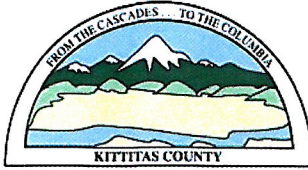


VA-12-00002



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

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 # 	<div style="border: 1px solid black; padding: 5px; margin: 0 auto; width: 80%;"> <p style="font-weight: bold; font-size: 1.2em; margin: 0;">RECEIVED</p> <p style="margin: 5px 0;">APR 18 2012</p> <p style="margin: 5px 0;">KITITITAS COUNTY CDS</p> </div> <p style="font-weight: bold; font-size: 0.8em; margin-top: 5px;">DATE STAMP IN BOX</p>
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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: Douglas R. Brewer
Mailing Address: P.O. Box 145
City/State/ZIP: Easton, WA 98925
Day Time Phone: 253-307-1675
Email Address: douglas - brewer

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: 770 Kachess River Road
City/State/ZIP: Easton, WA 98925

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

Lake Easton Estates, Lot 27; Sec 3; TWP. 20; R613

6. Tax parcel number: 20-13-03050-0027

7. Property size: .53 (approx) (acres)

8. Land Use Information:

Zoning: _____ 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.

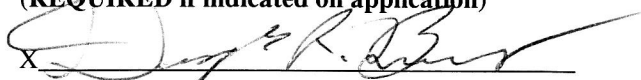
AUTHORIZATION

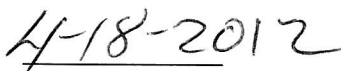
11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess 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):**

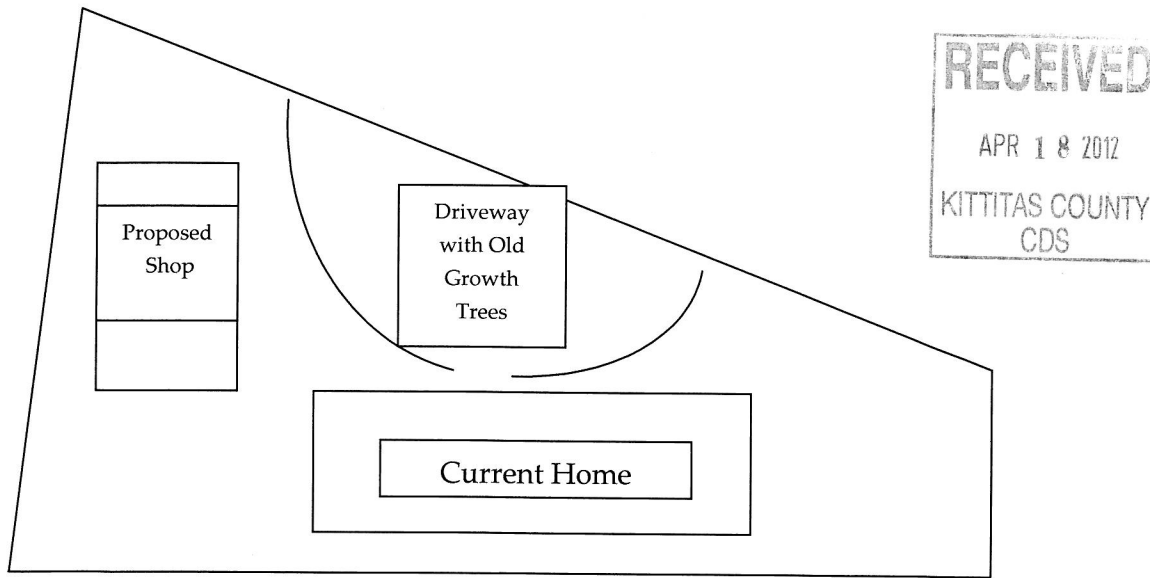
Date:

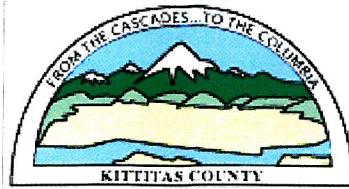
X _____

PROJECT NARRATIVE (Questions 9 and 10) – Zoning Variance Application (dated 4/18/12) for 770 Kachess River Road; Easton, WA 98925; more specifically *Lake Easton Estates; Lot 27; Sec 3; TWP 20; RG 13; Tax Parcel #20-13-03050-0027*

Note Corrected Mailing address: Douglas R. Brewer; P.O. Box 145; Easton, WA 98925

The Applicant desires a 5' variance along the west property line (side) to accommodate a 50 x 28 shop with a private office on the second floor measuring 60 x 28. The current setback of 10' causes undue hardship in that the lot shape and the current placement of the existing home will be encroached upon if the variance is not allowed. The size of the building and engineering of the structure prohibit size restrictions that would allow positioning within the current setbacks without the variance or the removal of old growth timber positioned in the center of the current driveway which would increase energy use if shading provided by trees were eliminated. Proposed Shop was included on a original / approved site design.

