



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.

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)

April 29, 2013

For Staff Use Only

Approved by: (KCCDS Staff Signature) _____ DATE: _____	PAID APR 29 2013 KITTTAS COUNTY CDS
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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: SILVER FIR PROPERTIES, LLC
Mailing Address: 1351 LAFOREST DR SE
City/State/ZIP: NORTH BEND, WA 98045
Day Time Phone: 425 766-4520
Email Address: dbrewster@summit90.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: JAMES THOMAS, ARCHITECT
Mailing Address: 2221 EVERETT AVE, #104
City/State/ZIP: EVERETT, WA 98201
Day Time Phone: 425-259-0661
Email Address: _____

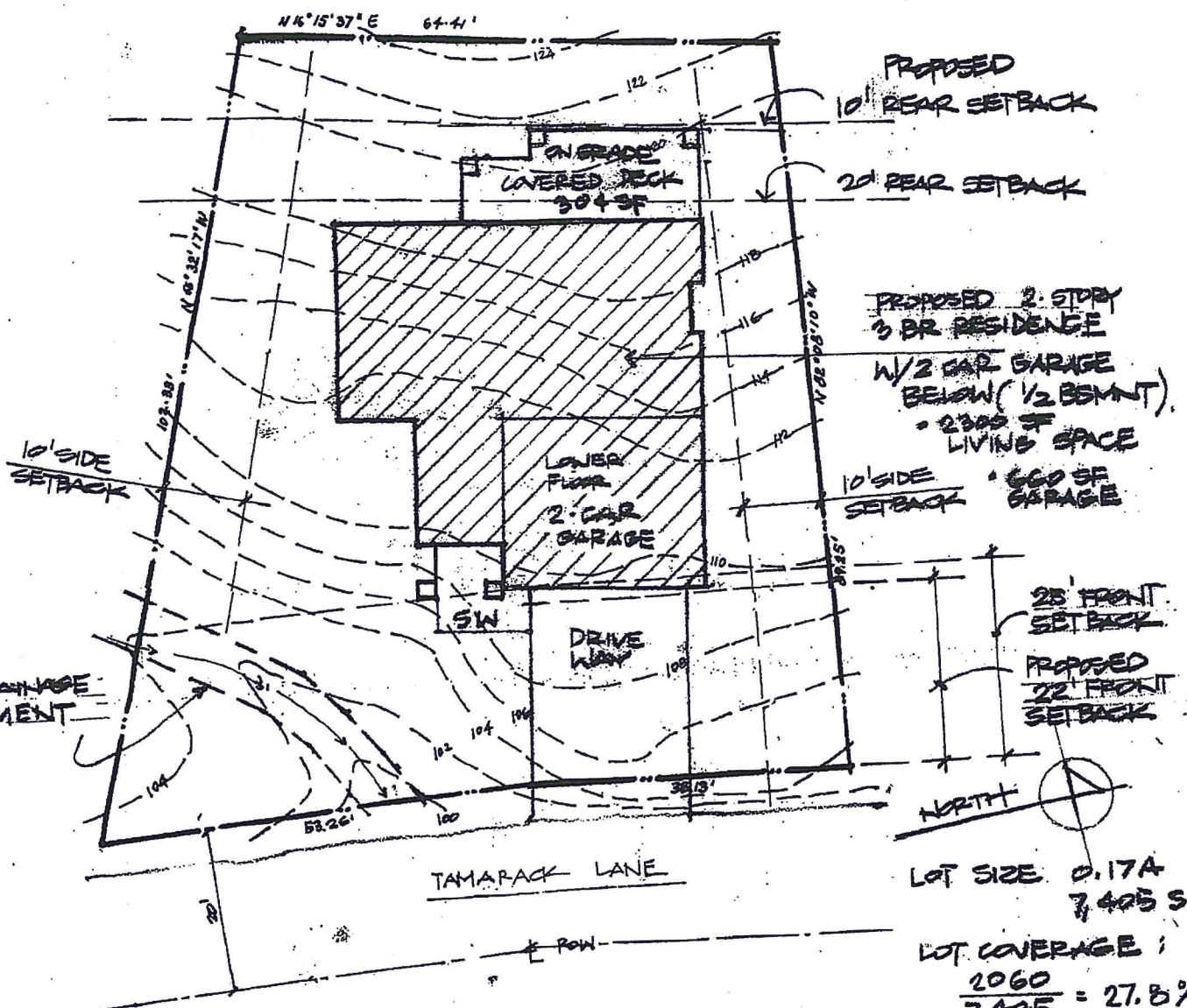
4. **Street address of property:**
Address: _____
City/State/ZIP: _____

5. **Legal description of property (attach additional sheets as necessary):**
LOT 59 OF SKI ACRES ESTATES,
SEC. 9, T11N 22, R16E 11

6. **Tax parcel number:** 2081355/22-11-09054-0059 (OLD)

7. **Property size:** .17 A (acres)

8. **Land Use Information:**
Zoning: RESIDENTIAL Comp Plan Land Use Designation: _____



PROPOSED SITE PLAN

1" = 20'-0"

LOT 59 OF 34 ACRE ESTATES
 APN 208135
 SECT. 9 TWN 22 R1G 11

FOR SILVER FIR PROPERTIES, LLC



2221 Everett Ave
 Suite 201
 Everett, WA 98201



PROJECT NARRATIVE

LOT 59
SKI ACRE ESTATES

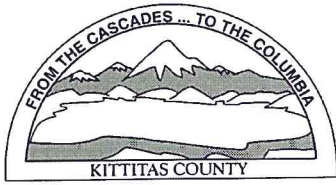
9.) THIS PROJECT SEEKS TO BUILD A 2,300 SF 3BR SKI CABIN @ SKI ACRE ESTATES ON LOT 59. WE ARE ASKING WITH THIS VARIANCE APPLICATION A REDUCED REAR SETBACK TO 10' FROM 25' AS IN SECT. 17.16.080 OF KITITAS COUNTY CODE.

SECT. 17.16.070 REQUIRES A MIN. 15' FRONT YARD SKI ACRES CCR: REQUIRES 25' FRONT BUT WILL REDUCE TO 22'-0" WITH THIS APPLICATION.

COVERAGE REMAINS LESS THAN 30%.
HEIGHT REMAINS @ 35' MAXIMUM.

10)

- A: the topography of the lot is such that it requires the additional space at the back of the lot to build the desired structure. A portion of the easterly side of the lot slopes downward and is not suitable for harmonious building. Other lots in this development are flat and don't require any variance.
- B: The variance is required to build a home suitable to the other available lot's building footprints that don't have the same topographical limitations.
- C: this variance in no way has any negative impact on the adjoining easterly and westerly lots in terms of views, enjoyment, welfare or any negative impact what so ever.
- D: there is no adverse impact to the development pattern in any way. The land behind lot 59 is forever vacant forest service land, that has trees and brush for another 60-80 feet due south until it hits the Snoqualmie Pass ski area.



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

RECEIPT NO.: 00017151

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 026897

Date: 4/29/2013

Applicant: SILVER FIR PROPERTIES LLC

Type: check # 10560

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-13-00003	ADMINISTRATIVE VARIANCE	523.00
VA-13-00003	ADMIN VARIANCE FM FEE	65.00
VA-13-00003	PUBLIC WORKS ADMIN VARIANCE	50.00
VA-13-00003	EH LAND USE VARIANCE REVIEW	235.00
	<u>Total:</u>	<u>873.00</u>