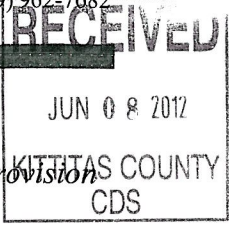


KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
CDS@CO.KITTITAS.WA.US  
Office (509) 962-7506  
Fax (509) 962-7682



**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.

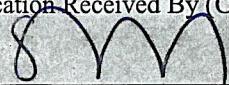
**APPLICATION FEES:**

\$523.00 Kittitas County Community Development Services (KCCDS)  
 \$50.00 Kittitas County Department of Public Works  
 \$65.00 Kittitas County Fire Marshal

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**\$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: 6/8/12

RECEIPT # 14354

**RECEIVED**  
 JUN 08 2012  
 KITTITAS COUNTY  
 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: Ronald P. Mott  
Mailing Address: P.O. Box 4385  
City/State/ZIP: South Colby, WA 98384  
Day Time Phone: 360-621-0498 (cell) 360-871-7888 (home)  
Email Address: motrjsk@msn.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: 190 Jolly Mountain Drive  
City/State/ZIP: Ronald, WA 98940

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

Pine Loch Sun #1, Lot 2, Block C

**6. Tax parcel number:** 20-14-02050-0302

**7. Property size:** 0.36 (acres)

**8. Land Use Information:**

Zoning: R3 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 \_\_\_\_\_

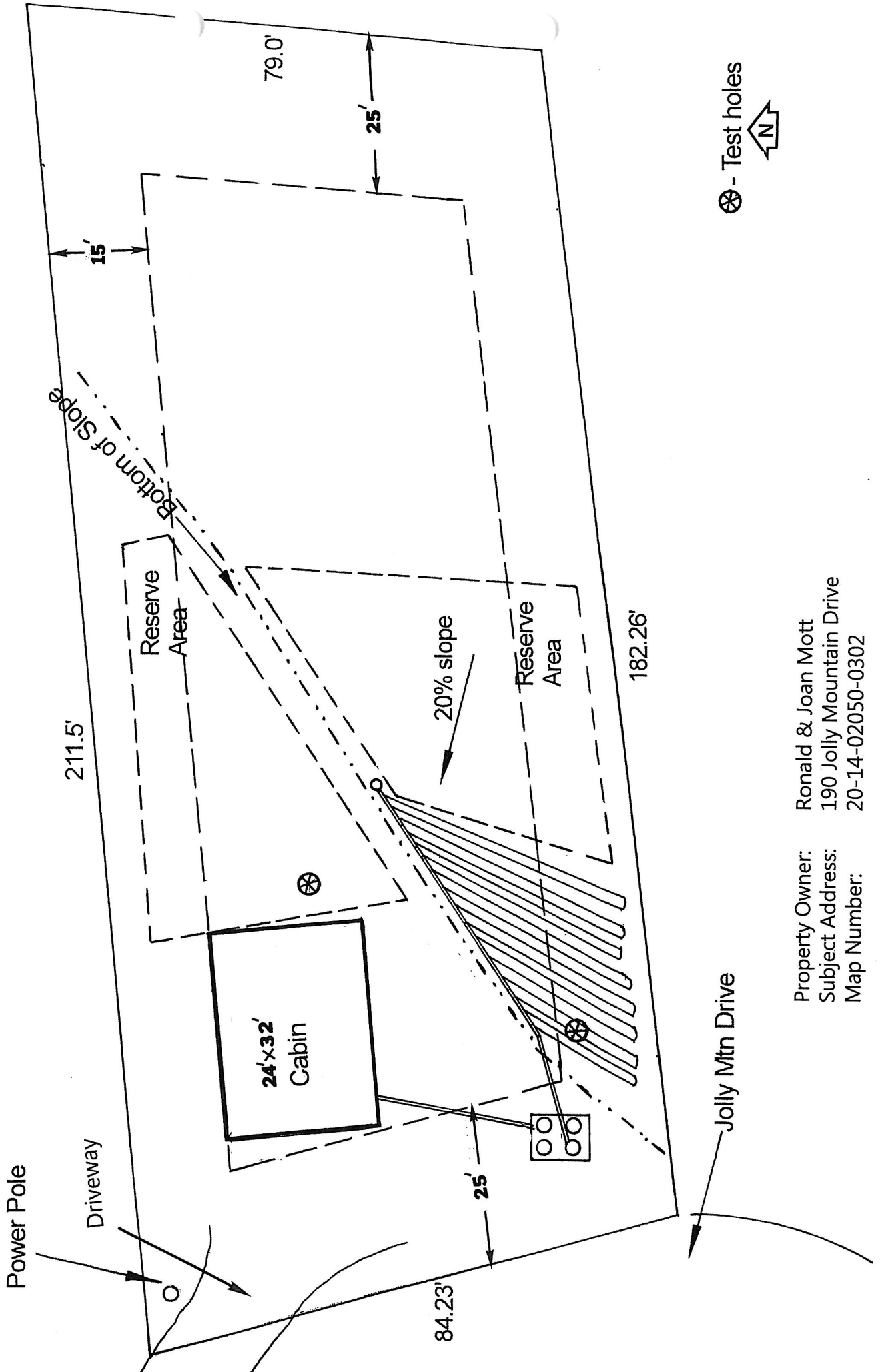
\_\_\_\_\_

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

Date:

X Ronald M. [Signature]

6/8/12



⊗ - Test holes  
 ↗ N

Property Owner: Ronald & Joan Mott  
 Subject Address: 190 Jolly Mountain Drive  
 Map Number: 20-14-02050-0302

9) The subject property is a 0.36 acre site along the east side of Jolly Mountain Drive, within the residential development of Pine Loch Sun #1. It is located approximately 4 miles northwest of the City of Roslyn and east of State Route 903.

The subject is zoned R3 and current building code requires a 15' wide side yard setback and a 25' wide front yard setback from property lines.

I am requesting a reduction in the side yard setback from 15' to 5' along the north property boundary, and the front yard setback from 25' to 15' from the west property boundary.