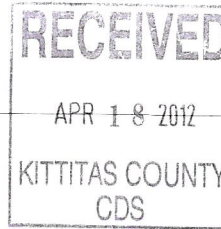
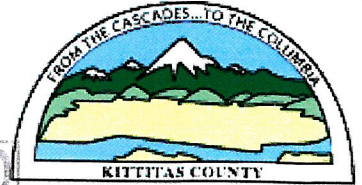




Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 312136
Map Number: 20-13-03050-0027
Situs: 00770 \KACHESS RIVER RD EASTON
Legal: ACRES .53, LAKE EASTON ESTATES; LOT 27;
SEC. 3; TWP. 20; RGE. 13;

Ownership Information

Current Owner: BREWER, DOUGLAS R ETUX
Address: 33114 48TH AVE S
City, State: ROY WA
Zipcode: 98580

Assessment Data

Tax District: 5
Land Use/DOR Code: 19
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 0.53
Last Revaluation for Tax Year: {Reval}

Market Value

Land: 75,000
Imp: 245,370
Perm Crop: 0
Total: 320,370

Taxable Value

Land: 75,000
Imp: 245,370
Perm Crop: 0
Total: 320,370

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
08-06-2004	2004-1893	1	CLARK, BILLY J ETUX	BREWER, DOUGLAS R ETUX	75,000
07-01-1999	8479	1	SHOVAL, ELI	CLARK, BILLY J ETUX	38,000
07-01-1999	8418	32	SHOVAL, ELI ETUX	SHOVAL, ELI	
03-01-1999	7706	32	STATE OF WASH (DOT)	SHOVAL, ELI ETUX	525,000
11-01-1996	2897	32	STATE OF WASH (PARKS & REC)	STATE OF WASH (DOT)	900,000
07-01-1996	2043	32	BEACONSFIELD ASSOCIATES	STATE OF WASH (PARKS & REC)	870,000
02-01-1994	3766100	32	REFLECTION LAKE, INC.	BEACONSFIELD ASSOCIATES	384,000
02-01-1990	2886100	32	H.D. HACKNEY	REFLECTION LAKE INC.	470,000
09-01-1989	2791700	32	PLUM CREEK	H.D. HACKNEY	125,000

Building Permits

Permit No.	Date	Description	Amount
2004-10104	10/29/2004	CKRVL 2010,8/09 9/4/08 50% 7/08 7/07 14% 7/06 SR 09/14/06~RNEW SFR 2557 SQFT	250,976
2009-00014	09/13/2010	CKRVL 2010,8/09 RENEWAL TO 2004-10104	

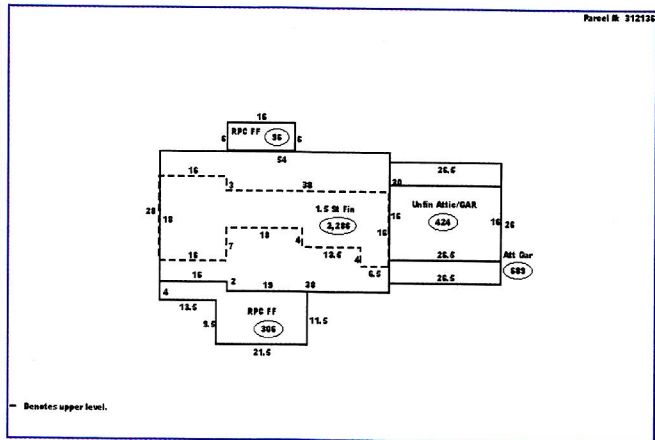


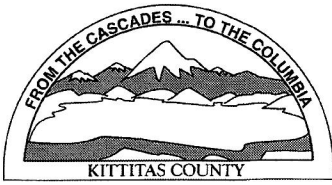
5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	BREWER, DOUGLAS R ETUX	75,000	245,370	0	320,370	0	320,370	View Taxes
2011	BREWER, DOUGLAS R ETUX	75,000	245,370	0	320,370	0	320,370	View Taxes
2010	BREWER, DOUGLAS R ETUX	75,000	120,290	0	195,290	0	195,290	View Taxes
2009	BREWER, DOUGLAS R ETUX	75,000	120,290	0	195,290	0	195,290	View Taxes
2008	BREWER, DOUGLAS R ETUX	75,000	120,290	0	195,290	0	195,290	View Taxes
2007	BREWER, DOUGLAS R ETUX	75,000	20,870	0	95,870	0	95,870	View Taxes

Parcel Comments

Number	Comment
1	SENT CHANGE OF VALUE NOTICE, 11/19/2010; 10 FOR 11~
2	SENT CHANGE OF VALUE NOTICE 11/20/2007; 07 FOR 08~
3	SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07~
5	02COR
6	(2)RM-6/18/02: SEND CORRECTED VCN 02 FOR 03. (1)RM-9/14/99: EXEMPT TO TAXABLE AS OF 3/25/99 PER AFF #7706.
7	2)EA SR NC 9/21/05, NC @14% FIN, CHK IN RVL, (1)GM 6-17-02 OWNER CALLED REVIEWED AND ADJUSTED VALUE





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

RECEIPT NO.: 00013881

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 020235

Date: 4/18/2012

Applicant: BREWER, DOUGLAS R ETUX

Type: check # 1010

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-12-00002	ADMINISTRATIVE VARIANCE	523.00
VA-12-00002	ADMIN VARIANCE FM FEE	65.00
VA-12-00002	PUBLIC WORKS ADMIN VARIANCE	50.00
	Total:	638.00