

March 31, 2009

Byron & Teena Warne
PO Box 33
Thorp, WA 98946

RE: NOTICE OF DECISION: WARNE VARIANCE (V-09-00003)

Dear Byron & Teena Warne:

The variance application submitted for Byron & Teena Warne, property owner for a 10 foot side yard setback from the required 25-foot setback in the Agricultural-20 zoning district to construct a building. The subject parcel is located on First Street, Thorp, WA, 98946, located in a portion of Section 11, T18N, R17E, WM, in Kittitas County. Map Number 18-17-11050-0027. Notice is hereby given that that the requested variance is **APPROVED**.

This approval is based on the variance criteria contained in the Kittitas County Zoning Code.

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. The original lot is a platted lot from the townsite of Thorp and is narrow.

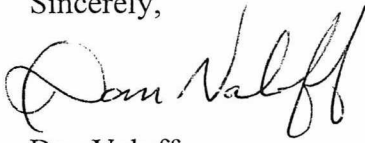
Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same vicinity or district. Granting of this variance would allow the applicant to enjoy the same property rights as other properties in the same vicinity. The prior building was destroyed by fire and granting the variance will allow a new building in its place.

The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in this area. The proposed residence and garage will be situated 10-feet from the side property lines providing no negative impact to neighboring properties.

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.

There is a 10 working day appeal period on this variance approval, ending April 16, 2009 at 5:00 P.M. Such appeals are filed with the Kittitas County Board of Adjustment with a fee of \$500.00, 411 N. Ruby, Suite 2, Ellensburg, WA 98926. Timely appeals must present **factual** objections to the variance decision and may only be filed by parties with standing.

Sincerely,

A handwritten signature in cursive script that reads "Dan Valoff". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Dan Valoff .
Staff Planner
Community Development Services
(509) 962-7637

To: Scott Turnbull, Staff Planner
KCCDS, Ellensburg, WA

RECEIVED

MAR 23 2009

Wahkiakum County
CDS

From: Bruce Fisher
111 1st St. PO Box 144
Thorp, WA.

Date: March 20, 2009

Subject: Notice of Application, Warne Variance (VA-09-00003)

Dear Scott,

You asked for any comment on Mr. Warne's application to build a new garage.

My wife and I have lived here for over twenty years, directly across Main St. from his residence. We have no dispute about the 10 foot variance, but what you may not know is that for the past three plus years he used his previous garage solely to manufacture log-pole furniture. After his day-job, on evenings and weekends, he spent most of his spare time using chainsaws, sanders and other noisy wood-cutting tools to make bed frames, tables, chairs, entertainment centers, etc. His business title is "Byron and Sons." We find his work very annoying, as do other neighbors, but they are reluctant to say anything.

If you look at his proposed building site, you will see he has a large stockpile of 3" to 8" diameter, new growth logs to continue making furniture.

My question is, since we are zoned agriculture, is he allowed to manufacture and sell furniture? Not to mention, is he even licensed and bonded with the State and/or County to do so?

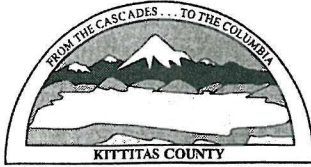
Bottomline, it appears to me he is building a wood-working shop under the pretense of a "garage." If our zoning prohibits manufacturing, then his build-permit should say so. Maybe we can have a quiet summer for a change.

My wife asked to withhold our name to avoid reprisal. We're both retired and simply want to "keep the peace."

Thank you for your time. My phone is 964-2961 if you care to call.

Sincerely,


Bruce Fisher



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

UA-09-00003

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)

T. Sulmberg

DATE:

2-18-09

RECIPT #:

4132



NOTES:

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

Name: Byron + Teena Warne
Mailing Address: PO BOX 33
City/State/ZIP: Thorp WA 98944
Day Time Phone: 509-964-2153
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: 81 FIRST STREET
City/State/ZIP: THORP WA. 98946

4. Legal Description of Property: See attached

5. Tax parcel number: 183233 map# 18-17-11050-0207

6. Property size: 80' x 130' 10400 Sq. FEET

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):

SEE ATTACHED PLOT PLAN

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

TO MOVE THE BACK SETBACK ON THE WEST SIDE OF PROPOSED Building FROM 25 FEET TO 10 FEET DUE TO SEWER SYSTEM HARDSHIP

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.

PRIOR BUILDING WAS A STRUCTURE FIRE - TOTAL LOSS
WOULD LIKE TO PUT THIS BACK AS CLOSE TO ORIGINAL SPOT
BECAUSE OF WHERE THE SEWER SYSTEM IS A HARD SHIP

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.

