



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

May 14, 2009

Piero D. Cantieni
5920 Red Bridge Rd.
Cle Elum, WA 98922

RE: NOTICE OF DECISION: CANTIENI VARIANCE (VA-09-00006)

Dear Mr. Cantieni:

Your variance application for a Structural Setback Variance for the construction of a new two-car garage 12-feet from the rear property line is hereby **APPROVED**. The site is located at 5920 Red Bridge Road, Cle Elum, WA 98922, which is located in a portion of Section 25, T20 R16E, WM, in Kittitas County. Map number 20-16-25000-0005, parcel number 82935.

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 primary unusual circumstance apply to this property is its small size (0.72 acres). Other properties in the area range in size from 5 to 20+ acres. The existing garage/shed, built in 1935, sits approximately 12-feet from the rear property line which is currently not in compliance with the rear yard setback requirements of the AG-3 zone..

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 proposed garage will be situated 12-feet from south rear property line providing no negative impact to the 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 decision. 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,

Dan Valoff
Staff Planner