

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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Office (509) 962-7506

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"Building Partnerships – Building Communities"



ZONING STRUCTURAL SETBACK VARIANCE APPLICATION

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

KITTTITAS 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. *See page 6*
- ✓ 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. *See page 7*

FEE:

\$495.00 to Kittitas County Community Development Services

\$65.00 for Fire Marshal

*One check made payable to KCCDS

VA-10-00001
PAID

FOR STAFF USE ONLY

APPLICATION RECEIVED BY
SIGNATURE:

DATE:

RECIPT #:

01/20/2010

6816



NOTES:

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

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

Name: Mark Wilhite

Mailing Address: 225 SW 194th PL

City/State/ZIP: Normandy Park, WA 98166

Day Time Phone: (206) 870-9265 home, (206) 330-6446 mark's cell

Email Address: mark_wilhite@hotmail.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: N/A

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

3. Street address of property:

Address: #40 Wilderness Lane

City/State/ZIP: Easton, WA 98925

4. Legal Description of Property: Kachess #2, Lot 40, sec. 17, TWP. 21, RGE. 13

5. Tax parcel number: 726835 TAX map #21-13-17051-0040

6. Property size: 11,700 sf = 0.2685 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

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 5

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

See page 5

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 _____

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

Date:

X Mark Wilhite

1-13-2010

7. Narrative Project Description

Construct new home on site.

SIZE – Approximate square foot area of structure, including eave and gable overhangs and deck protrusion = 3000 square feet or 26% of the lot area. Actual foundation size will be 36'8" X 46'8" or 1718 sf

LOCATION – The structure will be located as described on the attached site plan.

WATER SUPPLY – The structure will be supplied with water from the local community water system. Water meter is listed on attached site plan.

SEWAGE DISPOSAL – On-site septic tank and drain field. (Each listed on the attached site plan.)

ELECTRICAL – Located on site. (location is listed on attached siteplan)

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

The proposed site is currently zoned **Commercial Forest**, with 200' feet setbacks in the front, sides, and rear of the property. This variance request is for a change in all setbacks, which would allow this new home to be built on this lot.

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. The Commercial Forest setbacks of 200 feet would not allow anything to be built here, as the lot is only approximately 130' wide by 88' deep. Neighboring lots already have existing homes on them due to past variances.
2. This lot is much wider than deep, making the positioning of the proposed home more difficult to fit front to back. The design of the roof to shed snow and rain to each side, instead of to the back or front is important in this high snowfall area. To get the desired square footage of living space the structure needs to be longer from front to back than side to side. Many of the adjacent lots are deeper than they are wide eliminating this problem.

