

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

VA-09-00013

(To place a structure closer to the lot line than allowed)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL **NOT** BE ACCEPTED.

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'	-

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 30 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 500 FEET EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS OR ROAD ASSOCIATION, PLEASE INCLUDE THE ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED: BUILDINGS; POINTS OF ACCESS, ROADS, AND PARKING AREAS; SEPTIC TANK AND DRAINFIELD AND REPLACEMENT AREA; AREAS TO BE CUT AND/OR FILLED; AND, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.

FEE:

\$495.00 to Kittitas County Community Development Services

\$65.00 for Fire Marshal

*One check made payable to KCCDS

FOR STAFF USE ONLY

APPLICATION RECEIVED BY
SIGNATURE:

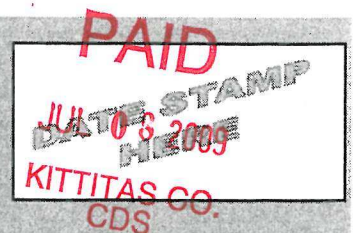
Mandy Weed

DATE:

7/8/09

RECEIPT #:

00005198



NOTES:

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: DALE + BONNIE BERG
Mailing Address: 1101 SAINT HILAIRE Rd.
City/State/ZIP: YAKIMA, WA 98901
Day Time Phone: 509 952-7811
Email Address: BERG3624@CHARTER.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: 6831 FSR 4330
City/State/ZIP: RONALD WA

4. Legal Description of Property: 2.05 ACRES

5. Tax parcel number: 23-14-3520-0007

6. Property size: 245 x 423

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):

EXISTING CABIN 47' FROM SOUTH PROPERTY LINE
" DRAIN FIELD 30' FROM SOUTH PROPERTY LINE
" WATER LINE THRU MIDDLE OF PROPERTY
PROPOSED ADDITION WILL BE 17' FROM SOUTH PROPERTY LINE

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

STRUCTURE IS LOCATION IN COMMERCIAL FANSET ZONE + PROPERTY IS 295' WIDE

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.

PROPERTY IS 245' WIDE CANNOT MEET 200' SETBACK

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.

CABIN ADDITION OF 30' x 20'

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

CORRECT

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

CORRECT

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 D. Berg

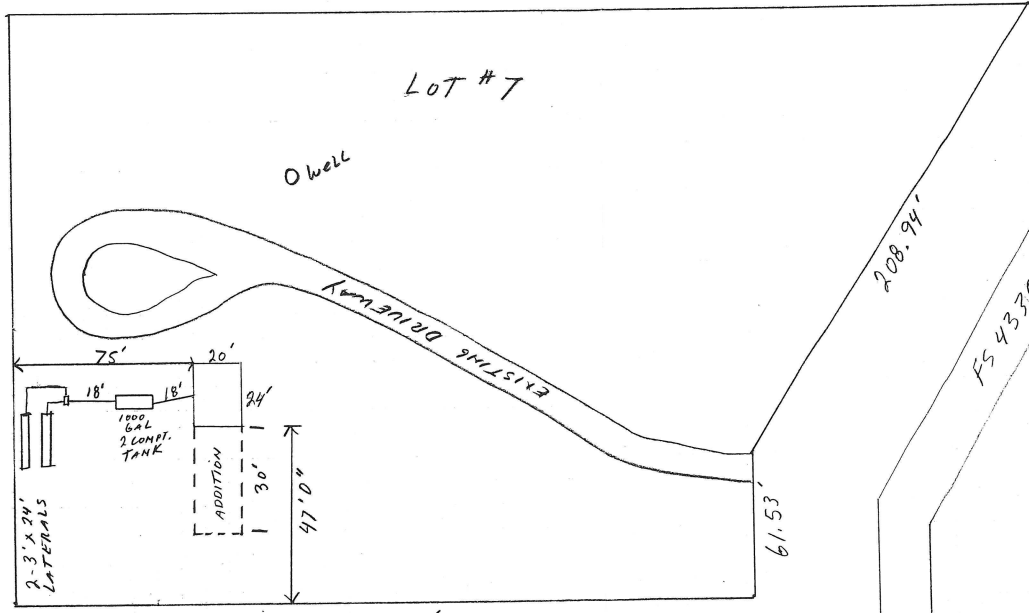
7-8-09

LOT 6
RAY SHINABERGER
951 BULMAN Rd. S.E.
PORT ORCHARD WA
98366



423.45'

USFS
245'

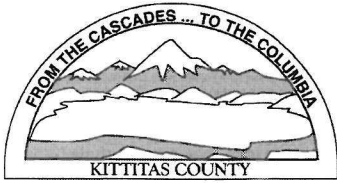


LOT 4
DARYLE STARKOVICH
P.O. BOX 125
RONALD WA
98940

LOT 9
RON MUECKE
P.O. BOX 905
ROSLYN, WA
98941

SITE PLAN 1/4" = 10'

DAVE + BONNIE BERG
BOULDER CREEK 6831 FSR 43:
PARCEL # 23-14-3520-0007



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

RECEIPT NO.: 0005198

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 002308

Date: 7/8/2009

Applicant: BERG, DAVID L ETUX

Type: check # 1006

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-09-00013	ADMINISTRATIVE VARIANCE	495.00
VA-09-00013	ADMIN VARIANCE FM FEE	65.00
	Total:	560.00