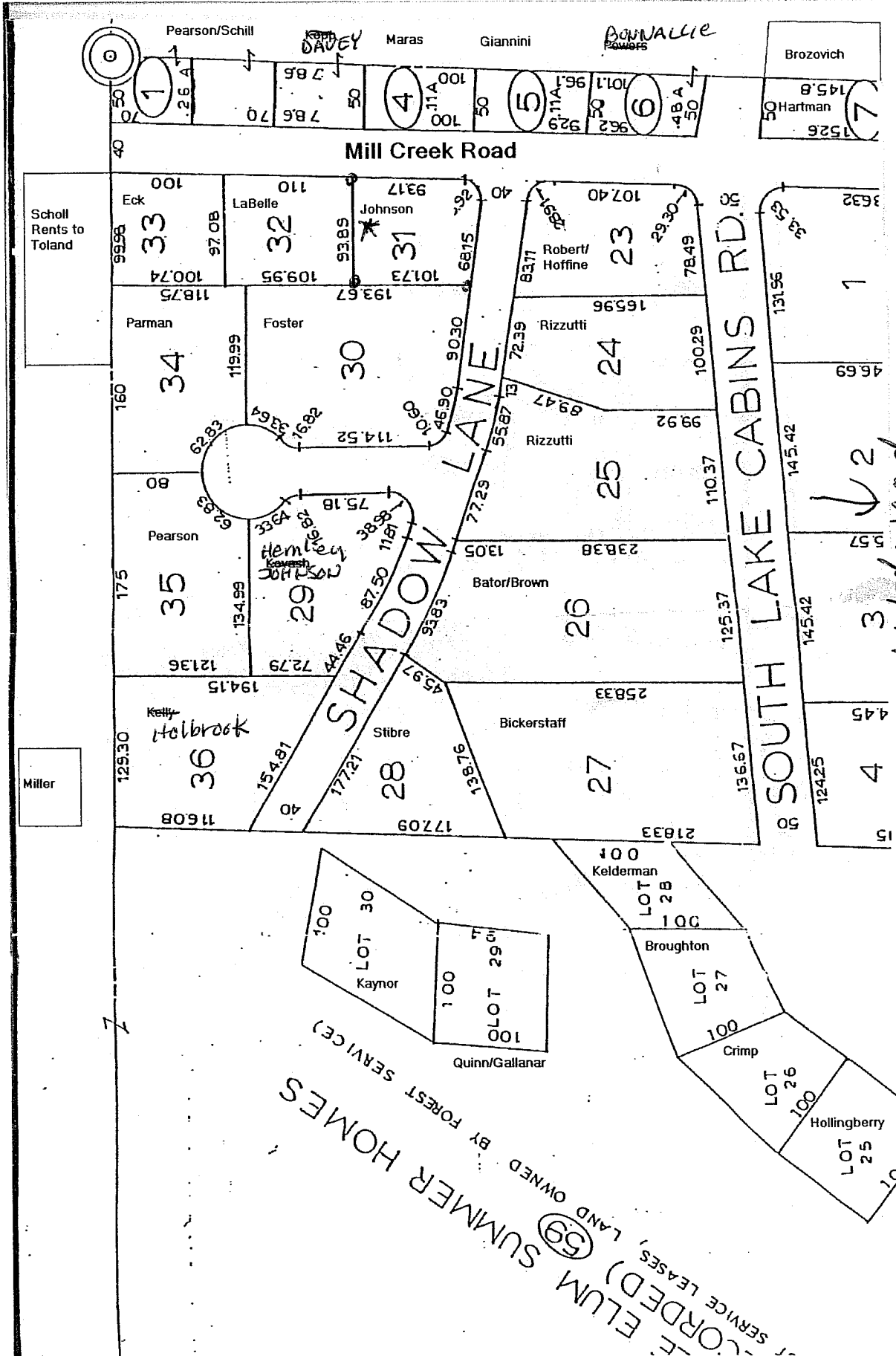
6-3-08
6-3-08

CRITERIA FOR VARIANCE:

9.

- A. The variance would allow space required to build a structure appropriate for storage and vehicle housing. The proposed structure will be located on the north side of the property which is the only area of the lot available for said building. The topography lends to good drainage and does not interfere with septic and drain fields', street access and privacy.
- B. This structure will provide safety and visual appearance to the lot in relation to adjacent properties. There is an existing garage so it would be a remove and replace. There are not any trees or shrubs to be removed.
- C. This structure would not be detrimental to public welfare or injurious as it is not in a right of way. There are no culverts and drainage is away from the street. There is also total access to power and water. The neighboring lot to the north has a garage structure approximately 29 feet from the property line and approximately 58 feet from the house on said property. These structures are much higher in elevation to the proposed structure so drainage/snow would not be an issue.
- D. This structure would fit in visually with the comprehensive development of the area. Structure does not in any way change comprehensive pattern of neighboring structures in size or location.

Lake Clealum Community Club



(RECORDED) 59 EFLUM SUMMER HOMES
 LAND OWNED BY FOREST SERVICES
 SERVICE LEASES,

↓ 2
 3
 wildwood

Southwest corner WATER

5'

Northwest corner

Slight easement east to west

small trees
bushes

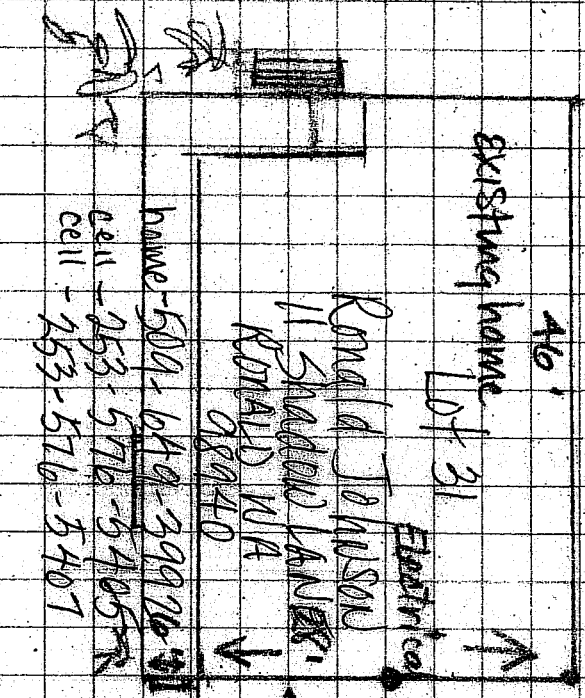
drain field

septic tank

alternative drain field
slope for access

nearest point

SHADOW LANE



existing house

Lot # 31

Ronald Johnson
11 Shadow Lane
Ronald WA 98240

home-509-649-3992
cell-253-576-3405
fax-253-576-5407

fill to grade
drop 9.5'

proposed garage

proposed set back
parking access

nearest structure

15' parking

set back

utility easement

Northwest corner

WOOD LOT
LINDWOOD # 31
SHADOW LANE
26x40 GARAGE
IX PARCEL #1
20-14-0253

Lot 31
Willowood Plat. 1
Block 1
Pages 31-32

Lot #31
CREEK ROAD

NAED JOHNSON
P.O. BOX 124 • RONALD WA 98249

11' 10" = 10' FEET

Lot #32