

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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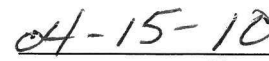
"Building Partnerships – Building Communities"

Findings of Fact Sandlin Structural Setback Variance VA-09-00018

This matter having come before the Kittitas County Board of Adjustment upon the above referenced Structural Setback Variance Application from Scott Sandlin, property owner, the Board of Adjustment makes the following Findings of Facts, Conclusions at Law and Decision related to the above referenced matter:

1. On December 9, 2009 Scott & Shelly Sandlin submitted an application to Kittitas County Community Development Services for a Lot Line Setback Variance of 2' located on the southwest property line (side), located at 1390 Skull Springs Road, Cle Elum WA 98922.
2. On December 14, 2009 a Notice of Complete Application was mailed to the applicant.
3. On December 21, 2009 a Notice of Application was sent to interested departments and agencies with jurisdiction, adjacent property owners and the applicant. Notice was also published in the Ellensburg Daily Record and on December 24, 2009 in the NKC Tribune. As per KCC the scheduled comment period was set to end on January 5, 2010.
4. A public hearing was held by the Board of Adjustment on April 14, 2010 to consider this matter and that testimony was taken from those persons who wished to be heard. The Board also finds that due notice of this hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by these proposals.
5. The proposed development **has** met the requirements of KCC. 17.84:
 - 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;
 - 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 or district;
 - c. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which the property is located;
 - d. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern. A variance so authorized shall become void after the expiration of one year if no substantial construction has taken place.
8. And, that additional conditions **are not** necessary to protect the public's interest.


Daryl Akkerman, Chairman, Board of Adjustment


Date