

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

WA-09-00001

ZONING STRUCTURAL SETBACK VARIANCE APPLICATION

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

KITTTITAS 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)

I. Swenberg

DATE:

1-8-09

RECIPT #:

3948

NOTES:



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

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

Name: John & Susan McAffie
Mailing Address: 71 PECOM VALLEY PL
City/State/ZIP: CLE Elum, WA. 98922
Day Time Phone: 309-674-8085
Email Address:

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: 60 PECOM VALLEY PL
City/State/ZIP: CLE Elum, WA. 98922

4. Legal Description of Property: Sun Country Estates #3 Lt 65
SEC. 35; TWP. 20; RGE. 14

5. Tax parcel number: 20-14-35052-0065

6. Property size: Acres .20

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):

Project objective is the granting of permission to add 8' on to the existing building that is situated along the south property line that adjoins lot 67

There are no sewer lines, electrical or water lines in this area - only bushes on unusable land.

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

This variance would change the distance between the existing building to the property line from 10' to 2'

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.

This is a very small lot with a portion of the land over a hillside. This variance will allow ~~use~~ utilization of the available land.

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.

Yes. Such variance is necessary and will preserve the enjoyment of the land and other land owners in the vicinity.

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

Authorization of such variance will be much safer to the public welfare because it puts the majority of the snow that will be coming off the roof on the side where no one will be walking or driving.

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

The granting of this variance will only positively enhance the overall comprehensive development pattern of our community.

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:

