

# KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.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.

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### 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:

1/22/2014

RECEIPT #

20145

**PAID**

JAN 22 2014

KITITITAS CO  
DATE STAMP IN BOX  
CDS

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: **Dick & Donita Pittis** \_\_\_\_\_  
Mailing Address: **518 Pebble Beach Drive** \_\_\_\_\_  
City/State/ZIP: **Cle Elum, WA 98922** \_\_\_\_\_  
Day Time Phone: **(206) 817-3050** \_\_\_\_\_  
Email Address: **dmpittis@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: \_\_\_\_\_  
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: **581 Pebble Beach Drive** \_\_\_\_\_  
City/State/ZIP: **Cle Elum, WA 98922** \_\_\_\_\_

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

**Lot 18, Block 2, Sun Country Estates #1, in the county of Kittitas, State of Washington**

6. **Tax parcel number: 155934**

7. **Property size:** \_\_\_\_\_ **(acres)**

8. **Land Use Information:**

Zoning: **Rural 5** \_\_\_\_\_ 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 Dick M. Gotta

1-21-14



**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 5 – Request variance on street side of property (east side) to allow the addition of garage. Please see attachments for dimensions of proposed addition of garage.**

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.

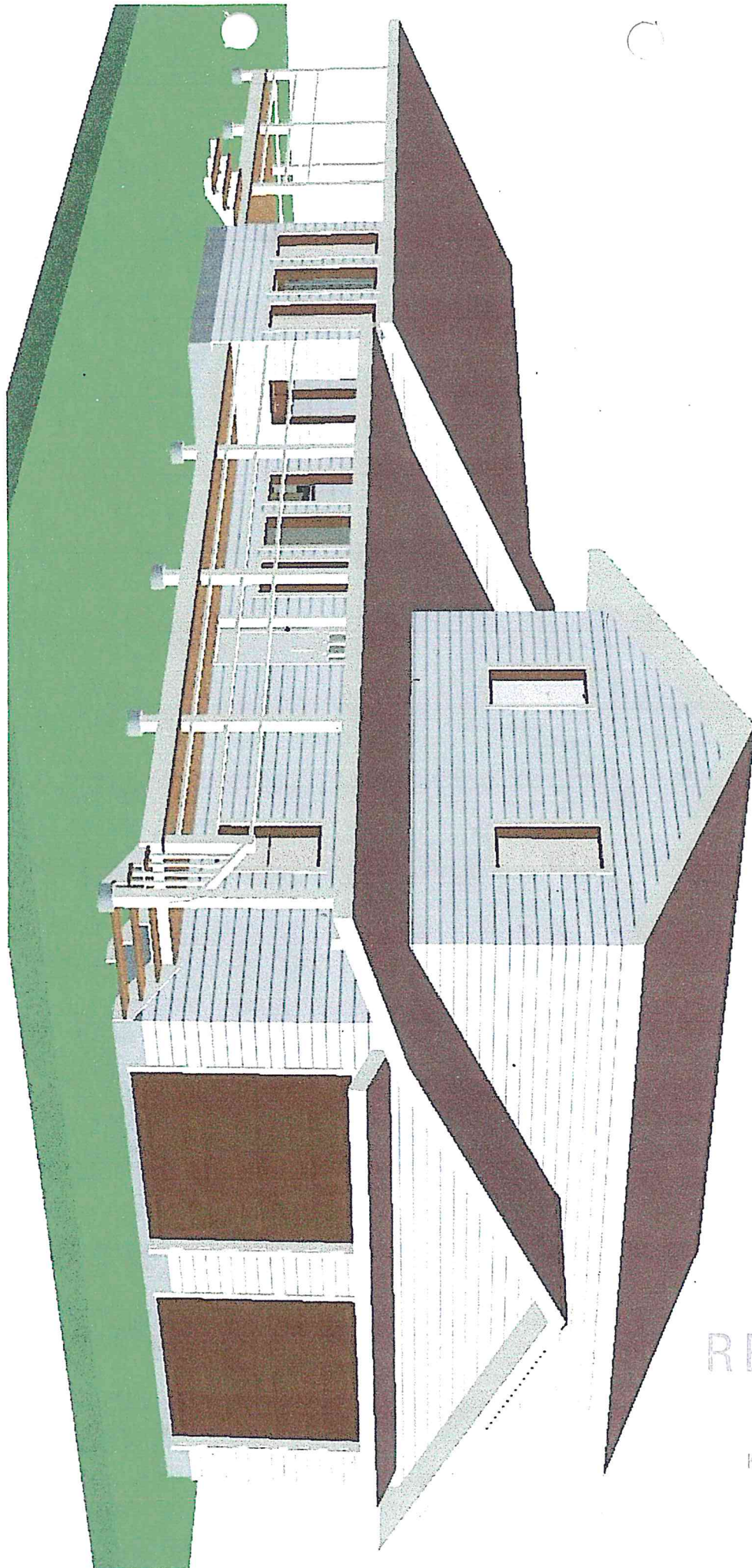
**A. I am requesting this minimal setback due to the narrow lot size and the existing pond on the west side of the property. We have very limited options on adding a garage to the existing structure on this lot due to the R-5 setback requirements**

**B. The request if granted will allow us to build a quality structure that complies with all codes and regulations of Kittitas County, The new structure will allow us to shelter our vehicles and allow us to move our golf carts off the back porch and make it useable. It will also make the house much more livable and allow us some storage. In no way will the improvements intrude on surrounding properties.**

**C. The variance request will produce a high quality and very aesthetically pleasing home. This will only enhance the appearance of our home and property in Sun Country Estates. Structure has been approved by the Home Owners Association and all close neighbors.**

**D. Granting the variance will not in any way alter the character of the neighborhood.**

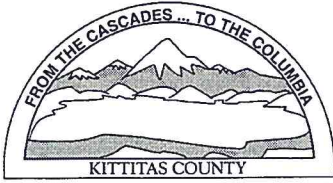
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KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.: 00020145**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 027996

**Date:** 1/22/2014

**Applicant:** PITTIS, RICHARD M. ETUX

**Type:** check # 9776

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-14-00001	ADMINISTRATIVE VARIANCE	523.00
VA-14-00001	ADMIN VARIANCE FM FEE	65.00
VA-14-00001	PUBLIC WORKS ADMIN VARIANCE	50.00
VA-14-00001	EH LAND USE VARIANCE REVIEW	235.00
	Total:	873.00