

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

ZONING STRUCTURAL SETBACK VARIANCE APPLICATION

NA-09-00009

(To place a structure closer to property line than allowed)

KITTITAS 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. **LAST PAGE**
- 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. **PAGE 12**

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)

Mandy Weed

DATE:

5/18/09

RECIPT #:

00004781
00004783



NOTES:

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

Name: Gary and Connie Dreyer
Mailing Address: POB 855
City/State/ZIP: Gig Harbor, WA
Day Time Phone: 253-851-2960 home, 253-606-3723 cell
Email Address: dreyergc1@juno.com

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: Stone River Engineering Co, Craig Sill, P.E.
Mailing Address: 111 Wright Avenue, Suite B
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-674-5080
Email Address: stoneriver@inlandwireless.com

3. Street address of property:

Address: Hermitage Drive
City/State/ZIP: Cle Elum, WA 98922

4. Legal Description of Property: SUN COUNTRY ESTATES #2 LOT 3; BLOCK 3; SEC. 35-36; TWP. 20; RGE. 14;

5. Tax parcel number: 713234 - Tax Map # 20-14-35051-0303

6. Property size: 8617 sf = 0.1978 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):

see page 4 of this application

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

see page 4

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.

see page 4

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.

see page 4

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

see page 4

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

see page 5

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 
STONE RIVER ENGINEERING CO.

5-4-2009

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

Date:

X 

5-11-09

7. Narrative Project Description

Construct new home on site.

SIZE - Approximate square foot area of structure is: 1694 main floor, 1426 upper floor, 288 bonus room, 472 decks, 736 garage. The total main level footprint is main + decks + garage = 2902 square feet or 33.7% of the lot area.

LOCATION - The structure will be located as described on the attached site plan. The structure is sized such that it could fit within the zoning setbacks for Forest and Range (25' front, 10' side, 10' rear). A cliff edge at the east edge of the property makes building in the vicinity not feasible.

WATER SUPPLY - The structure will be supplied with water from the local community water system.

SEWAGE DISPOSAL - On site septic tank and drain field

8. Provision of Zoning Code for which this variance is requested

The zoning code for Forest and Range requires a minimum 25' front yard and 10' rear yard. This variance request is for a 10' front yard and a 25' rear yard.

9. This request for variance meets the following criteria:

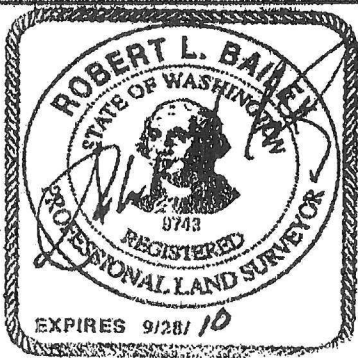
- A. ***Unusual conditions exist on this property that do not generally apply to other properties in the same vicinity.*** These conditions include 1) proximity to the cliff edge and 2) limited lot width. Please refer to attached survey [pages 6-8] prepared by Robert Bailey September 16th, 2008 for Robert Morrow, the neighbor to the south.
1. Proximity to Cliff – A cliff edge and a steep slope encroach upon the east boundary of the subject property. The cliff edge is located approximately 12' inside the property border. According to measurements made at the site, parcels to the north are not encroached upon by this cliff edge. Parcels to the south are encroached upon, but in this case, because a single home shares two parcels, the structure is substantially wider and the constraints of the cliff edge and steep slope are less burdensome.
 2. Limited Lot Width – The subject lot is generally narrower than adjacent lots, especially along the view side (eastern boundary).
- B. ***This variance is necessary for the preservation and enjoyment of substantial property rights of the applicant possessed by the owners of other properties in the vicinity.*** The owner of this lot is entitled to enjoy the right to construct a residence of a size normally allowed by the zoning regulations, and suitable to a golf course community. Siting such a structure without the granting of this variance is infeasible due to the proximity of the cliff.
- C. ***This variance will not be materially detrimental to the public welfare or be injurious to properties in the same vicinity.*** Granting this variance may actually benefit adjacent properties because construction farther away from the slope may reduce the potential for slope instabilities, which might otherwise be injurious to properties adjacent and below.

Siting the structure closer to the road will not impact on view from adjacent properties or driver's site distance, especially as the site is located on the outside of a curve.

D. *This variance will not adversely affect the comprehensive development pattern.*

Additional Information

A modestly sized narrow residence has been designed specifically for this lot with a geometry that will fit within the normally required setback boundaries [page 9-10]. However, proximity to the cliff edge would make construction within these boundaries a substantial engineering and financial challenge and might decrease the stability of the steep slope. A site plan and section shows the proposed location of the structure on the property [pages 11-12]. Even with the proposed location, **a geotechnical sub-surface engineering study will be performed to make recommendations for footing type and depth and for other soil properties that impact the overall foundation design.**



