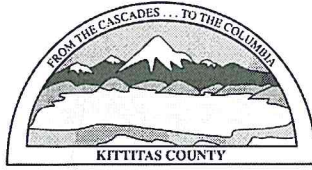


VA-13-00001



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.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.

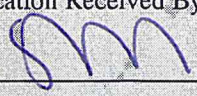

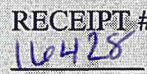

see Attachment

APPLICATION FEES:

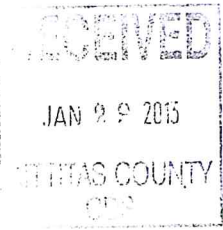
- \$523.00 Kittitas County Community Development Services (KCCDS)
- \$235.00 Kittitas County Environmental Health
- \$50.00 Kittitas County Department of Public Works
- \$65.00 Kittitas County Fire Marshal

\$873.00 Total fees due for this application (One check made payable to KCCDS)

For Staff Use Only

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	
DATE STAMP IN BOX			

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



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: Mid Valley Investment Properties LLC
Mailing Address: 1585 Tjossem Rd
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 509-899-2840
Email Address: jbrunson@elltel.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: Jeff Brunson
Mailing Address: same
City/State/ZIP: same
Day Time Phone: same 509-899-2840
Email Address: same

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: 541 Tjossem Rd
City/State/ZIP: Ellensburg, WA 98926

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

ACRES 2.73, CO. 8200; Sec. 13, Twp. 17, Rge. 18; PTN. NW 1/4 SE 1/4; LESS 1.75 CO. RD. MFG. HOME TITHE ELIM. #573743

6. **Tax parcel number:** 788733 (17-18-13)

7. **Property size:** 2.73 A (acres)

8. **Land Use Information:**

Zoning: Comm Ag 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 Jeff Brunson

1-27-13

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

Date:

x Jeff Brunson

1-27-13

1 inch = 50 feet

0 25 50 100 Feet

SORENSEN,
MORRIS P.

Property Line

2011/11/09/09

Existing Hay Barn

Proposed
Barn
56' x 160'

RECEIVED
JAN 29 2015
KITITAS COUNTY
CCS

MID VALLEY
INVESTMENT

VALLEY LAND
COLLC

Road
Access

ROTEN,
ROXANNE C.

Tjossem Rd

MID VALLEY INVESTMENT PROPERTIES LLC
1585 TJOSSSEM RD.
ELLENSBURG, WA 98926



January 28, 2013

We are requesting a variance to build an agricultural building/ hay barn, 56' x 160' at 541 Tjossem Rd., with in 15' of the adjacent property owner's fence line to the North. See attached map

We would like to stay out of the flood plain to the South and West of the site and 60' (fire code) from an existing hay barn to the East, so we need to build the structure longer rather than wider to obtain the 760 ton capacity putting us with in 15' of the neighboring fence line to the North.

The neighboring property owner has written a letter stating that he is in agreeance with the variance. See attached

Also we would like to stay out of the flood plain so we wouldn't have any addition building costs required by Flood Plain permitting, such as pressure treated lumber, permit fees and floodplain insurance.

By building this structure as proposed it would conform with existing structures therefore better visually for the neighborhood and neighbors.

Mid Valley Investment Properties, LLC
Jeff Brunson

A handwritten signature in cursive script that reads "Jeff Brunson".



January 28, 2013

To whom it may concern,

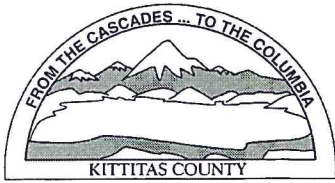
I, Morris Sorensen am the property owner to the north of Mid Valley Investment Properties, at 541 Tjossem Road.

I understand that the owner would like to build a 56'x160' hay barn on his property and would like to place it within 15' of my property line and the county code is 25', I have no problem with this and would not object to a Zone Variance, allowing him to build with in the 15' of my property line.

Sincerely,

A handwritten signature in cursive script that reads "Morris P. Sorensen".

Morris P. Sorensen



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

RECEIPT NO.: 00016428

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 026545

Date: 1/29/2013

Applicant: MID VALLEY INVESTMENT

Type: check # 1043

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-13-00001	ADMINISTRATIVE VARIANCE	523.00
VA-13-00001	ADMIN VARIANCE FM FEE	65.00
VA-13-00001	PUBLIC WORKS ADMIN VARIANCE	50.00
VA-13-00001	EH LAND USE VARIANCE REVIEW	235.00
	Total:	873.00