

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

VA-11-00003

ZONING VARIANCE APPLICATION

Relief from a provisions of Title 17 when, because of unusual circumstances, following such provision would cause undue hardship (See KCC 17.84)

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

- 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 and 10 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

\$638.00 Total fees due for this application (One check made payable to KCCDS)

For Staff Use Only

Application Received By (CDS Staff Signature):

DATE:

RECEIPT #

PAID
JUL 29 2011
KITTITAS CO.
CDS

DATE STAMP IN BOX

GENERAL APPLICATION INFORMATION

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

Name: Donald Hinderliter
Mailing Address: 4224 S. 272nd ST
City/State/ZIP: Kent, WA 98032
Day Time Phone: 253-859-0893
Email Address: hinderliter4@q.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Jason & Lisa Erie/Rocky MTN Construction LLC
Mailing Address: PO BOX 297
City/State/ZIP: South Cle Elum, WA 98943
Day Time Phone: 509-304-6303
Email Address: jasonerie@earthlink.net

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

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

New contact:
509-859-3260
Steve Gunn
381 Fields Rd
Ellensburg WA
98926
*will get email
from owner

4. **Street address of property:**

Address: 90 Roaring Creek CT
City/State/ZIP: Easton, WA 98925

5. **Legal description of property (attach additional sheets as necessary):**
ROARING CREEK LOT 6 SEC. 11; TWP. 21; RGE. 11

6. **Tax parcel number:** 21-11-11050-0006

7. **Property size:** .46 (acres)

8. **Land Use Information:**

Zoning: Comm. Forest

Comp Plan Land Use Designation: _____

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, and the provision of zoning code for which this variance is requested and the way in which you wish to vary from the code.
10. A variance may be granted only when the following criteria are met (see KCC 17.54.10). Please describe in detail how each criteria is met for this particular request:
- 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.
 - C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.
 - D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

AUTHORIZATION

11. 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 transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent
(REQUIRED if indicated on application)

x

Signature of Land Owner of Record
(Required for application submittal)

x

Date:

7/29/11

Date:

July 29, 2011

90 ROARING CREEK CT

COVENANTS

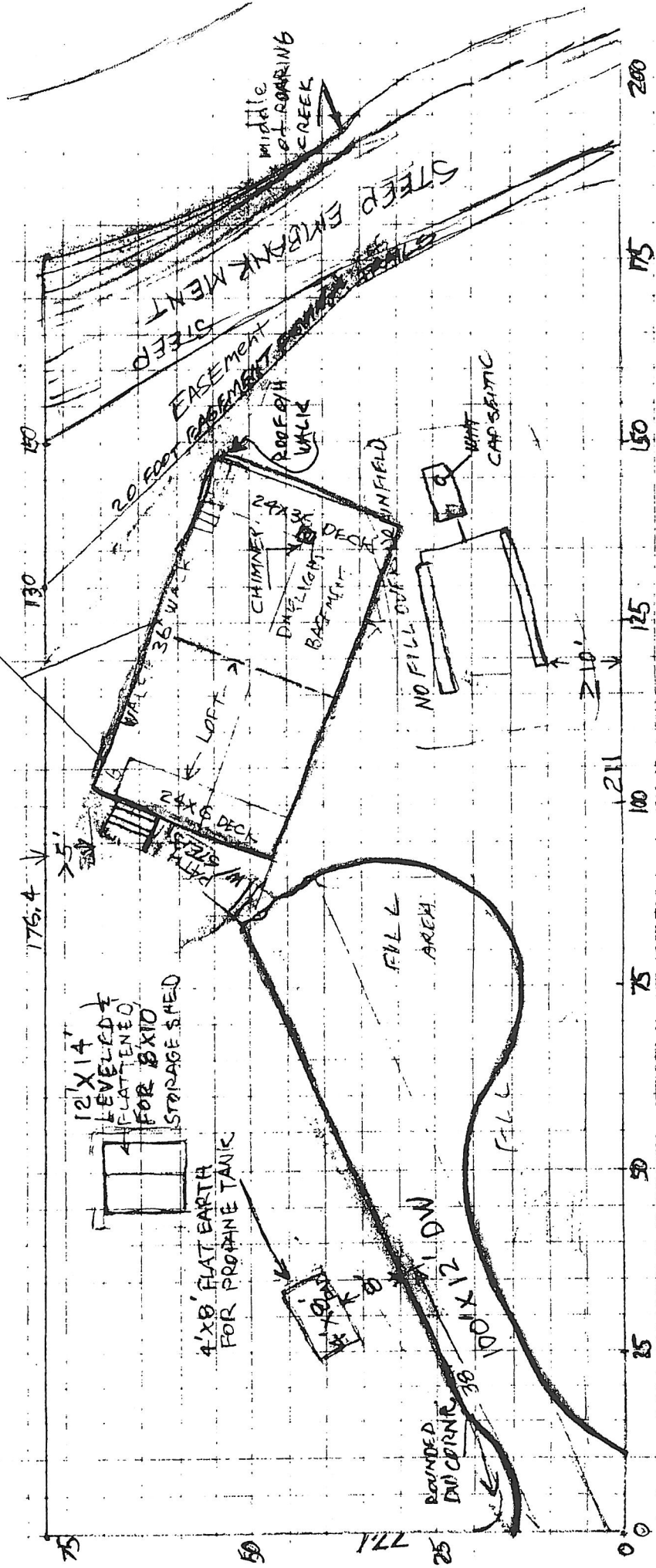
- 22' MAX HEIGHT TO DRAG GRADE
- * 20' SETBACK FRONT OF LOT
- * 5' SETBACK - SIDES OF LOT

Directions - Take Stampede Pass Exit go over I-90 (4 miles to jobsite) when pavement ends stay to right toward lost lake. Purple gate is Community Entrance.

- TREES MAY BE REMOVED FOR BUILDINGS & ENHANCE VIEW
- * 20 FOOT BASEMENT ALONG CREEK FOR FISHING & HIKING

Proposed Cabin 24x36

100'



HINDERLITER LOT PLAN 1/4" = 5'

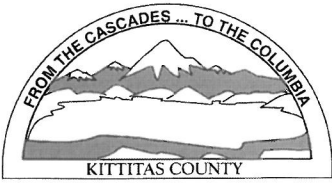
PROJECT NARRATIVE FOR 90 ROARING CREEK CT. EASTON WA 98925

The project will be 24' x 36' in size. The location is in the Roaring Creek HOA, located off of Lost Lake Rd West of the town of Easton. The underlying zoning code is Commercial Forestry with building setbacks of 200' feet from lot lines. We wish to vary from this code utilizing the Roaring Creek CC&R's that are in place which are 5' on the side lines and 20' from the ends of property lines.

The circumstance that creates the need for the variance is the fact the property and surrounding properties only are approximately a half acre parcels (this one is .46 acres). Most of the surrounding properties have cabins in the HOA also adhere to the 5' side and 20' end setbacks that are required building setbacks per the CC&R's within the community. It is not possible to setback 200' within this property.

The Roaring Creek HOA committee has approved the location and design of the structure. The build is compliant with the HOA and CC&R's and is consistent with design of adjacent properties.

The structure will not deviate from the comprehensive development of the area. It is consistent with the neighboring properties.



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

RECEIPT NO.: 00011759

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 024375

Date: 7/29/2011

Applicant: HINDERLITER, DONALD E

Type: check # 1059

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-11-00003	ADMINISTRATIVE VARIANCE	523.00
VA-11-00003	ADMIN VARIANCE FM FEE	65.00
VA-11-00003	PUBLIC WORKS ADMIN VARIANCE	50.00
	Total:	638.00