By moving this building to these setbacks will make this
in compliance with county codes and be more comparable
with the neighborhood

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

THE PLACEMENT OF THIS BUILDING WILL NOT ADVERSELY AFFECT
SURROUNDING PROPERTIES

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

By moving this building to these set back will improve
and comply with the comprehensive development plan for
the area

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)
X Jenny Lane

Date:
2/18/09

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

Date:

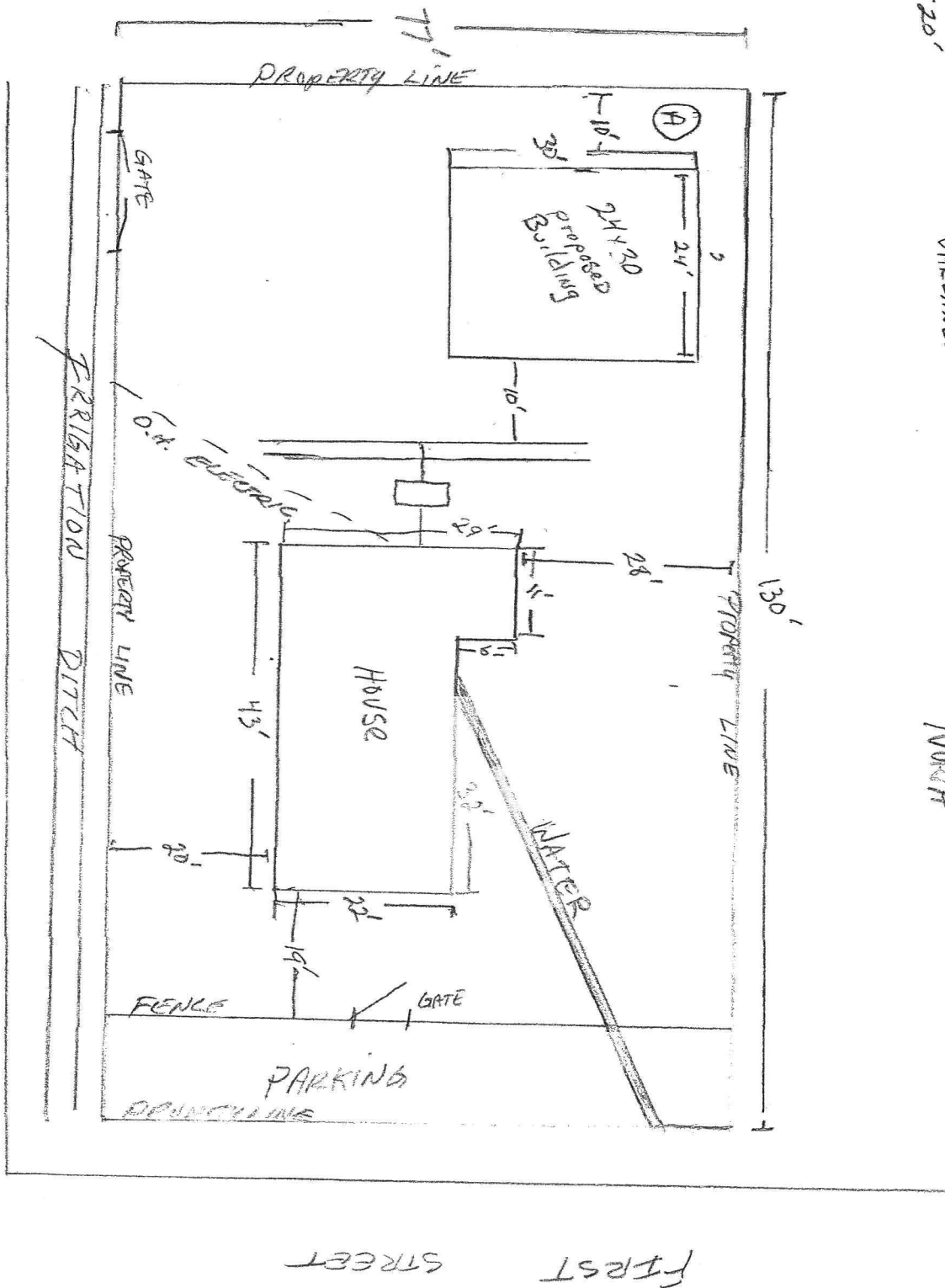
81 FIRST ST
TH0040 WA 98946
509 964-2153
SITE PLAN
SCALE 1"=20'

(A)
PROPOSED
SET BACK
VARIANCE

Byron Whane

Plot Plan

▲
NORTH



Tom + Sue Osborn
Tom Osborn P.O. Box 32 Thorp 98946
41 Main Thorp
Bruce + Bobbie Fisher
PO Box 144
111 1st Street Thorp, 98946

41 1st moved

10371 in Thorp Hwy moved

Gordon
By Dr. Jensen
70 1st St Thorp 98946

KATHY KESLING
61 FIRST STREET
THORP WA. 98946

~~Bob Osborne~~
Robert Lee Osborn P.O. Box 192
Mildred Osborn P.O. Box 91
70 Main Thorp

Cam: Steve Reike
50 5th 2nd
PO BOX 170
Cam Steve Reike 2/10/09

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