



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

July 2, 2009

Gordon & Gale Wilson
3021 238th Avenue SE
Sammamish WA 98075

RE: NOTICE OF DECISION: Wilson Variance (VA-09-00010)

Dear Mr. & Mrs. Wilson:

The variance application submitted by Gordon & Gale Wilson, 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 west of the City of Cle Elum, east of Talmadge Road, north of Sunshine Way, and south of Interstate 90, in a portion of Section 21, T20N, R14E, WM in Kittitas County, bearing Assessor's map number 20-14-21032-0001.

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. The unique shape and juxtaposition of the pond and the power line easement create a limited building footprint for the 2 bedroom 1805 square foot one car garage home. The 5 foot front setback variance is warranted.

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 residence will be situated 20 feet from the south (front) property line providing no negative impact to the neighboring 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