

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

\$638.00 Total fees due for this application (One check made payable to KCCDS)

For Staff Use Only

Application Received By (CDS Staff Signature):

SM

DATE: *9/5/12*

RECEIPT # *15174*

RECEIVED

SEP 05 2012

KITITAS 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: David Stancil
Mailing Address: 9706 S. 230th Pl
City/State/ZIP: Kent, Wa 98031
Day Time Phone: 253-520-7621
Email Address: dkcc@comcast.net

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: Trent Construction
Mailing Address: 210 E. Bender Ellensburg
City/State/ZIP: _____
Day Time Phone: 929-2669
Email Address: trentconstruction@gmail.com

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: #20 Eagle Crest CT.
City/State/ZIP: Cle elum, Wa 98922

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

Sun Country Estates #3 lot 38; sec. 35; TWP.20; RGE 14

6. **Tax parcel number:** 20-14-35052-0038

7. **Property size:** .22 (acres)

8. **Land Use Information:**

Zoning: R-3 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 Shant Blachman

8-28-12

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

Date:

X [Signature]

8/24/12

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.

Rural 3—Request is for a 10ft variance to the West side (front entrance of house) to accommodate a covered porch and a 5ft various on the East side to allow enough space for a garage and parking. Please see attachments for dimensions and rendering of a new roof structure/covered porch and garage location. Note when reviewing attached proposal that on the West side the required variance needed is for minimal reason. It is needed for 3 porch posts that are currently at approximately 11'6" from the property line, where as 15ft is needed per R-3 requirements. On the East side the variance is needed for 2 porch posts and garage. We own this lot on the East side and have no intentions to sell it.

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.

- A. I am requesting this minimal setback due to the angle of the house; there are very limited options to improve existing house or build a new structure on lot due to the R-3 zone setback requirements.**
- B. The request, if granted, will allow the contractor to build a very high quality structure that complies with all codes and regulations of Kittitas County. The new roof/porch additions will shelter/protect us from winter elements and will allow us to have easier access to our front entrance without having to constantly shovel several feet of snow that block the access to the front door. The garage will shelter our vehicles and provide additional storage. In no way will said improvements intrude on surrounding properties.**
- C. The variance request will produce a very nice, craftsman/post beam style additions and will only enhance the appearance of our home in the Sun County Development and add more street appeal in the neighborhood.**
- D. Granting the variance will not in any way alter the character of the neighborhood.**



Trent Construction Inc.

