

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-09-00008

(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.

\$ 500.00
~~\$350.00~~

APPLICATION FEE:

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)

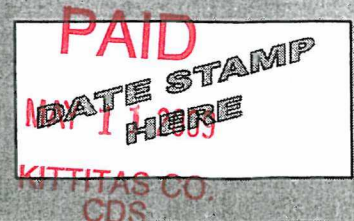
Mandy Weed

DATE:

9/11/09

RECIPT #:

0004749



NOTES:

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

Name: Justin O. Seth
Mailing Address: 131 Brown Rd
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 509-899-0529
Email Address: Sethmotors @ fairpoint.net

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: 131 Brown Rd
City/State/ZIP: Ellensburg WA 98926

4. Legal Description of Property: Sec 33 TWP 18 R 6 E 18 SW 1/4 SW 1/4 ^{COBOTS}

5. Tax parcel number: 030-0019 18-18-33030-0019 ^{TAX N 37}

6. Property size: .66 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):

like to build a shop in S.E. corner of property. It will be a 44' x 40' pole building shop.
water and sewage will not apply. I would like to move the set back on rear of property to 10' instead of 25'

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

Ag 3 25' rear set back 5' side set back would like 10' rear to maximize property space.

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.

Need to gain rear setback to maximize property space

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.

will not affect other propertie owners

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

will change surrounding property

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

will not affect

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:

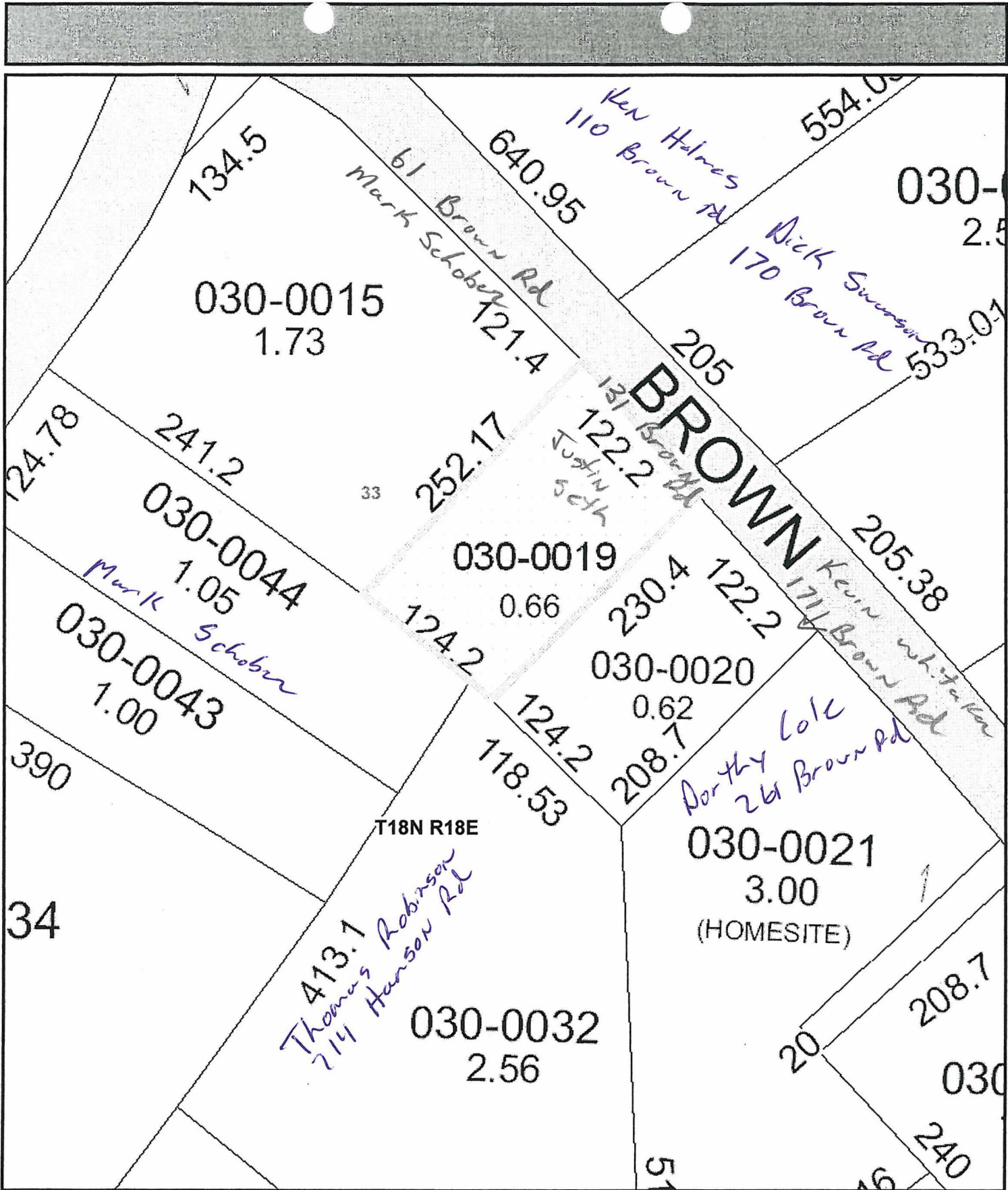
X _____

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

Date:

X *Jeff Ostth* _____

5-11-09




Legend

- Tax Parcels
- Townships
- Rights of Way
- Sections

Scale = 1:1,200
1 inch = 100 ft

Map Center: Township: **18** Range: **18** Section: **33** 5/8/2009

Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or representations by others regarding this information or its derivatives.

