

VA-13-00002

April 4, 2013

Kittitas County Community Development Services
411 N. Ruby Street. Suite 2
Ellensburg, WA 98926

Re: Zoning Variance Application
Bruce Poulin Lot #50 Lake Kachees



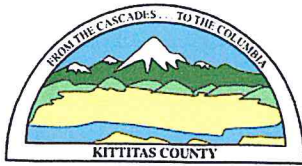
Please find the attached zoning variance application requesting a 5 foot variance to build a garage on Lot # 50 Lake Kachees.

I was in at the planning office Wednesday March 27th and spoke briefly with Doc Hansen about this project. I have tried to include all requested information, if there is any additional information you need please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Bruce Poulin".

Bruce Poulin
Phone: 425-466-0674
Email: brucepoulin3@yahoo.com



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)

\$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):

SM

DATE:
4-8-13

RECEIPT #
16924



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: Bruce Poulin

Mailing Address: 23308 SE 13th Court

City/State/ZIP: Sammamish WA 98075

Day Time Phone: 425-466-0674

Email Address: brucepoulin3@yahoo.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: n/a

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: n/a

Mailing Address:

City/State/ZIP:

Day Time Phone:

Email Address:

4. Street address of property:

Address: 200 Mountain Home Lane

City/State/ZIP: Easton WA 98925

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

Lot#50,Div.#1Kachees,Sec.17;TWP.21RGE.13 Map#21-13-17050-0050

6. Tax parcel number: 676735

7. Property size: 0.28 (acres)

8. Land Use Information:

Zoning: Residential Comp Plan Land Use Designation: Forest & Range

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 Diana A. Souli

April 4, 2013

Bruce Poulin - Lot #50 Kachees - Variance Request – April 4, 2013

9. Project Description:

Proposed project consist of adding a 16 X 26 foot garage to the north side of the cabin with usable space below.

Location:

Lot 50 located at 200 Mountain Home Lane, in the Lake Kachess Community

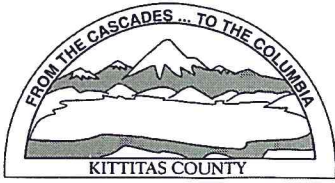
Variance Request:

Lot 50 is zoned Forest and Range area which requires a 25 foot front setback. We are requesting a 5 foot variance resulting in a 20 foot setback from the front property line. The cabin currently on the property exceeds the 25 foot setback. Because the cabin is not parallel to the road the corner of the proposed garage encroaches into the 25 foot front setback.



10.

- A. Lot 50 is unusual because it is approximately 1/10 the minimum lot size for a Forest and Range area. In addition to the size the lot slopes down steeply from the road at the front of the lot and is bisected by a drainage ditch south of the cabin. There is more room to build on the south side but the steepness and drainage make it more difficult to build leaving the north side the only reasonable spot to add a garage. The proposed garage site slopes considerably (dropping approximately 7 ft. in 22 ft.) and the slope increases just below the proposed garage causing extra difficulty in construction. Moving the garage forward reduces construction hardship, the impact on the environment and visual impact from the neighbors' lots and street below.
- B. Garages of this size are common in this development and consistent with the neighborhood. Almost 60% of the cabins on this road have garages. All cabins on the lower side of the road are located within the 25 foot setback. The three properties closest to lot 50 have variances of approximately 13 to 17 feet; a 5 foot variance would be the smallest variance of all similar lots. These variances have eased the construction and eliminated ongoing access issue that would have been incurred had these cabins been built with a 25 foot setback.
- C. Because of the lot's layout and similarity to the neighboring cabins a 5 foot variance will not be injurious to property in the vicinity. In fact by moving the garage forward the garage fits better into the site, reducing its relative height and environmental impact. This location will minimize the visual impact of the garage from the neighbors and road below. This variance is not materially detrimental to the public welfare.
- D. As noted a variance is consistent with the development pattern already established on this street and development. A 5 foot variance is a significantly smaller than similar variances in this area.



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

RECEIPT NO.: 00016924

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 006220

Date: 4/8/2013

Applicant: BRUCE & DEBORAH POULIN

Type: check # 7831

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-13-00002	ADMINISTRATIVE VARIANCE	523.00
VA-13-00002	ADMIN VARIANCE FM FEE	65.00
VA-13-00002	PUBLIC WORKS ADMIN VARIANCE	50.00
VA-13-00002	EH LAND USE VARIANCE REVIEW	235.00
	Total:	873.00