210 Bender, Ellensburg, WA 98926 509.929.2669
TRENTCI972KA

Planning Department

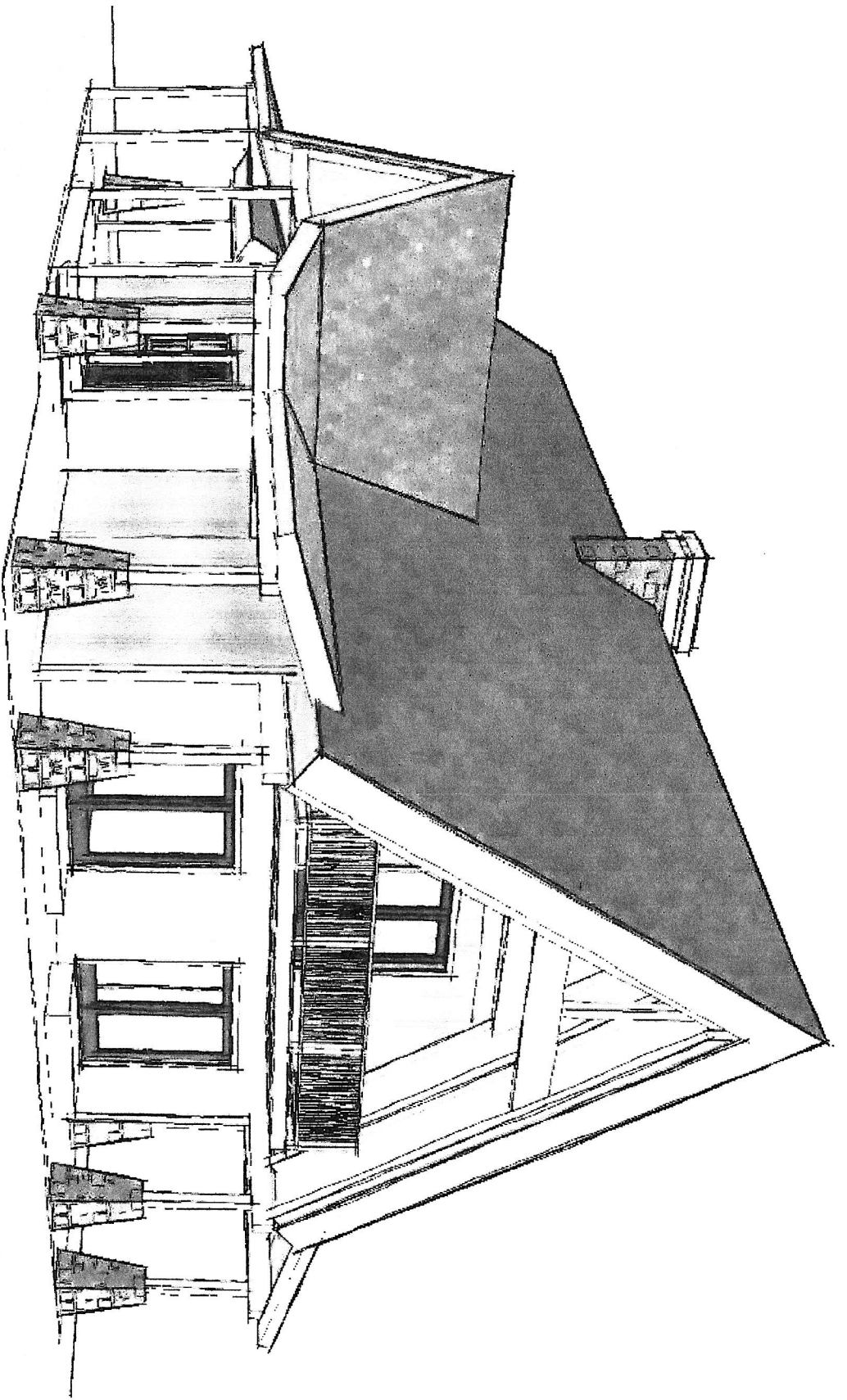
With regards to the request for variance for the Stancil property:

