



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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17A-08-025
copy

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)

RECEIVED
OCT 09 2008
KITTITAS COUNTY
CDS

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

VIA-08-00012

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

T. Swinberg

DATE:

10-9-08

RECIPT #:

3295

RECEIVED
DATE STAMP
OCT 09 2008

Kittitas County
CDS

NOTES:

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

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

Name: ANNE C Von Raven RUC TR AGREEMENT; DANNA SJOLSETH SVC TTEE

Mailing Address: 812 EASTSIDE DR NE

City/State/ZIP: TALOMA, WA 98422

Day Time Phone: 253-312-1928

Email Address: Dan@SJOLSETH.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: LEISURE LAND LANE

City/State/ZIP: CLE ELUM, WA 98922

4. Legal Description of Property: Sec 35; Twp 20; RGE. 14; SE 1/4 NE 1/4

5. Tax parcel number: 665934

6. Property size: 0.25 ACRES (90' x 138')

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):

Owner wishes to construct an approx. 1600 sq. foot vacation residence with two car garage on parcel number 665934.

The attached site plan shows the proposed location of the residence, drainfield, septic tank and well.

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

The lot size precludes being able to comply with the requirement to have the well located at least 50 feet from all property lines. Because the lot is only 90 feet wide the owner will need a setback variance for the well to be 45 or less from the side property lines. Because the lot is only 138 feet deep and the requirement to have the well located at least 100 feet from the sanitary system drainfields the owner will need a setback variance for the well to be located approximately 10 feet from the rear property line.

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 submitter):

Date:

X *Samuel Gold*

10/6/08