Spt 16, '08

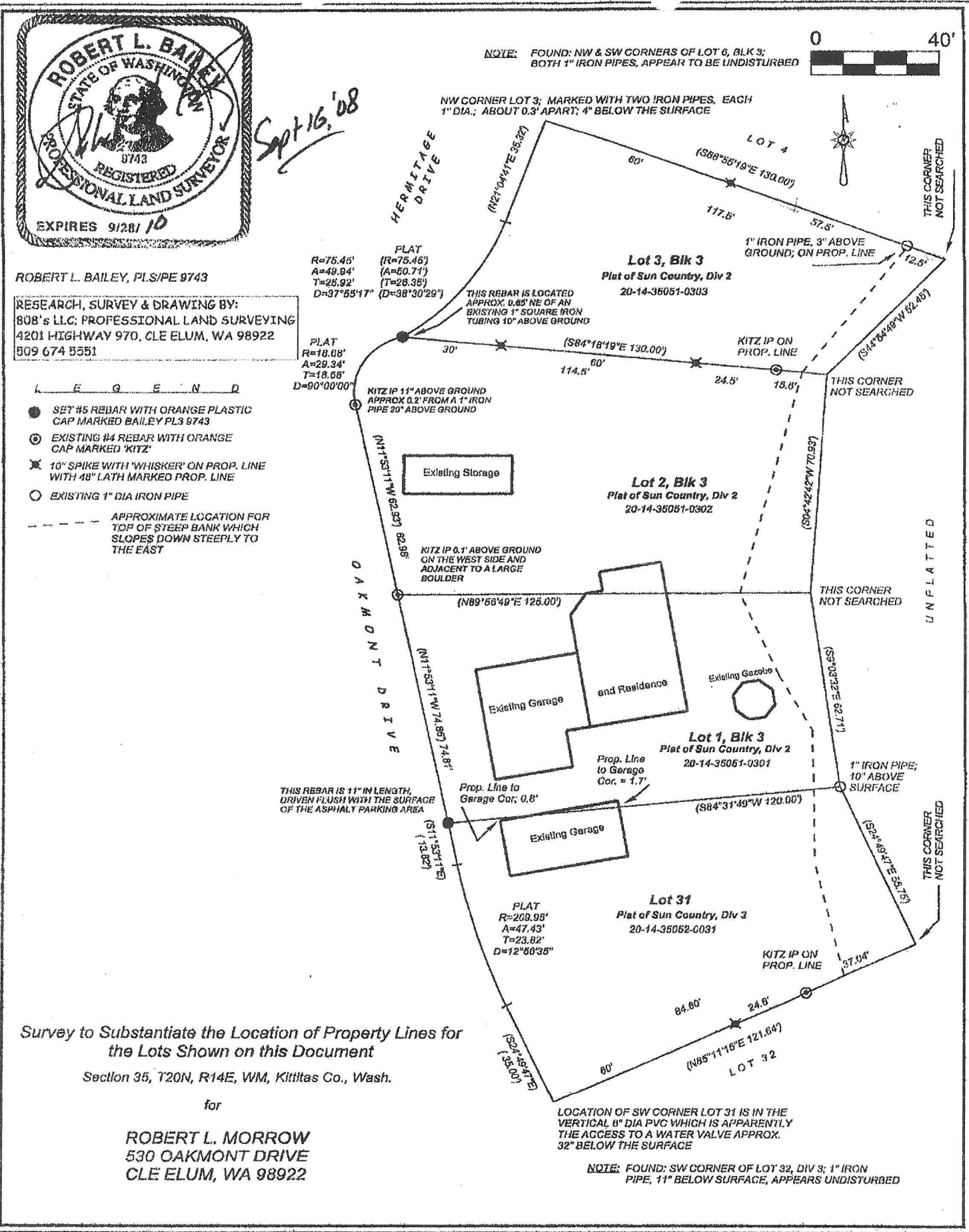
ROBERT L. BAILEY, PLS/PE 9743

RESEARCH, SURVEY & DRAWING BY:
 B08's LLC, PROFESSIONAL LAND SURVEYING
 4201 HIGHWAY 970, CLE ELUM, WA 98922
 809 674 5551

LEGEND

- SET #5 REBAR WITH ORANGE PLASTIC CAP MARKED BAILEY PL3 9743
- ⊙ EXISTING #4 REBAR WITH ORANGE CAP MARKED 'KITZ'
- ✱ 10" SPIKE WITH 'WHISKER' ON PROP. LINE WITH 48" LATH MARKED PROP. LINE
- EXISTING 1" DIA IRON PIPE
- - - - - APPROXIMATE LOCATION FOR TOP OF STEEP BANK WHICH SLOPES DOWN STEEPLY TO THE EAST