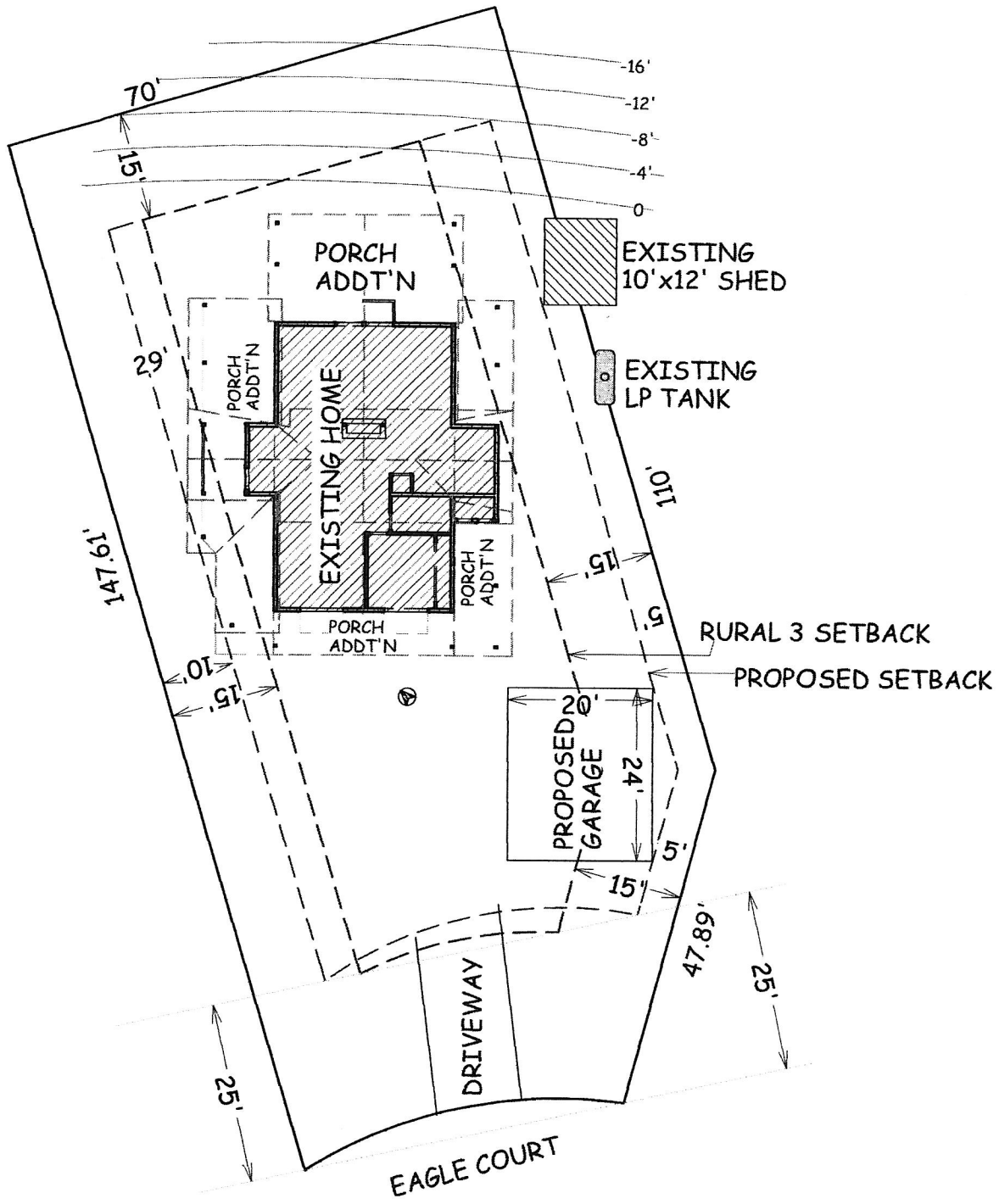
It should be noted the actual measurement from the property line to the existing house is 18 feet plus, not 17 ft 4 in. The actual distance of the proposed porch posts from the property line would be over 12 feet.

We would also like to stress the importance of the project as a whole. The current roof system has only 1.5 in solid core insulation over T&G. The metal roofing is in dire need of replacement. There are numerous leaks with many pieces of trim and metal missing. The addition of the porches around the house with composition roofing instead of the metal would keep the roof load of snow from falling on the walkways and against the house siding. This would dramatically increase the usability of the property in the winter months. We feel it is important to complete the entire house project as planned for insulation value, new roofing to address the damaged areas, usability, and overall appearance of the property.

We hope these aspects will be considered for the decision of granting variance, along with the notes in the project narrative attachment.

Thank you,
Trent Blackmore





SITE PLAN
 1" = 20'



DAVE STANCI
 SITE PLAN
 #20 EAGLE CREST DR.
 CLE ELUM, WA

www.montgomerybuildingdesign.com
 ISSUED 11/2012
 08/2012 RETRACK VARIANCE

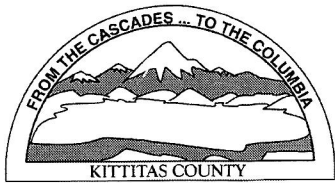
TAX ID #
 20-14-30962-0038

MONTGOMERY
 BUILDING DESIGN
 PO BOX 237
 SOUTH CLE ELUM
 WASHINGTON 99943
 dmontgomery@vps.com
 509-304-4255



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VIEW
 2012-022
A1



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

RECEIPT NO.: 00015174

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 020829

Date: 9/5/2012

Applicant: STANCIL, DAVID ETUX

Type: check # 4735

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-12-00005	ADMINISTRATIVE VARIANCE	523.00
VA-12-00005	ADMIN VARIANCE FM FEE	65.00
VA-12-00005	PUBLIC WORKS ADMIN VARIANCE	50.00
	Total:	638.00