10.A) The property has a steep upward slope from the front of the lot to the rear (west to east) and there is a drainage ditch that bisects the sloped area. In order to facilitate the construction of the pressure distribution septic system, provide a reserve area, and allow for current setback requirements, it is difficult to properly site the home on the lot, and potentially add a garage or carport in the future.

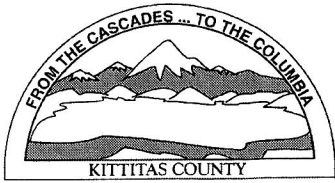
10.B) The proposed home has a footprint of 24' x 32', together with a small loft area approximating 16' x 15'. The total living area of the home will be approximately 1,008 square-feet which is consistent with most cabins/homes within the Pine Loch Sun development. Many of these properties were also developed on small steeply sloped lots like the subject.

10.C) Most of the cabins/homes within Pine Loch Sun were developed when requirements were more lenient and only required a 5' wide side yard setback and a 20' wide front yard setback.

The existing traveled road area along the front of the lot is over 30' beyond the subject's front property line. This 30' wide strip is wooded and provides a buffer between the subject site and the roadway which greatly reduces the impact of a decrease in the front yard setback. Furthermore, the lot in front of the subject slopes abruptly downward and is currently utilized as an RV pad.

The adjacent property to the north (from which I am requesting a reduced side yard setback) is currently undeveloped except for a gravel surfaced parking area near its northwest property corner. According to the Kittitas County Assessor's records, the Health Department deemed this property unsuitable for a septic system and consequently it would appear that it is unbuildable.

10.D) The granting of a reduction in the setback requirements will allow the construction of our cabin/home and will be consistent with the development pattern already established in the neighborhood.



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

**RECEIPT NO.:** 00014354

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 025601

**Date:** 6/8/2012

**Applicant:** MOTT, RONALD P ETUX

**Type:** check # 12094

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-12-00003	ADMINISTRATIVE VARIANCE	523.00
VA-12-00003	ADMIN VARIANCE FM FEE	65.00
VA-12-00003	PUBLIC WORKS ADMIN VARIANCE	50.00
	Total:	638.00