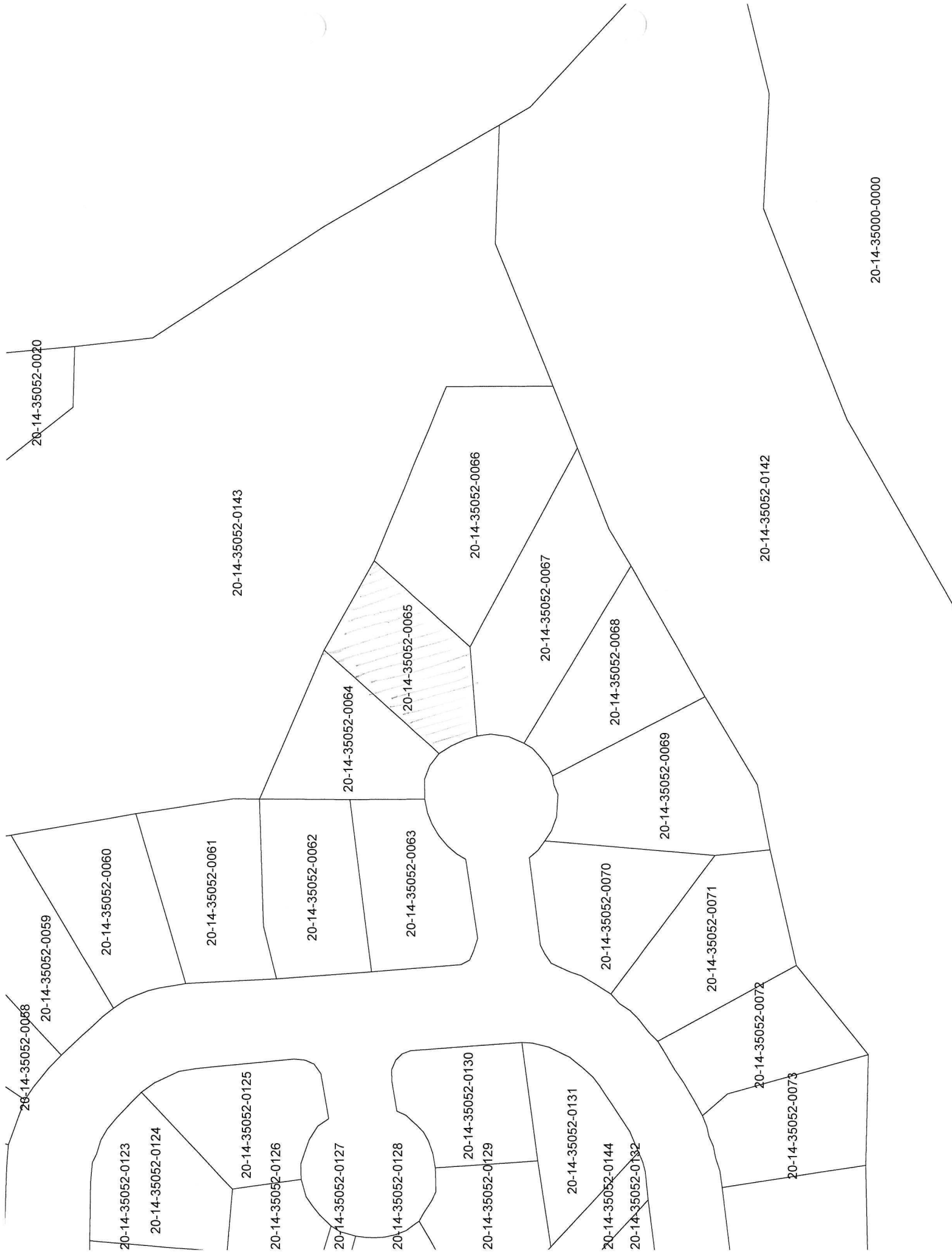
X _____

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

Date:

X *Susan McHaffis*

1.07-09



20-14-35052-0020

20-14-35052-0143

20-14-35052-0066

20-14-35000-0000

20-14-35052-0142

20-14-35052-0067

20-14-35052-0065

20-14-35052-0068

20-14-35052-0064

20-14-35052-0069

20-14-35052-0060

20-14-35052-0061

20-14-35052-0062

20-14-35052-0063

20-14-35052-0070

20-14-35052-0071

20-14-35052-0059

20-14-35052-0072

20-14-35052-0073

20-14-35052-0068

20-14-35052-0123

20-14-35052-0124

20-14-35052-0125

20-14-35052-0126

20-14-35052-0127

20-14-35052-0128

20-14-35052-0130

20-14-35052-0129

20-14-35052-0131

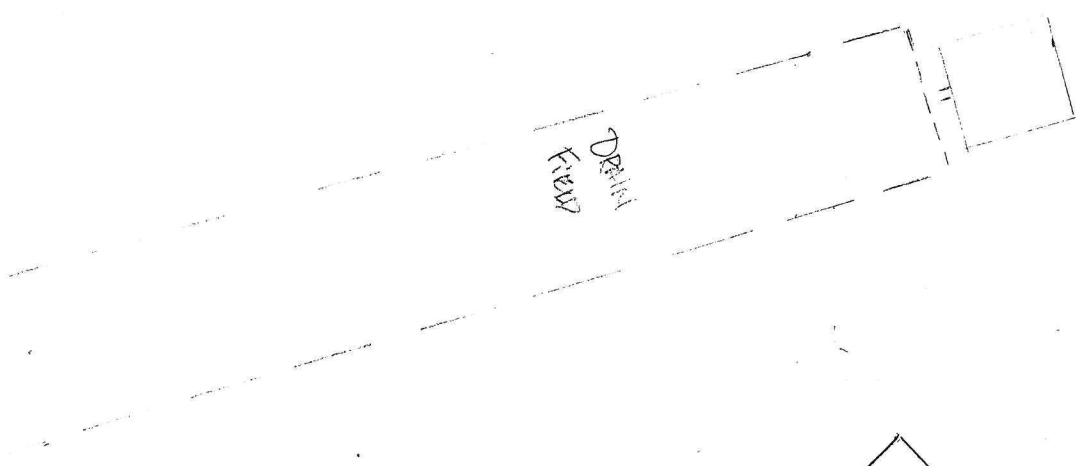
20-14-35052-0144

20-14-35052-0132

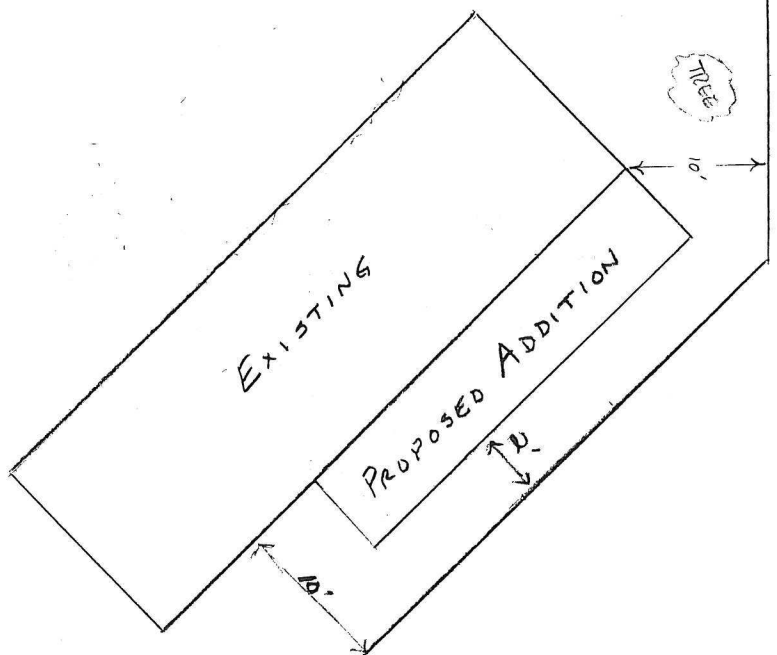
80°
Slope

Tree

Tree



95'



Tree

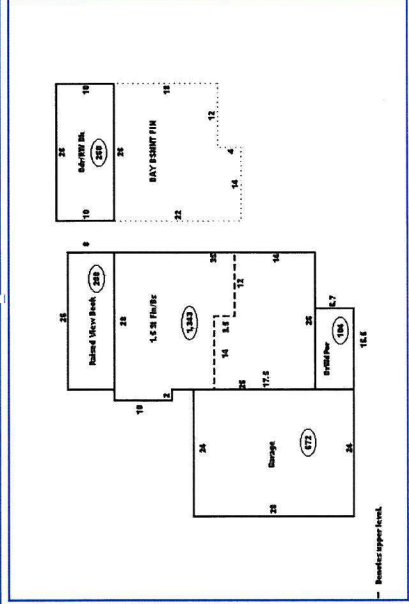
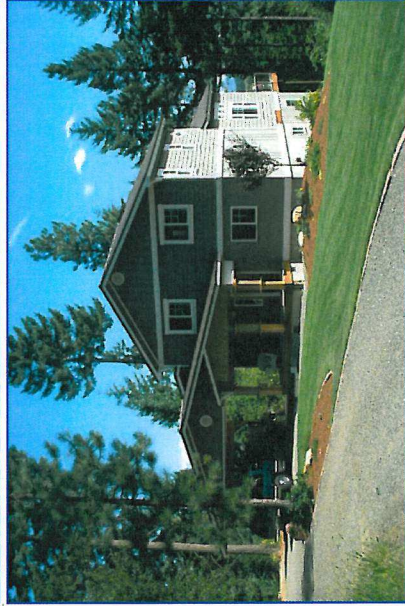
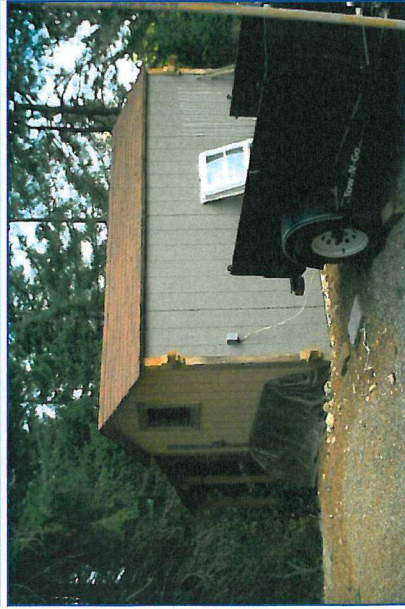
Tree

gravel
driveway

Tree

PECON VALLEY
PLACE

Parcel: 546434



Parcel: 556434

