



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

VA-11-00005

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

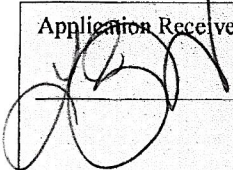
- Site plan of the property with all proposed: buildings; points of access, roads, and parking areas; septic tank and drainfield and replacement area; areas to be cut and/or filled; and, natural features such as contours, streams, gullies, cliffs, etc.
- Project Narrative responding to Questions 9 and 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: 12-27-11	RECEIPT # 00013246	PAID DEC 27 2011 KITITITAS CO. CDS DATE STAMP IN BOX
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 4-7-2011

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: Lee Eggebroten and Kristine Frankland
Mailing Address: 1807 8th Ave W
City/State/ZIP: Seattle, WA 98119
Day Time Phone: 206-354-6950
Email Address: kristiefrankland@hotmail.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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

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: _____

4. **Street address of property:**

Address: 51 Tanner Way
City/State/ZIP: Snoqualmie Pass, WA 98068

5. **Legal description of property (attach additional sheets as necessary):**

Lot 51, Ski Acres Estates, as per plat thereof recorded in Volume 4 of Plats, pages 55 and 56, records of Kittitas County, WA

6. Tax parcel number: 878135/22-11-03054-0051 (22-11-09054-0051)

7. Property size: .22 (acres)

8. **Land Use Information:**

Zoning: residential 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 17.84.10). 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)

Date:

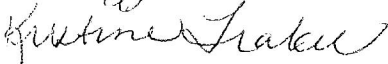
X _____

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

Date:

X  _____

12.20.11

X  _____

12.20.11

Kittitas County Community Development Services

411 N Ruby St , Suite 2 ,

Ellensburg, WA 98926

Delivered via [cgs@co.kitttas.wa.us](mailto:cds@co.kittitas.wa.us)

Plan Narrative for zoning variance request for property as noted:

Land Owner: Lee Eggebroten and Kristine Frankland

Tax Parcel number: 878135/22-11-03054-0051

The physical characteristics of the property noted above necessitate a variance to the rear setback to allow for building on the most level and least disruptive portion of the lot. This lot is situated adjacent to the ski slope and is much steeper grade than the other properties in the community. The center of the lot has quite steep topography that limits the options for a reasonable structure and would require significant hardship to ensure slope stability and would limit the architectural options that are available. To effectively manage the grade we would like to situate the primary structure on the flattest portion of the lot which is at the rear setback..

To address this issue, we request a variance to the rear residential set back of 25' and respectfully request that the county grant a variance to 10' to allow for the primary structure to be situated on the flat portion of the lot (at the rear). The second structure (garage) will be located below the steepest portion of the grade and will be one full story lower than the primary structure.

We have discussed this variance with the surrounding property owners and have their agreement as noted in the attached email. This variance does not materially impact the surrounding properties and does not impact the master development plan and is within the guidelines of the CCR's for the community.

From:

Rob Frishholz (rnc16@comcast.net)

Sent: Thu 12/01/11 7:14 PM

To: 'Kristie Frankland' (kristiefrankland@hotmail.com)

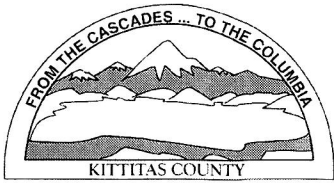
Cc: Dan Brewster (dbrewster@summit90.com)

Thanks Kristie,

We appreciate your quick response.

We have discussed your variance and will agree to setbacks that fit within our current covenants. In other words, we agree to the 10 foot setback from the back of the lot . If it works out that you don't need the to be that close to the back lot, that would be great, but we fully understand that you may need the smaller setback in order to build the home you have in mind.

