



July 5, 2011

Rick Seddon  
6219 116<sup>th</sup> St Ct E  
Puyallup WA 98373

**FILE COPY**

RE: Seddon Variance Application, VA-11-00002

Dear Mr. Seddon,

The variance application submitted by Rick Seddon, property owners, for a Structural Setback Variance to construct a 22' x 28' Garage 40 feet from the side property, and 55 feet from the rear property line is hereby **APPROVED**. The site is located approximately 6 miles northwest of the city of Roslyn, east of Salmon La Sac Road, north of Lake Forest Drive and west of Lava Lane in a portion of Section 28, T.21N, R.14E, W.M.; Kittitas County parcel map number 21-14-28050-0020.

This approval is based on the variance criteria contained in the Kittitas County Zoning Code.

**Findings for this approval are as follows:**

*Unusual circumstances or conditions apply to the property and/or the intended use that do not apply generally to other property in the area.* The size of the existing lot precludes any construction without encroachment into the setbacks.

*Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same vicinity or district.* Granting of this variance would allow the applicant to enjoy the same property rights as other properties in the same vicinity.

*The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in this area.* The proposed structure will be situated 40 feet from the south (side) property line, and 55 feet from the west (rear) property line providing no negative impact to the neighboring property. No comments were received from other agencies or adjoining property owners objecting to the proposed variance. The structure shall be designed and constructed to insure that:

1. All development will comply with International Fire Code and Kittitas County Code
2. There will be no encroachment upon neighboring structures, tanks, or site improvements.
3. Rain and snow runoff will be contained on the subject parcel.

*The granting of such variance will not adversely affect the realization of the comprehensive development pattern of this area.* Granting this variance will not alter the development pattern of the area

There is a 10 working day appeal period on this variance approval, ending **Monday, July 18, 2011 at 5:00 P.M.** Such appeals are filed with the Kittitas County Board of Adjustment with a fee of \$500.00, 411 N. Ruby, Suite 2, Ellensburg, WA 98926. Timely appeals must present factual objections to the variance decision and may only be filed by parties with standing.

Sincerely,

Jeff Watson  
Staff Planner  
Community Development Services  
(509) 933-8274