



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

July 2, 2009

Justin O. Seth
131 Brown Road
Ellensburg WA 98926

RE: NOTICE OF DECISION: Seth Variance (VA-09-00008)

Dear Mr. Seth:

The variance application submitted by Justin O. Seth, property owners, for a Structural Setback Variance to construct a pole building shop 10 feet from the rear property line is hereby **APPROVED**. The site is located west of the City of Ellensburg, east of Hanson Road, west of Brown Road, and south of Thorp Highway, in a portion of Section 33, T18N, R18E, WM in Kittitas County, bearing Assessor's map number 18-18-33030-0019.

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. Substantial existing vegetation precludes the owner from constructing the desired structure on the property.

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 structure will be situated 10 feet from the southwest (rear) property line providing no negative impact to the neighboring property. No comments were received from other agencies or adjoining property owners. Structure shall be designed and constructed to insure that rain and snow runoff will be contained on the subject parcel.

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