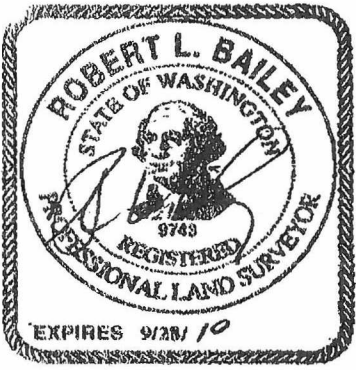
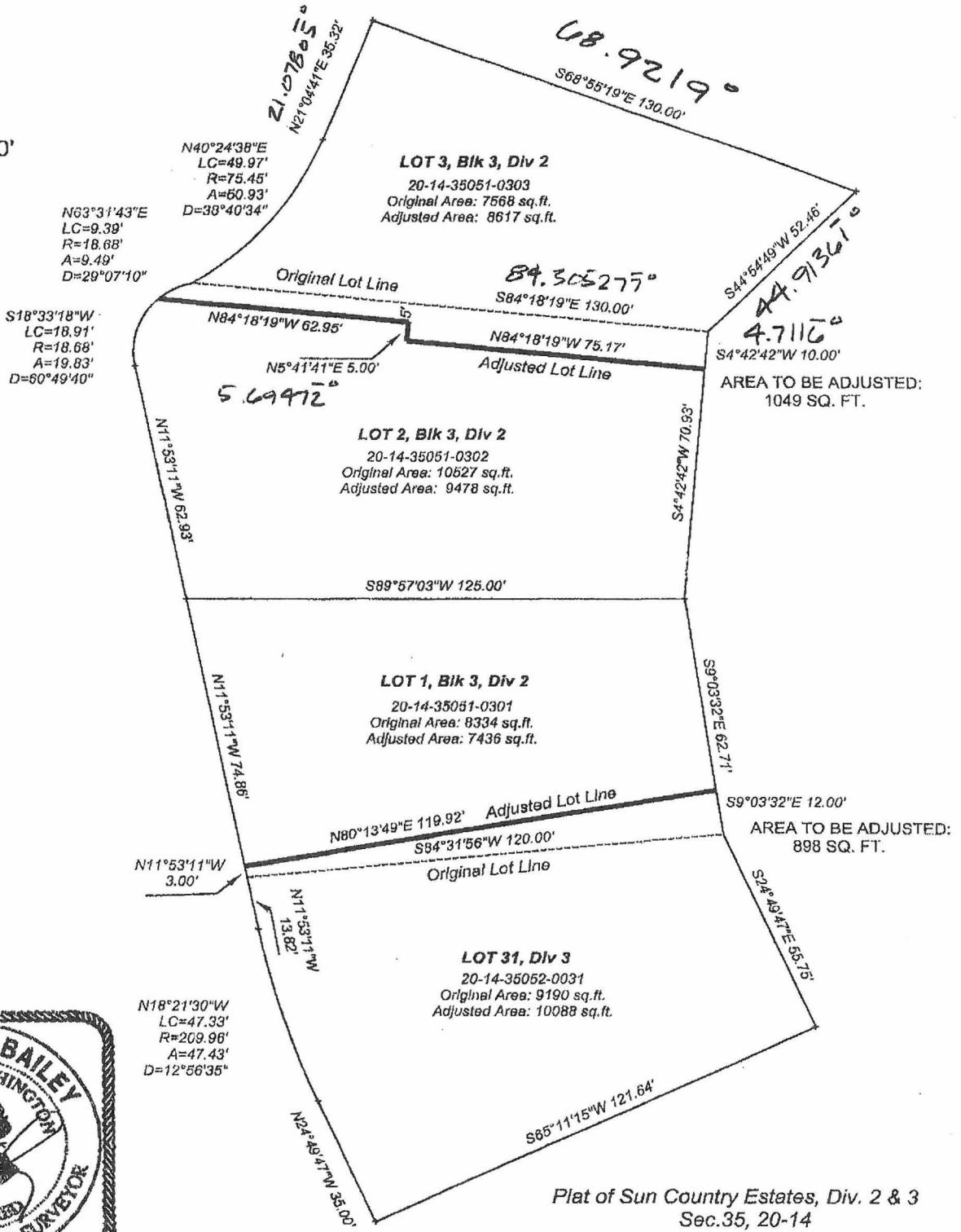
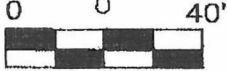
NOTE: FOUND: NW & SW CORNERS OF LOT 6, BLK 3; BOTH 1" IRON PIPES, APPEAR TO BE UNDISTURBED



Survey to Substantiate the Location of Property Lines for the Lots Shown on this Document
 Section 35, T20N, R14E, WM, Kittitas Co., Wash.
 for
ROBERT L. MORROW
 530 OAKMONT DRIVE
 CLE ELUM, WA 98922

LOCATION OF SW CORNER LOT 31 IS IN THE VERTICAL 6" DIA PVC WHICH IS APPARENTLY THE ACCESS TO A WATER VALVE APPROX. 32" BELOW THE SURFACE

NOTE: FOUND: SW CORNER OF LOT 32, DIV 3; 1" IRON PIPE, 11" BELOW SURFACE, APPEARS UNDISTURBED



Calculations and Drawing by:
 Robert L. Bailey, PE/PLS 9743
 808's LLC, Professional Land Surveying
 4201 Hwy 970, Cle Elum, WA 98922
 509 674 5551 pls808@hotmail.com
 November 24, 2008

**Plat of Sun Country Estates, Div. 2 & 3
 Sec.35, 20-14**

Boundary Line Adjustments for

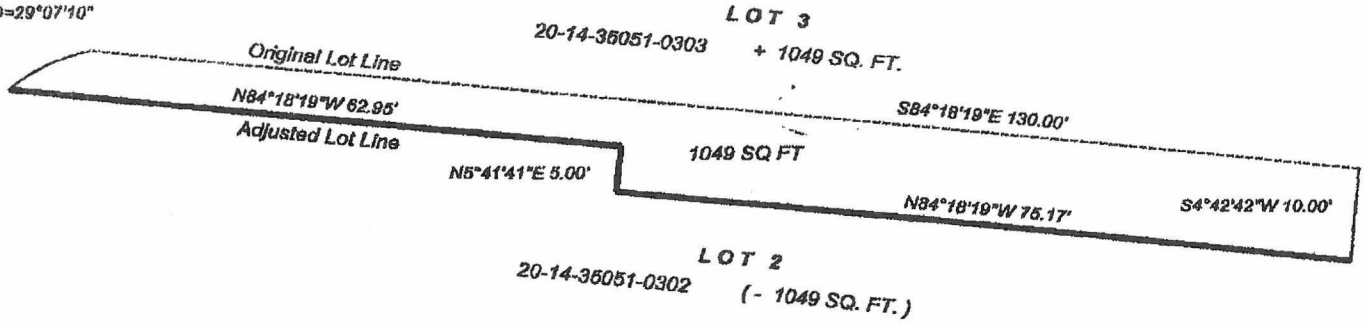
- Robert Morrow: 20-14-35051-0301
 20-14-35051-0302
 20-14-35052-0031
- and
- Gary Dreyer: 20-14-35051-0303

EXHIBIT 'A'
 Page 1 of 2

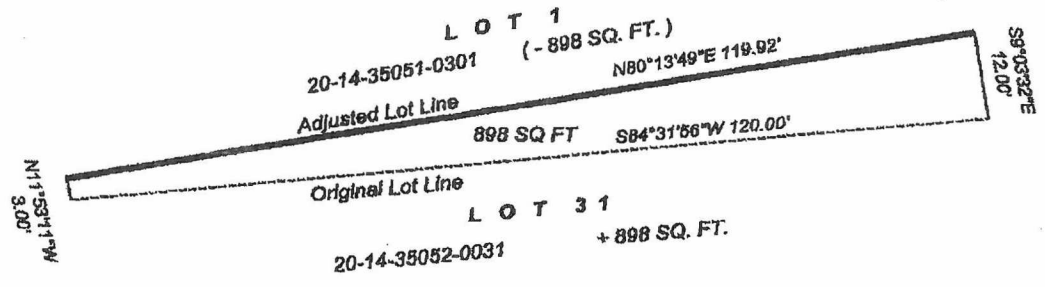


N63°31'43"E
 LC=9.39'
 R=18.68'
 A=9.49'
 T=4.85'
 D=29°07'10"

