



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

July 2, 2009

Stone River Engineering Co.  
Craig Sill, P.E.  
111 Wright Avenue Suite B  
Cle Elum WA 98922

## **RE: NOTICE OF DECISION: Dreyer Variance (VA-09-00009)**

Dear Mr. Sill:

The variance application submitted by Gary and Connie Dreyer, property owners, for a Structural Setback Variance to construct 2900 square foot residential structure 10 feet from the front property line is hereby **APPROVED**. The site is located west of the City of Cle Elum, east of Westside Road, south of Golf Course Road, and west of Interstate 90, in a portion of Section 35, T20N, R14E, WM in Kittitas County, bearing Assessor's map number 20-14-35051-0303.

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.* Due to the tapered angular shape and the extreme topographical variation on the rear portion of the property the buildable area is in this case greatly restricted.

*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 west (front) 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 17<sup>th</sup>, 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