



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

July 3, 2009

Robert F. and Carolyn H. Hillweg
81 Treehaven Road
Cle Elum WA 98922

RE: NOTICE OF DECISION: Hillweg Variance (VA-09-00007)

Dear Mr. & Mrs. Hillweg:

The variance application submitted by Robert F. and Carolyn H. Hillweg, property owners, for a Structural Setback Variance to construct a single family residence 20 feet from the front property line is hereby **APPROVED**. The site is located southwest of the City of Cle Elum, north of Westside Road, east of Banti Creek Road, and west of Tree Haven Road, in a portion of Section 6, T19N, R15E, WM in Kittitas County, bearing Assessor's map number 19-15-06050-0006

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. 100' wide property in conjunction with the locations of the home, power lines, and septic system, warrant the granting of a variance.

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 carport will be situated 5 feet from the east (side) property line providing no negative impact to the neighboring property. The structure will be designed and built in a manner which will insure that all rain and snow runoff will be contained within the subject property.

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 **Friday, July 17th, 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,

Jeff Watson
Staff Planner
Community Development Services
(509) 933-8274