1049 SQ FT FROM LOT 2 TO LOT 3, BLK 3, DIV 2, PLAT OF SUN COUNTRY ESTATES



898 SQ FT FROM LOT 1, BLK 3, DIV 2 TO LOT 31, DIV 3, PLAT OF SUN COUNTRY ESTATES



Boundary Line Adjustments for

Robert L. Morrow, 530 Oakmont Drive, Cle Elum

- 20-14-35051-0301
- 20-14-35051-0302
- 20-14-35052-0031

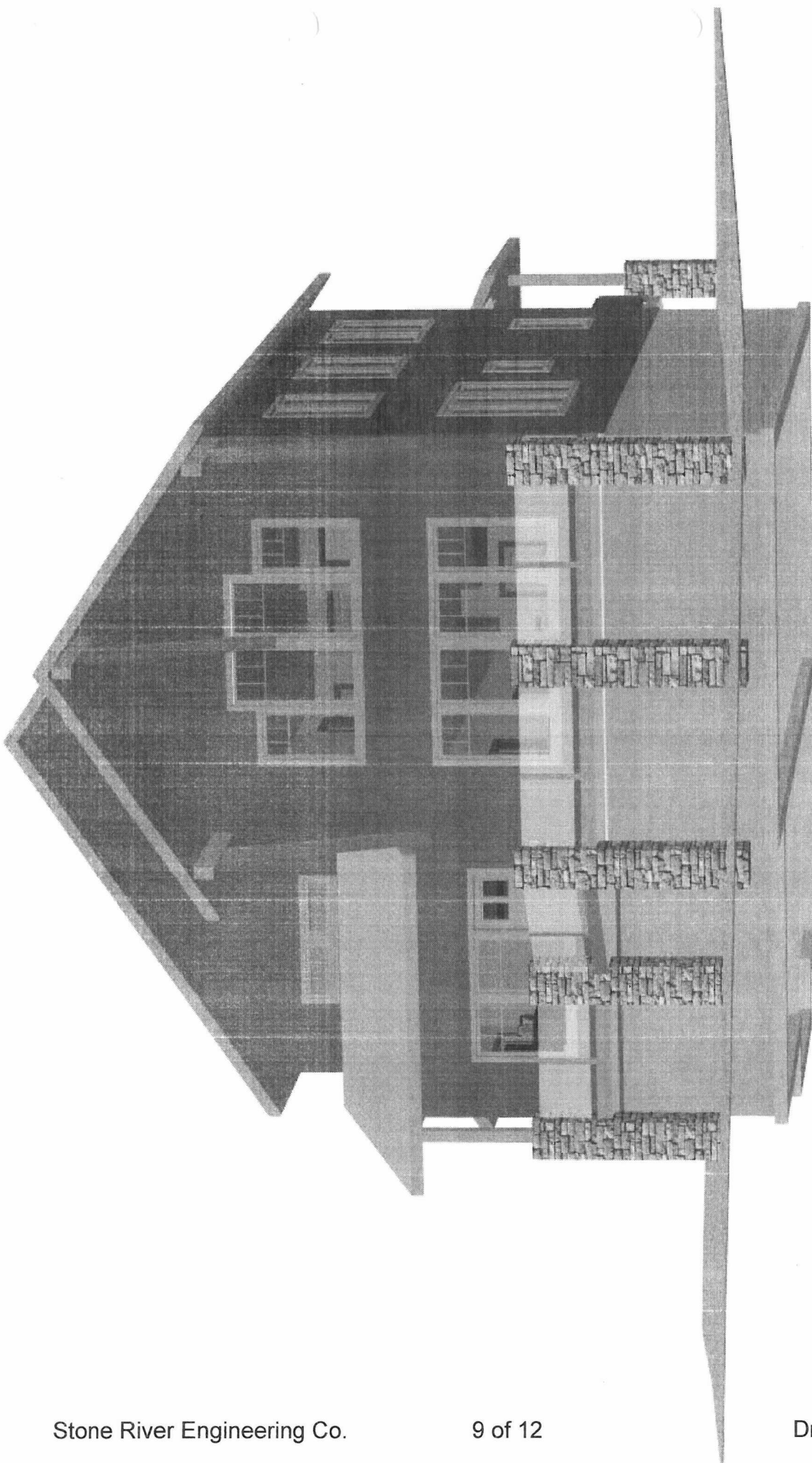
and

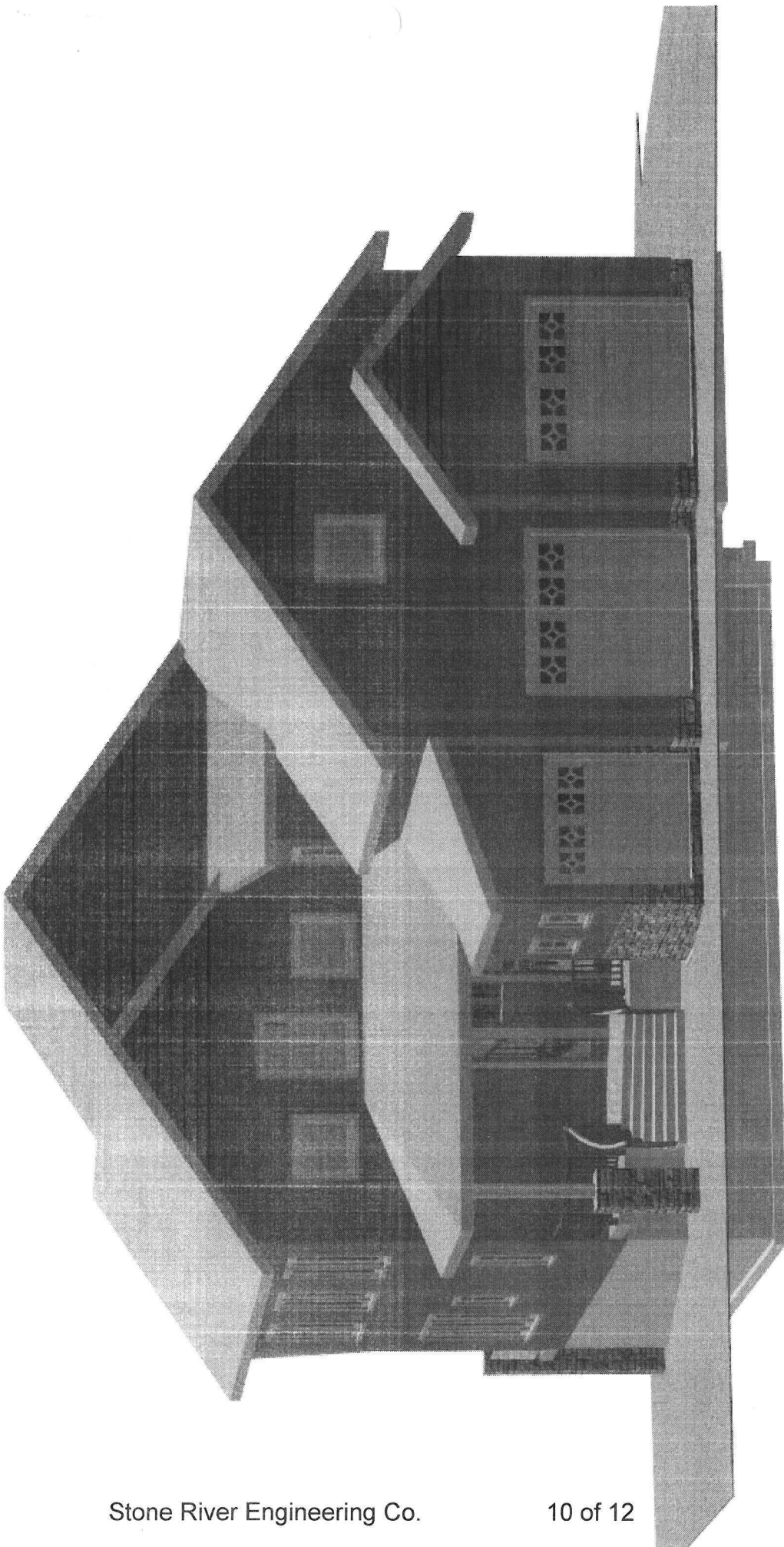
Gary Dreyer, Hermitage Drive, Cle Elum

20-14-35051-0303

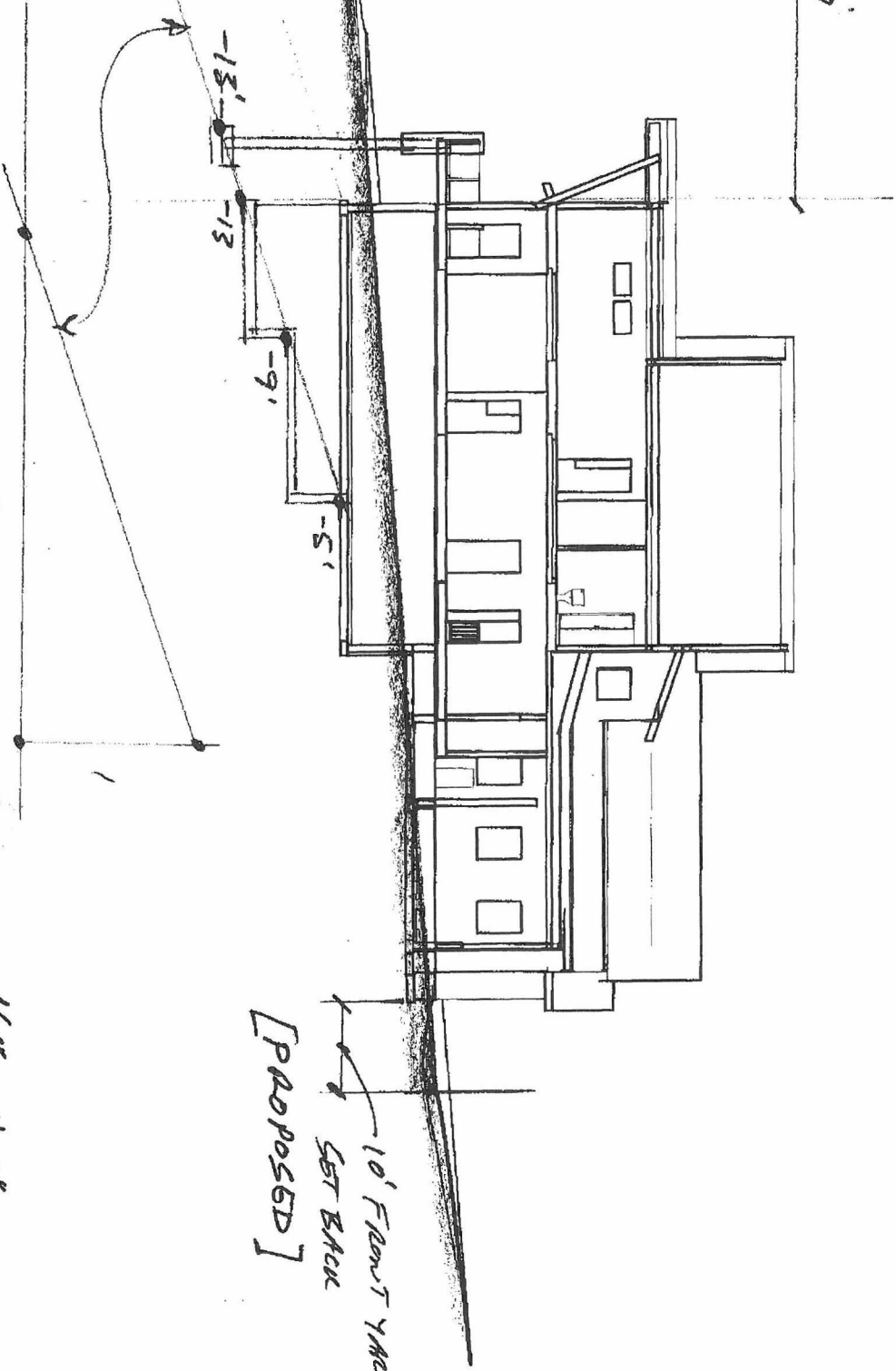
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EXHIBIT 'A'
 Page 2 of 2





