

**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

**ZONING STRUCTURAL SETBACK VARIANCE APPLICATION**

VA-09-00007

*(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)

DATE:

RECIPT #:



NOTES:

Kittitas County  
CDS

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

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

Name: Robert F + Carolyn H. Hillwey

Mailing Address: 81 Trechaven Rd.

City/State/ZIP: Cle Elum WA 98922

Day Time Phone: 509-674-2609

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 Trechaven Rd.

City/State/ZIP: Cle Elum WA 98922

4. Legal Description of Property: Trechaven #1 Lot 6 S. 6 T. 19 R 15

5. Tax parcel number: 19-15-06050-0006

6. Property size: 1,01 acres

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):

construct a roof only pole building 24x24  
no water, no sewer

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

Place the building on a 5FT setback  
instead of the 15FT setback for sides of  
property

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.

property is only 100' wide, with a 15FT side set back. it makes usable space very small. the 1/2 of the property is unusable, (6070 hillside),  
Drain Fields + Power Line

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.

it will allow us to enjoy more of our property & also to create environment needs such as woods, etc.

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

will not effect other property owners in the Area

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

it will make no adverse affect to any thing.

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 Robert H. Holling

3/21/07

Carol H. Holling

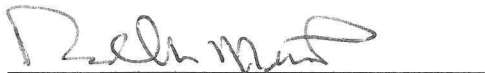
3/21/09


Permission Statement

We (Ronald and Marcene Merritt, and Donald and Kathleen Dvorak); registered owners of property defined as Tree Haven No. 1 Lot 5; Sec. 6; TWP. 19; RGE 15; Kittatas County; grant any permission necessary to our neighbors, Bob and Carolyn Hillweg, residing on the adjacent property to the south; to replace a current structure to be utilized as a garage within (as close as) five (5) feet the currently existing property line.

  
\_\_\_\_\_  
Marcene Merritt

  
\_\_\_\_\_  
Kathleen Dvorak

  
\_\_\_\_\_  
Ronald Merritt

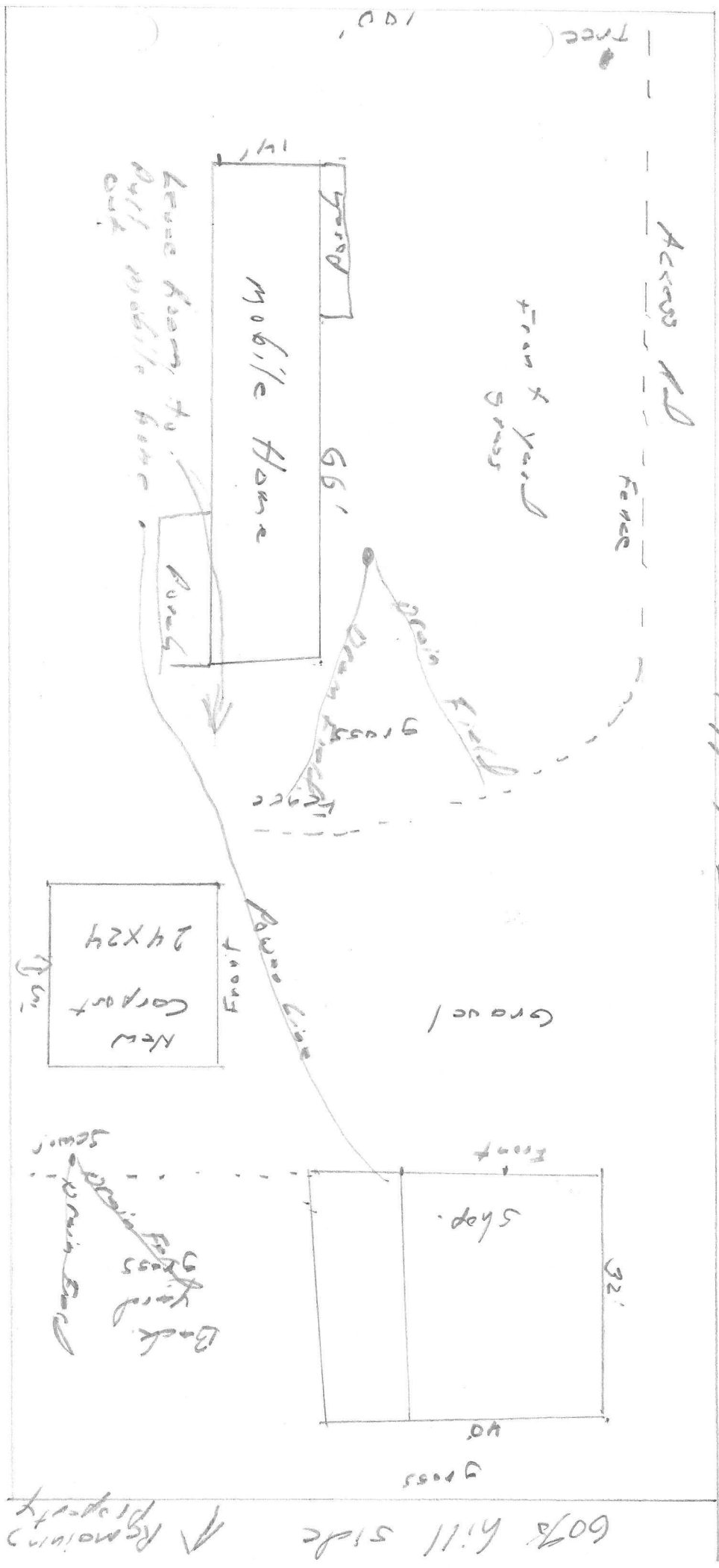
  
\_\_\_\_\_  
Donald Dvorak

Property owner to the West  
Eel Mariskanish  
61 Strohmann Rd.  
c/c Elan, WA 98922  
Ph# 509-674-5792

Property to the South  
Barney HATTaway  
6301 West side Rd.  
c/c Elan, WA 98922  
509-674-1657

Site plan

Approx 220'



60% Hill side  
Remains Property

100 X 220  
usable  
Property

Lot is  
100' x 450'  
Long

1/2 of  
Property  
usable  
on 60%  
Hill

Carport  
Needs to be  
back as far  
as possible  
so not to  
leave property  
which would  
be unusable  
Also



**Legend**



Tax Parcels

Rights of Way



Townships

Sections

Scale = 1:1,000

1 inch = 83 ft

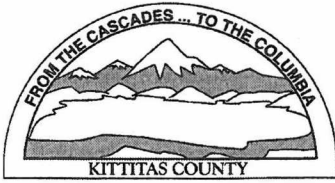
Map Center: Township: 19 Range: 15 Section: 6

4/2/2009

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KITITITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.: 00004603**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 020716

**Date:** 4/27/2009

**Applicant:** HILLWEG, ROBERT F ETUX

**Type:** check # 9343

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-09-00007	ADMINISTRATIVE VARIANCE	350.00
	Total:	350.00