All the Best, Rob



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

RECEIPT NO.: 00013246

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

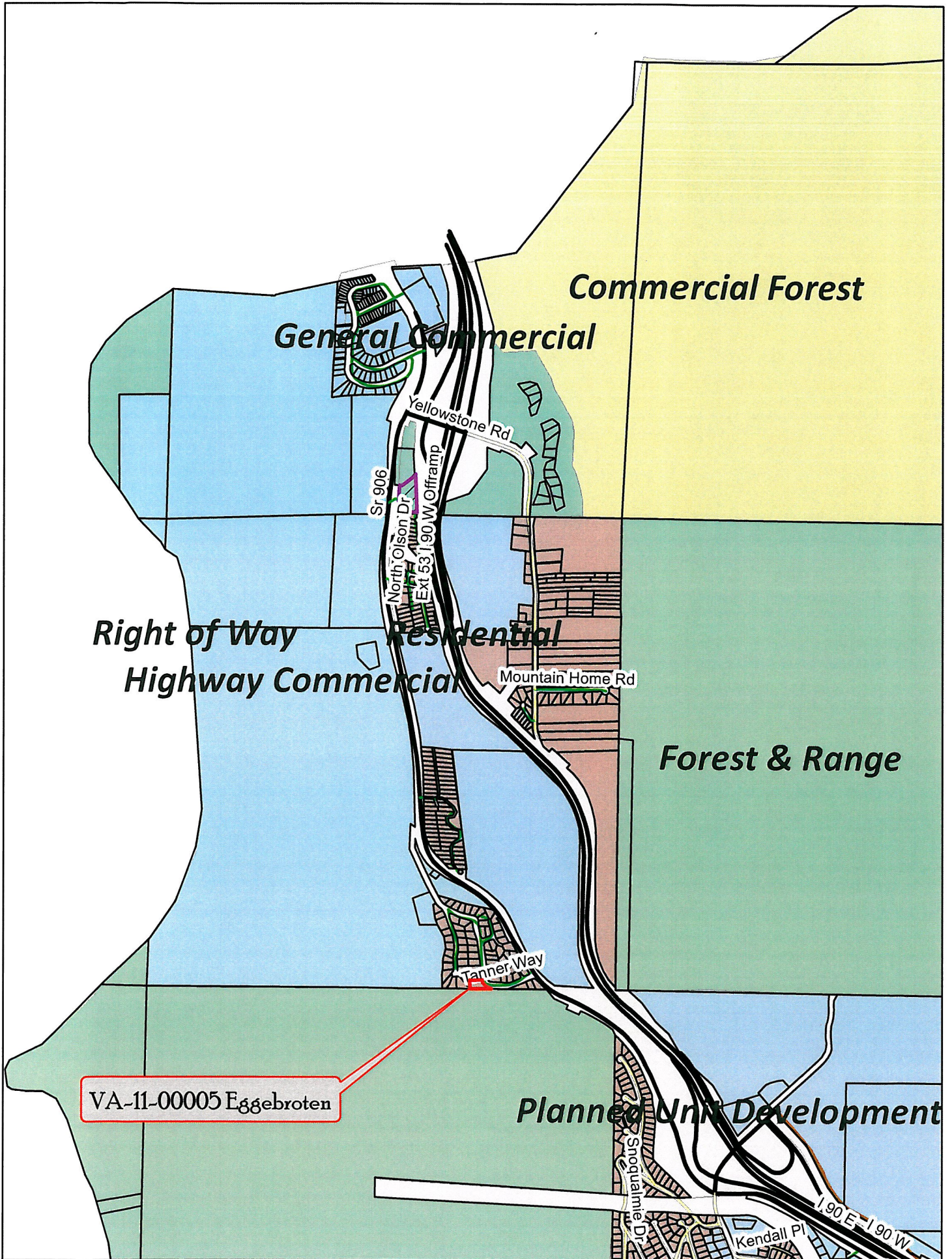
Account name: 025017

Date: 12/27/2011

Applicant: EGGBROTEN, LEE FRANKLAND, KRISTINE

Type: check # 8778

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-11-00005	ADMINISTRATIVE VARIANCE	523.00
VA-11-00005	ADMIN VARIANCE FM FEE	65.00
VA-11-00005	PUBLIC WORKS ADMIN VARIANCE	50.00
	Total:	638.00