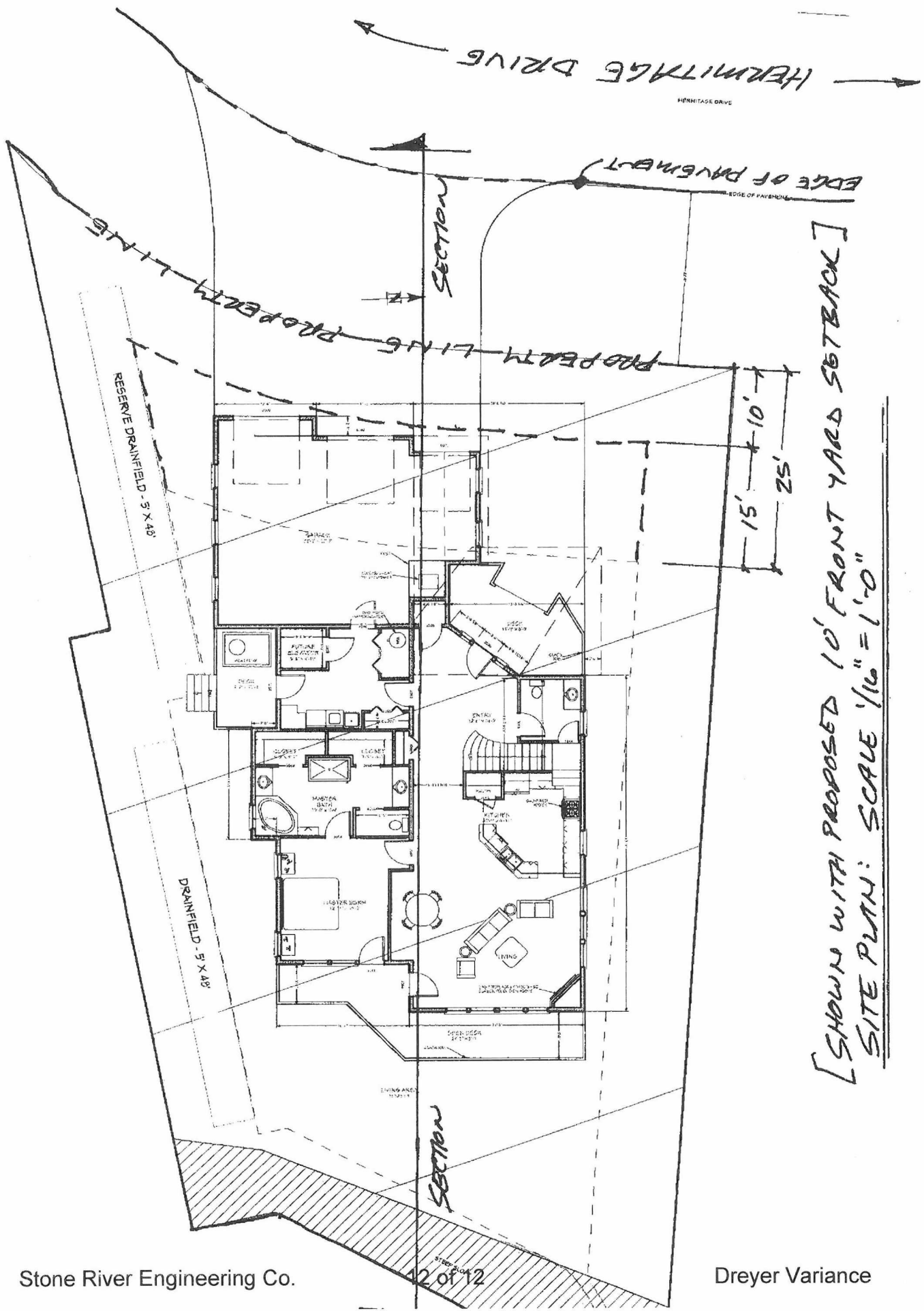
40'



10' FRONT YARD
SET BACK
[PROPOSED]