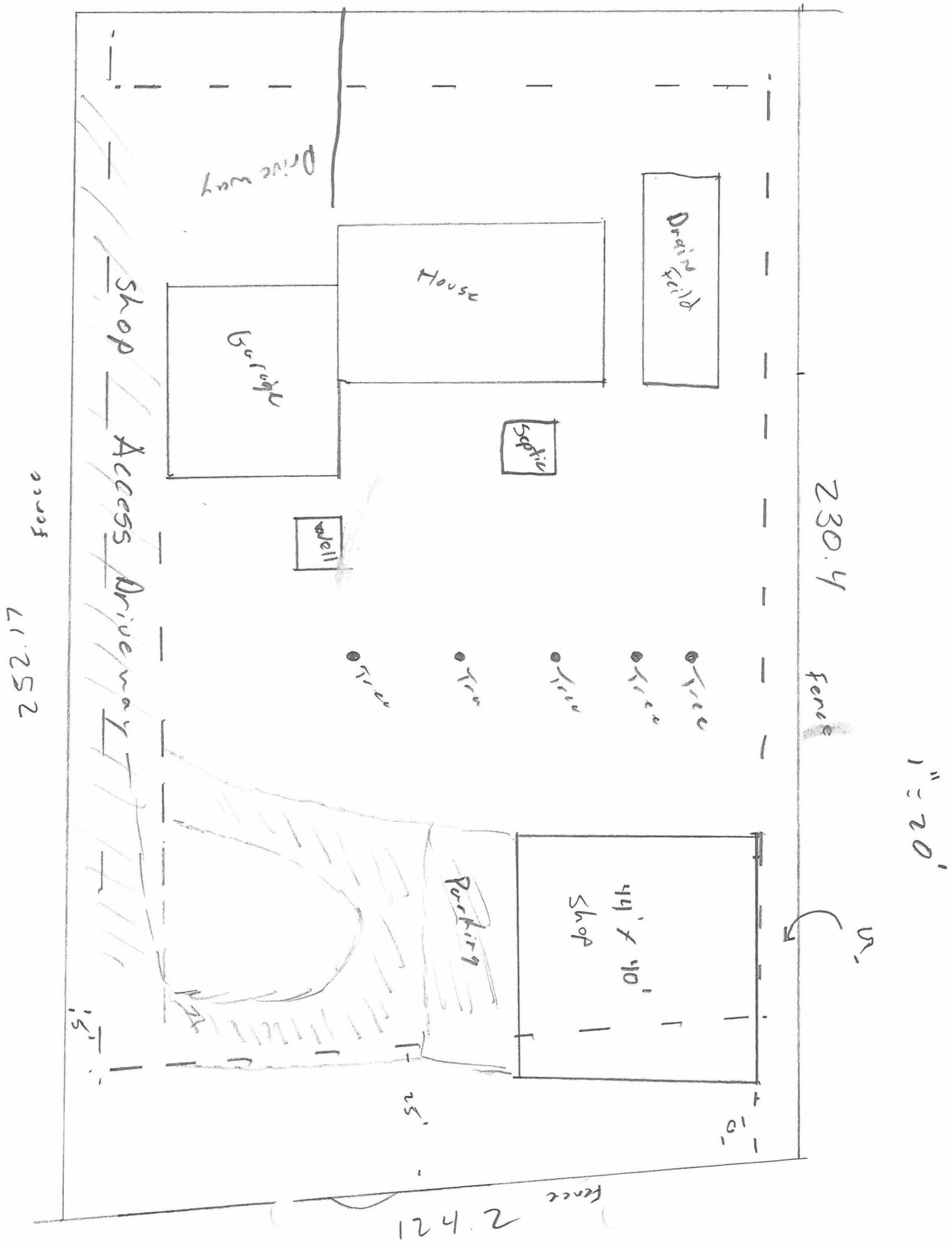


131

Brown Rd

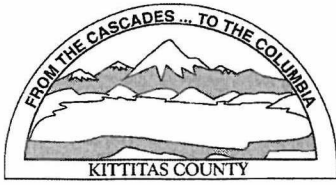
122.2

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Land Owners Within 500 Feet

1. Mark Schober 61 Brown Rd Ellensburg
2. Ken Holmes 110 Brown Rd Ellensburg
3. Dick Swanson 170 Brown Rd Ellensburg
4. Kevin Whitaker 171 Brown Rd Ellensburg
5. Thomas Robinson 214 Hanson Rd Ellensburg
6. Dorthy Cole 261 Brown Rd
7. Jess Schober
8. Karen Broderuis 230 Brown rd



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

RECEIPT NO.: 00004749

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 020761

Date: 5/11/2009

Applicant: SETH, JUSTIN O

Type: check # 1956

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-09-00008	ADMINISTRATIVE VARIANCE	495.00
VA-09-00008	ADMIN VARIANCE FM FEE	65.00
	Total:	560.00