Commercial Forest

General Commercial

**Right of Way
Highway Commercial**

Residential

Forest & Range

Planned Unit Development

VA-11-00005 Eggebrotten

Yellowstone Rd

Sr 906

North Olson Dr
Ext 53190 W Offramp

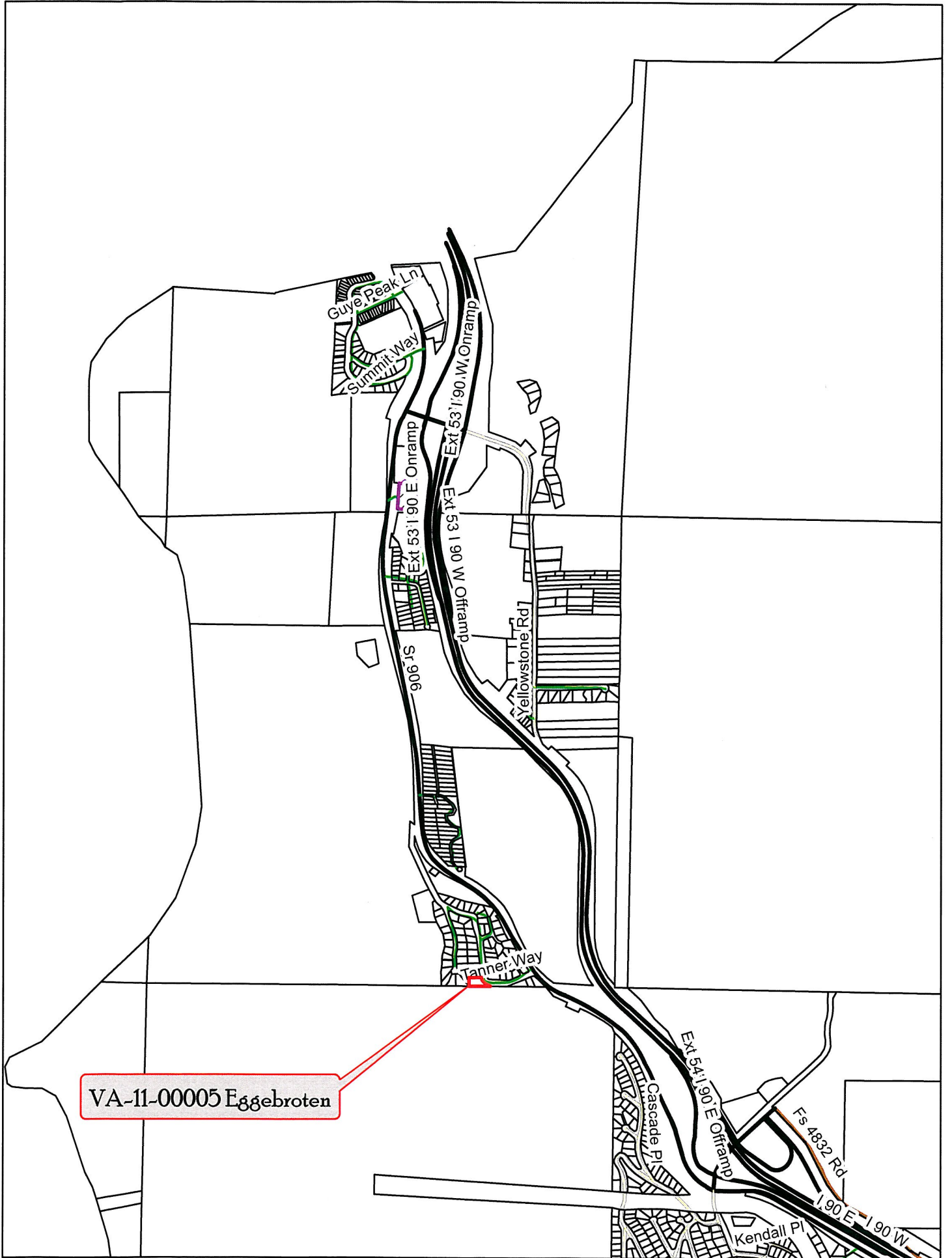
Mountain Home Rd

Tanner Way

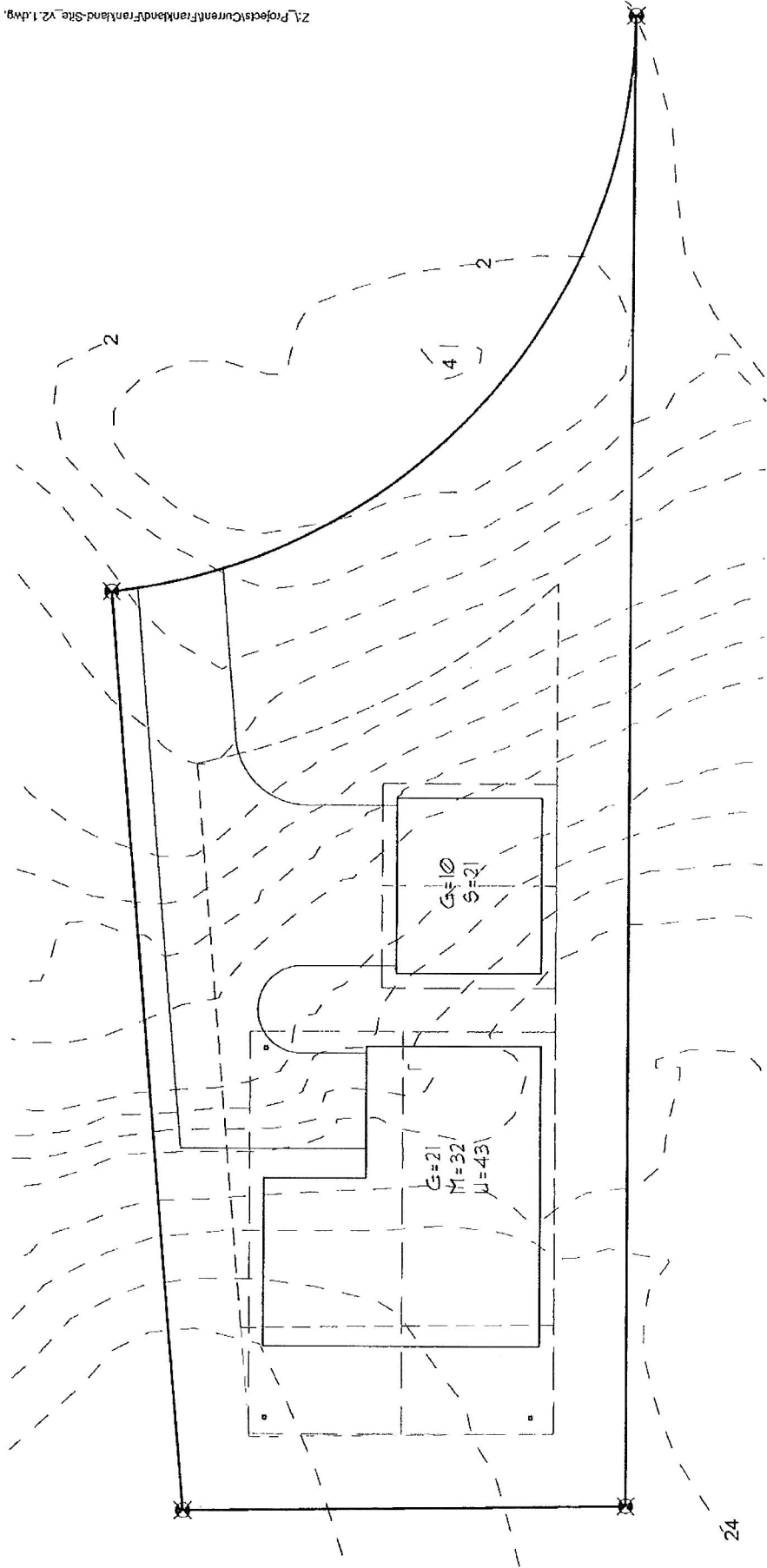
Snoqualmie Dr

Kendall Pl

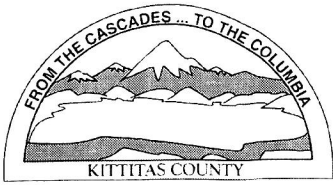
I-90 E-I 90 W



VA-11-00005 Eggebrotten



SCALE: 1"=20'



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

RECEIPT NO.: 00013222

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 020176

Date: 12/19/2011

Applicant: THREE-B FARMS

Type: check # 1007

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-11-00007	ADMINISTRATIVE SEGREGATION	630.00
SG-11-00007	FM ADMINISTRATIVE SEGREGATION	130.00
SG-11-00007	PUBLIC WORKS ADMIN SEG	115.00
	Total:	875.00