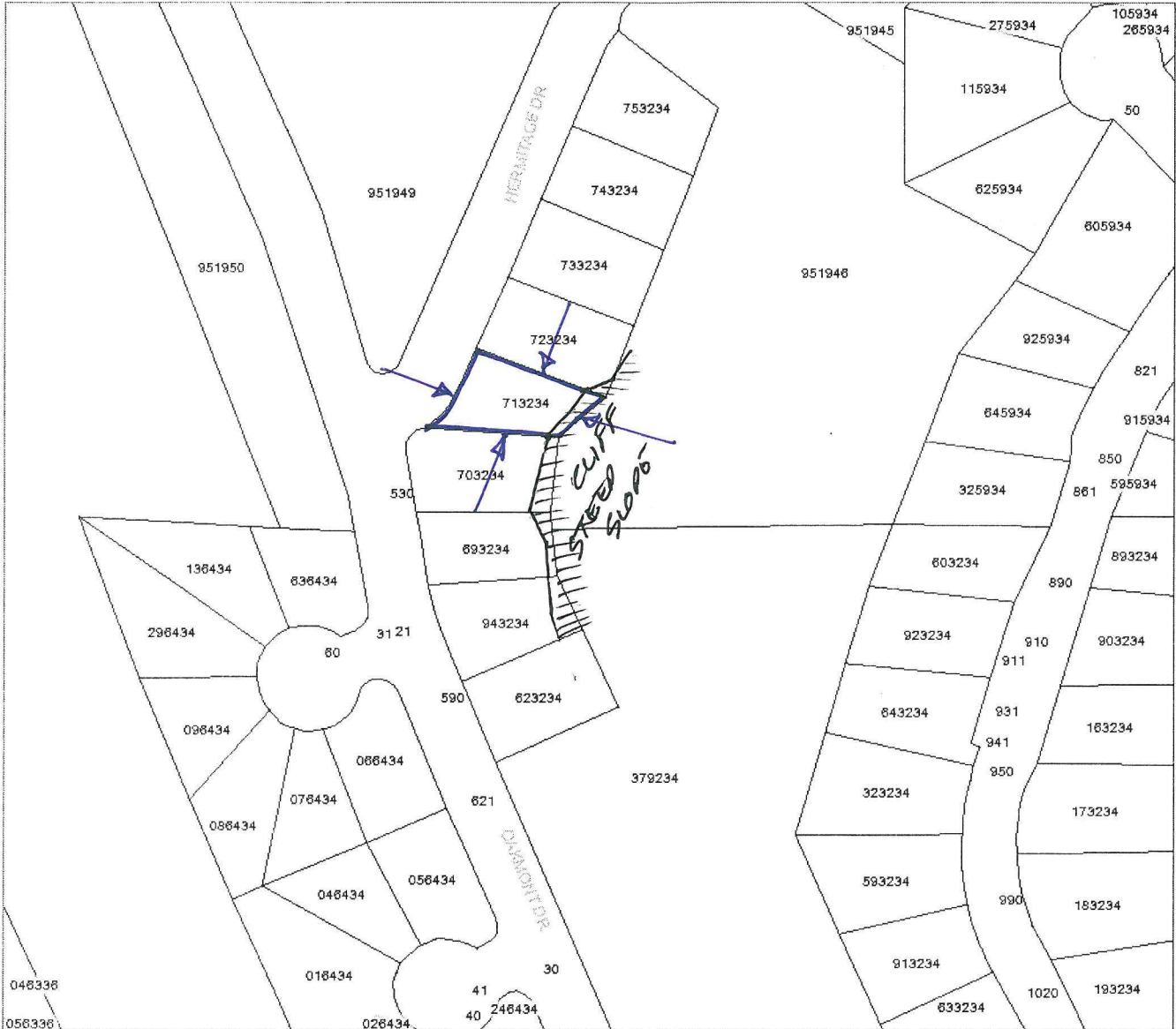
3

SECTION: 1/16" = 1'-0"



[SHOWN WITH PROPOSED 10' FRONT YARD SETBACK]
 SITE PLAN: SCALE 1/16" = 1'-0"

Kittitas County Mapsifter



For information only; not for commercial publication. Kittitas County makes no warranties on the information or accuracy on this site.

TerraScan Inc.

