

# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## ZONING STRUCTURAL SETBACK VARIANCE APPLICATION

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

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

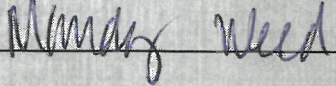

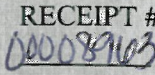
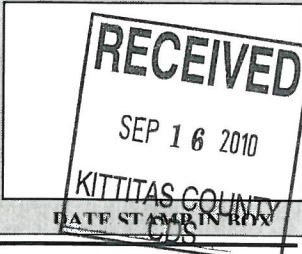
### REQUIRED ATTACHMENTS

- 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.
- Project Narrative responding to Questions 9-11 on the following pages.

### APPLICATION FEES:

|                 |  |
|-----------------|--|
| \$523.00        | Kittitas County Community Development Services (KCCDS)                       |
| 50.00           | Kittitas County Department of Public Works                                   |
| 65.00           | Kittitas County Fire Marshal   |
| <b>\$638.00</b> | <b>Total fees due for this application</b> (One check made payable to KCCDS) |

### **For Staff Use Only**

|   |  |   |   |
|---|--|---|---|
| Application Received By (CDS Staff Signature):<br> | DATE:<br> | RECEIPT #<br> |  |
|---|--|---|---|

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

1. Name, mailing address and day phone of land owner(s) of record:  
*Landowner(s) signature(s) required on application form.*

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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: Lyle D Brown  
Mailing Address: 11218- 26<sup>th</sup> Ave S.W  
City/State/ZIP: Seattle Washington 98146  
Day Time Phone: 206-406-3919 206-246-8398  
Email Address: lyledbrown@comcast.net

3. Street address of property:

Address: 00130 \ FS RD 4832-3961  
City/State/ZIP: Snoqualmie Pass Washington

4. Legal Description of Property: (unrecorded) Forest service lease land owned by Forest service Rocky Run Summer Homes lot 8 Sec TWP.22; RGE. 11;

5. Tax parcel number: 22-11-26050-0008

6. Property size: North Line 170' x So 210' x E 170' x W 190'

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):

On the South end of existing structure, I would like to add a partially covered deck, 12' wide by 20' long, with an 8' long by 12' cover attached to the existing structure. The distance to South property line is 40', East line 87' and West line 82'. The water supply and septic tank are already established and will not be involved in new addition. Attached site plan will show existing structure, proposal deck, septic tank and water line location

8. Provision of zoning code for which this variance is requested and the way in which you wish to vary from the code: 17.57.050 Yard requirements

I wish to vary from code 17.57.050 yard requirements by applying for a shorter property line set back, do to the size of my lot

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.

I have a small lot, and the variance code for standard commercial forest zoned boundary is 80 acre minimum with a 200 ft set back, I need a shorter variance set back to the property line, so to be able to construct the deck.

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.

I would like to enjoy my property with a deck with a partial cover as any other property owner in the same vicinity would enjoy there deck.

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

Such variance will not be a safety hazard to any property in the vicinity, nor will deck be detrimental to public safety. All plans will be stamped and designed by a structural engineer.

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

Proposed deck and cover will blend with the comprehensive development pattern of the immediate area.

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 Reggie D Brown

8/12/2010

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

Date:

X \_\_\_\_\_

\_\_\_\_\_



File Code: 2720

Date: August 20, 2010

Lyle D. Brown  
11218 26th Ave. SW  
Seattle, WA 98146

Dear Mr. Brown:

I received the application for a county variance on the Recreational Residence lot 8 of the Rocky Run tract.

I have signed the enclosed document on behalf of the United States Government with the following conditions:

County and State building codes must be followed, and County building permits must be obtained when required. The Forest Service retains the final authority to approve projects but copies of all state and county permits and authorizations must be provided before final approval to proceed will be issued. (FSH2709.11 41.23.3.a.(2))

The minimum setback from lot line boundaries is 5 feet. The Authorized Officer may require additional setbacks appropriate to the setting. (FSH2709.11 41.23.3.b.(6))

Decks (unroofed structures, generally raised above ground level) shall not be more than 400 square feet in total. They shall be designed for local snow load and to be visually pleasing. The Authorized Officer may allow decks to be left unpainted after initial construction, but once they are painted or stained, the finish must be maintained. (FSH2709.11 41.23.3.c.(1)(a))

Porches (roofed structures), and patios (un-roofed) are generally not raised above ground level and shall be limited to 25 percent of the total square footage of the building. They shall not be enclosed without prior approval of the Authorized Officer. If enclosed, the porch is included in the square footage of the dwelling. (FSH2709.11 41.23.3.c.(1)(a))

The Cle Elum Ranger District may [and has] utilized a total combined allowable square footage when considering approval of decks, porches, and/or patios. The total square footage is not to exceed 400 square feet plus 25% of the square footage of the residence (in the case of your cabin this cannot exceed 500 square feet). (FSH2709.11 41.23.3.c.(1)(a))

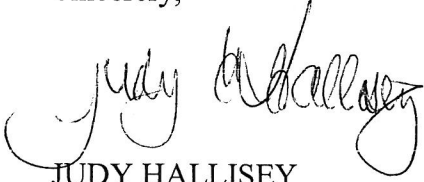
I have attached a copy of this letter to the application document and the conditions of the variance.



Once I have received notification that the proposed patio is permitted by the county I will authorized the construction of the deck.

If you have questions contact JoAnne Homuth, Mineral Administrator, at the above address or call (509)852-1032.

Sincerely,

A handwritten signature in cursive script, appearing to read "Judy Hallisey".

JUDY HALLISEY  
District Ranger

Enclosures: 1

CC: SO Special Uses