

KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.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
<b>\$638.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

**For Staff Use Only**

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT #: 	<div style="border: 2px solid black; padding: 5px;"> <p style="font-size: 1.2em; margin: 0;"><b>RECEIVED</b></p> <p style="margin: 5px 0;">AUG 20 2012</p> <p style="margin: 5px 0;">KITITAS COUNTY</p> <p style="margin: 5px 0;">CDS</p> <p style="font-size: 0.8em; margin: 0;">DATE STAMP IN BOX</p> </div>
--	-----------	----------------	--

**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: Gerald Braumstedt  
Mailing Address: 3007 No. Pioneer Road  
City/State/ZIP: Elensburg, WA 98926  
Day Time Phone: 509-925-7344  
Email Address: No Computer at home

**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: 3007 No. Pioneer Road  
City/State/ZIP: Elensburg WA 98926

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

Meadow View #1 N $\frac{1}{2}$  S $\frac{1}{2}$  & S $\frac{1}{2}$  N $\frac{1}{2}$  of Lot 9 Sec 26 TWP 18 RGE 18

6. Tax parcel number: 172233

7. Property size: 1.45 Acres (acres)

**8. Land Use Information:**

Zoning: Urban Residential / Comp Plan Land Use Designation: Residential

**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 Gerald Bramstedt

8-17-12

Kittitas County Community Development Services  
411 North Ruby Street Suite2  
Ellensburg, Wa. 98926



To whom it may concern,

First, let me say that my barn project is taking longer to materialize due to the fact of my finances and lack of labor. By labor I mean I only have one day a week Saturday to work on this project. From the time I started this project till now the county changed the zoning from Ag 3 to Urban Residential which changed the setback from 10 feet to 15 feet. I have also included a letter from the owners of the adjacent property regarding this setback.

The new 15 foot setback creates a hardship for me because of the following reasons:

First, when I started this project with the 10 foot setback I positioned the water and the electricity to meet this setback.. They are both underground and would have to be dug up to comply with the 15 foot setback or they would be in the middle of the rollup door. The electricity is especially critical because the lines are already cut to length and would have to be replaced because they would be too short. This would involve digging up the lines which are (3) #2 copper wires 100 feet long each and supplying new wire which would be very expensive. The water line is also in the middle of a door with this new 15 foot setback and would also have to be dug up and moved.

Second, there is a mature fruit tree, two 14 inch in diameter fir trees and a 10 inch locust tree which would have to be cut down because they interfere with the doors because of the 15 foot setback. Trees in the valley are a real premium, so I would really like to spare them.

The last problem is a dog kennel that is too close to the building with the new 15 foot setback. The dog kennel is 12' x 20' with six concreted posts in the ground. The post of course would be destroyed if I tried to move them. This would create another unneeded expense.

In conclusion I would hope that the County makes a favorable decision and allows me to return to the original 10 foot setback. I am asking the county to approve a 10 foot setback variance that just a few short years ago would have been acceptable under the Ag 3 zoning when my project was started. Following the provisions of Title 17 would indeed cause undue hardship both financially and in labor thus delaying my project even more.

Sincerely,

A handwritten signature in cursive script that reads "Gerald Bramstedt".

Gerald Bramstedt

Kittitas County Community Development Services  
411 North Ruby Street Suite2  
Ellensburg, Wa. 98926



Number 9.

The project involves a 36 x 60 barn. The location is 3007 N. Pioneer Rd. The zoning code for that area is urban residential with a 15 foot setback. When I started this project it was zoned Ag 3 with a 10 foot setback. Due the length of time that has evolved since starting my project the zoning was changed to urban residential requiring a 15 foot setback. I need the 10 foot setback restored.

Number 10.

A. The unusual circumstances applying to my property is strictly financial loss and labor concerns regarding changes that I would have to make to comply with the 15 foot setback. In no way does this affect any of the adjoining property owners.

B. The necessity of this variance is explained in the attached letter.

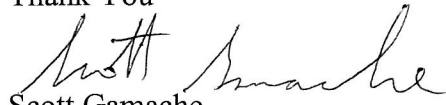
C. The authorization of this variance will not affect in any way any adjoining properties. As a matter of fact it would improve the neighborhood by leaving these trees intact as mentioned in my letter.


D. The granting of this variance would not adversely affect the realization of the comprehensive development pattern for the neighborhood. It is my understanding that my property along with the adjoining properties, are under a 1 acre covenant and cannot be subdivided. That would make the nearest property to this building that can be developed, 150 feet to the west. This variance that I am asking for is only 5 feet closer to my South property line.

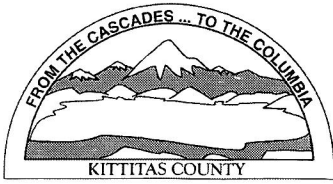
Kittitas County Community Development Services  
411 North Ruby Street Suite2  
Ellensburg, Wa. 98926

We, Scott and Lisa Gamache can't see a problem or have any objection to granting  
Gerald Bramstedt a varience from 15 feet to 10 feet setback from our north property line  
to build his Barn.

Thank You

  
Scott Gamache

  
Lisa Gamache



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

**RECEIPT NO.:** 00014998

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 012371

**Date:** 8/20/2012

**Applicant:** GERALD BRAMSTEDT

**Type:** check # 32102

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-12-00004	ADMINISTRATIVE VARIANCE	523.00
VA-12-00004	ADMIN VARIANCE FM FEE	65.00
VA-12-00004	PUBLIC WORKS ADMIN VARIANCE	50.00
	Total:	638.00