PROPERTIES WITHIN 500' RADIUS

1	22580	951950	20-14-35000-0018	\OAKMONT DR CLE ELUM	SUN COUNTRY GOLF	RE322 AVE C	SNOHOMISH WA	98290	2.17
2	22644	9595934	20-14-35050-0130	\PEBBLE BEACH DR CLE ELUM	SIMUNDSON, STEVEN R ETUX	1325 BRENTWOOD AVE	RICHLAND WA	99352-	0.22
3	22644	325934	20-14-35050-0201	\PEBBLE BEACH DR CLE ELUM	SROCK, KORY ETUX	4957 LAKEMONT BLVD SE #195	BELLEVUE, WA	98006-	0.22
4	22645	645934	20-14-35050-0202	\PEBBLE BEACH DR CLE ELUM	HOLMES, SALLY JO	4118 238TH CT SE	ISSAQUAH WA	98029	0.22
5	22646	925934	20-14-35050-0203	\PEBBLE BEACH DR CLE ELUM	HOLMES, SALLY JO	4118 238TH CT SE	ISSAQUAH WA	98029	0.21
6	22647	605934	20-14-35050-0204	\KUHUKU CT CLE ELUM	LIERMAN, JOHN ETUX	20 KUHUKU COURT	CLE ELUM, WA	98922-	0.39
7	22648	625934	20-14-35050-0206	\KUHUKU CT CLE ELUM	RIACH, KENNETH G.	50 KUHUKU CT	CLE ELUM, WA	98922-	0.25
8	22649	115934	20-14-35050-0207	\KUHUKU CT CLE ELUM	MARTIN, BEVERLEY J	TR 8158 AUTUMN LANE	CLINTON WA	98236-	0.33
9	22650	275934	20-14-35050-0208	\KUHUKU CT CLE ELUM	RIACH, ELLA F	8516 196TH SW #312	EDMONDS WA	98026-	0.34
10	22685	693234	20-14-35051-0301	\OAKMONT DR CLE ELUM	MORROW, ROBERT L.	530 OAKMONT DR	CLE ELUM WA	98922-	0.19
11	22686	703234	20-14-35051-0302	\OAKMONT DR CLE ELUM	MORROW, ROBERT L ETUX	530 OAKMONT DR	CLE ELUM WA	98922-	0.24
12	22687	713234	20-14-35051-0303	\HERMITAGE DR CLE ELUM	DREYER, GARY ETUX	PO BOX 855	GIG HARBOR WA	98335-	0.21
13	22688	723234	20-14-35051-0304	\HERMITAGE DR CLE ELUM	JONES, ADAM ETUX	4072 SAN JUAN BLVD	ANACORTES WA	98221-	0.21
14	22689	733234	20-14-35051-0305	\HERMITAGE DR CLE ELUM	JONES, ADAM ETUX	4072 SAN JUAN BLVD	ANACORTES WA	98221-	0.21
15	22690	743234	20-14-35051-0306	\HERMITAGE DR CLE ELUM	LEFORS, LARRY S. ETUX	PO BOX 843	ZILLA WA	98953	0.2
16	22691	753234	20-14-35051-0307	\HERMITAGE DR CLE ELUM	YOUNG, MARYANN A	471 HERMITAGE DR	ZILLA WA	98922	0.21
17	22704	893234	20-14-35052-0001	\PEBBLE BEACH DR CLE ELUM	MARTYN, WILLIAM D	1306 N. JACKSON AVE	TACOMA WA	98406	0.23
18	22705	903234	20-14-35052-0002	\PEBBLE BEACH DR CLE ELUM	PARROTT, WILLIAM B. &	1306 N. JACKSON AVE	TACOMA WA	98406	0.23
19	22706	163234	20-14-35052-0003	\PEBBLE BEACH DR CLE ELUM	BUNDRICK GARY ETUX	H48003 SANDPOINT WAY NE#B51	SEATTLE WA	98115	0.29
20	22728	593234	20-14-35052-0026	\PEBBLE BEACH DR CLE ELUM	MEDVED, JEREMY J	2202 23RD ST PL SE	PUYALLUP WA	98372-	0.29
21	22729	323234	20-14-35052-0027	\PEBBLE BEACH DR CLE ELUM	LEMERT, RONALD R ETUX	PO BOX 128	ROSLYN WA	98941	0.24
22	22730	643234	20-14-35052-0028	\PEBBLE BEACH DR CLE ELUM	BRAYTON, WILLIAM	996 PEBBLE BEACH DR	CLE ELUM WA	98922-	0.25
23	22731	923234	20-14-35052-0029	\PEBBLE BEACH DR CLE ELUM	SASAKI, RONALD T ETUX	4822 50TH SW	SEATTLE WA	98116-	0.22
24	22732	603234	20-14-35052-0030	\PEBBLE BEACH DR CLE ELUM	SROCK, KORY ETUX	4957 LAKEMONT BLVD SE #195	BELLEVEUE, WA	98006-	0.23
25	22733	943234	20-14-35052-0031	\OAKMONT DR CLE ELUM	MORROW, ROBERT L. ETUX	530 OAKMONT DRIVE	CLE ELUM WA	98922-	0.21
26	22734	623234	20-14-35052-0032	\OAKMONT DR CLE ELUM	SCHERR, SUSAN &	CR 2608 23RD AVE S	SEATTLE WA	98144	0.22
27	22809	16434	20-14-35052-0108	\FIRESTONE CT CLE ELUM	TYRRELL, WAYNE F ETUX	3227 223RD SE	SAMMAMISH WA	98075	0.34
28	22810	46434	20-14-35052-0110	\FIRESTONE CT CLE ELUM	BAKER, RAY T ETUX	6905 ARROWHEAD	KENNEWICK WA	99336	0.18
29	22811	56434	20-14-35052-0111	\OAKMONT DR CLE ELUM	BAKER, RAY T ETUX	6905 ARROWHEAD	KENNEWICK WA	99336	0.18
30	22812	66434	20-14-35052-0112	\SPY GLASS PL CLE ELUM	DREYER, GARY M ETUX TRUSTEES	6905 ARROWHEAD	GIG HARBOR WA	98335	0.22
31	22813	76434	20-14-35052-0113	\SPY GLASS PL CLE ELUM	DREYER, GARY	6905 ARROWHEAD	GIG HARBOR WA	98335	0.22
32	22814	86434	20-14-35052-0114	\SPY GLASS PL CLE ELUM	DREYER, GARY	6905 ARROWHEAD	GIG HARBOR WA	98335	0.18
33	22815	96434	20-14-35052-0115	\SPY GLASS PL CLE ELUM	PARR, MELISSA A	PO BOX 855	CLE ELUM WA	98922-	0.21
34	22816	296434	20-14-35052-0116	\SPY GLASS PL CLE ELUM	GRANT, RODNEY F	3245 NOVA TRAIL	PLANO TX	75023	0.18
35	22817	136434	20-14-35052-0117	\SPY GLASS PL CLE ELUM	SCHLEIS, JAMES F. ETUX	323 191ST PLACE SE	BOTHELL WA	98012	0.25
36	22818	636434	20-14-35052-0118	\SPY GLASS PL CLE ELUM	SCHLEIS, JAMES F. ETUX	323 191ST PLACE SE	BOTHELL WA	98012	0.24
37	22843	379234	20-14-35052-0143	\UNKNOWN CLE ELUM	SAMS, THOMAS J. ETUX	10427 22ND SW	SEATTLE WA	98146	0.18
38	54605	951949	20-14-35000-0014	\GOLF COURSE RD CLE ELUM	SUN COUNTRY MAINT. ASSOC.	PO BOX 244	CLE ELUM WA	98922	10.8
39	54612	951946	20-14-35000-0014	\KEECHELUS DR CLE ELUM	SUN COUNTRY GOLF	RE 322 AVE C	SNOHOMISH WA	98290	15.05
40	54618	951945	20-14-35000-0013	\KEECHELUS DR CLE ELUM	SUN COUNTRY GOLF	RE 322 AVE C	SNOHOMISH WA	98290	3.09