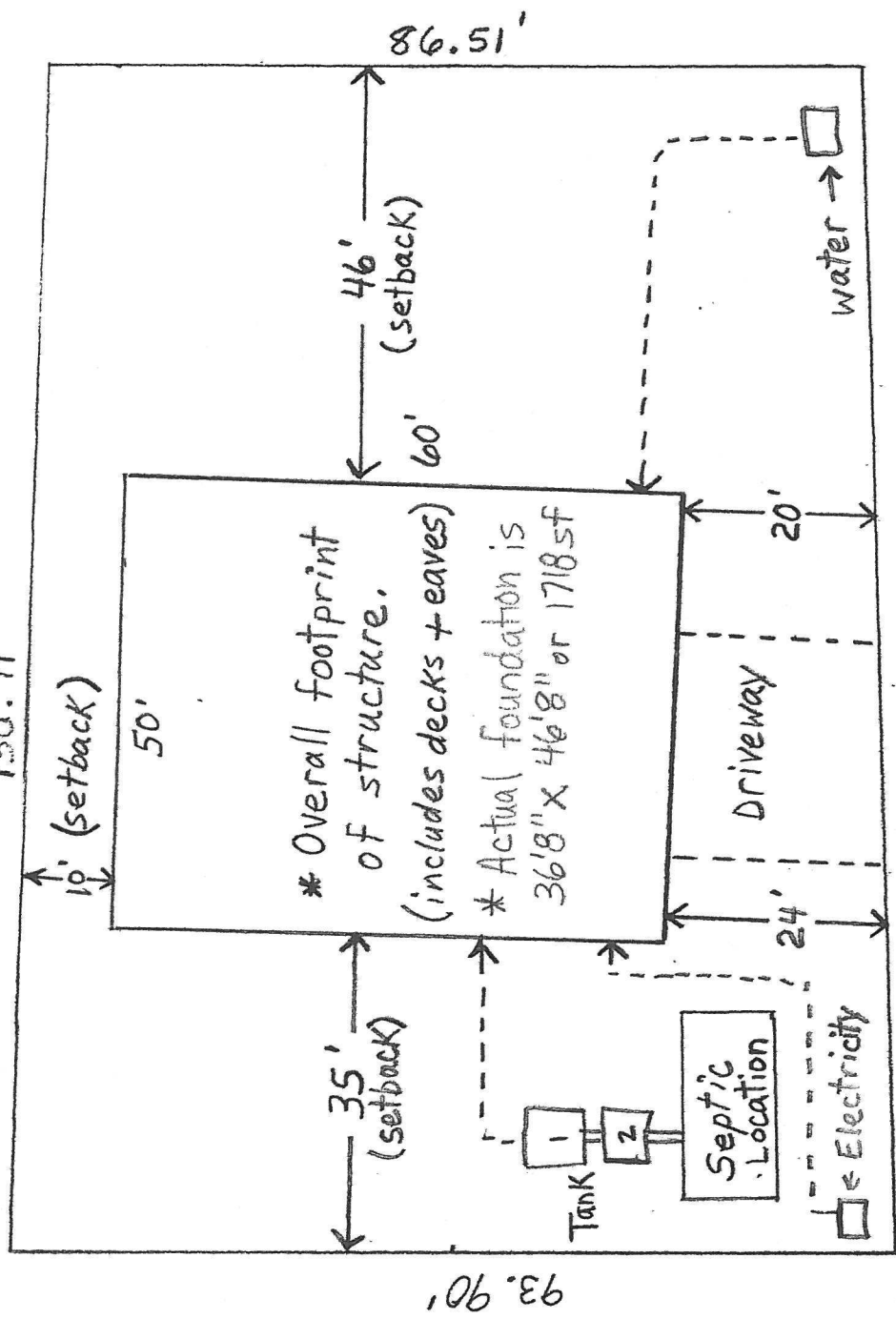
- B. ***This variance is necessary for the preservation and enjoyment of substantial property rights of the applicant possessed by the owners of the other properties in the vicinity.*** As owner of this lot, I would like the ability to construct a residence of a size normally allowed by the zoning regulations, and within a scale and scope suitable to the surrounding community. The same ability my neighbors have been granted to build their homes. Siting and building such a structure without the granting of this variance is not possible without changing the setbacks.
- C. ***This variance will not be materially detrimental to the public welfare or be injurious to properties in the same vicinity.*** Granting this variance will allow me to build our home just like the neighbors on each side of me have done, as well as, all the other property owners up and down my road. This structure will not block any ones view, it will not stick out any further than any other house on our road and it will be very tastefully constructed to nicely blend in to its environment and styles of other home there. In addition to this, my building plans have been pre-approved by the Kachess Village building committee as acceptable.
- D. ***This variance will not adversely affect the comprehensive development pattern.*** The home design that we are planning to build is very much in tune with other new homes that have been built in this rural community over the past five to ten years. We feel it will be very agreeable to all our neighbors and the community as a whole. It is very important to us build a home we can be proud of and others can appreciate.

Names and Addresses of landowners within 500' feet of subject parcel

Lot #'s

#29	Ron W. Knowles 18633 17 th Ave NW Seattle, WA 98177	#41	Melanie J. Breitbach 4236 287 th Ave SE Fall City, WA 98024
#30	James A. Radich 24107 SE 16 th PL Sammamish, WA 98075	#42	Gerald G. Kent 6014 E. Mercer Way Mercer Island, WA 98040
#31	Melvin V. Koch 3645 Ashworth Ave N. Seattle, WA 98103	#43	Alvin G. Danielson 4530 224 th PL NE Redmond, WA 98053
#32	Richard R. Mundy P.O. Box 875 Ellensburg, WA 98926	#44	Cresenciano Pamparo 11838 NE 138 th St Kirkland, WA 98033
#33 #34	Frank R. Gundersen 14246 NE 42 nd PL Bellevue, WA 98007		
#35	John A. Williams 27186 SE 25 th PL Sammamish, WA 98075		
#36	Shirley M Hayes Donald L. Hayes(Trustee) 23294 SE 53 rd St Issaquah, WA 98029		
#37	Alfred Morzol 17828 6 th Ave SW Seattle, WA 98166		
#38	Stuart Parsons 20714 NE 120 th St Redmond, WA 98053		
#39	Margaret A. Vincent P.O. Box 1624 Ellensburg, WA 98926		

LOT 40 TWP
Sitemap



Notes:

- Lot is gently sloping (approx. 15%)
- no backfill areas present
- foundation will require a minor area to be cut out due to slope.
- No wet areas, streams, cliffs, etc.
- 12-15% slope from front to back, (low) (higher)

E

Kachess #2, Lot 40, sec. 17, TWP 21, RGE. 13

Tax Parcel # 726835