



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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March 19, 2009

John & Susan McHaffie
71 Pecon Valley Place
Cle Elum, WA 98922

RE: NOTICE OF DECISION – McHaffie Setback Variance (VA-09-00001)

Dear Mr. & Mrs. McHaffie:

The referenced application submitted for a 2 foot side yard setback in the Rural-3 zone, located at lot 65 of Sunc Country Estates #3 at 60 Pecon Valley Place, Cle Elum, WA 98922, in a prtion of Section 35, T20N, R14E, WM, in Kittitas County (assessor's map number 20-14-35052-0065), is hereby **APPROVED**.

This approval is based on the variance criteria contained in KCC 17.84. Findings for this approval are as follows:

Unusual circumstances or conditions apply to the property and/or the intended use that do not apply generally to other property in the area. Due to proximity of the main residential structure on the adjacent lot and the small lot size, this is a practical alternative and would not deprive surrounding property owners reasonable use of their properties.

Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same vicinity or district. Granting of this variance would allow the applicant to enjoy the same property rights as other properties in the same vicinity.

The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in this area. The granting of such variance will not adversely affect the realization of the comprehensive development pattern of this area. Granting this variance will not alter the development pattern of the area.

An appeal of this land use decision may be filed within 10 working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5th, #108 Ellensburg, WA 98926. The appeal and deadline is 5:00pm April 3, 2009.

Sincerely,

Allison Kimball
Staff Planner

CC KCCDS: Building Department and Building Inspectors
Parties of Record