



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

"Building Partnerships – Building Communities"

July 16, 2014

Thorp School District #400

Attn: Ed Foster

P.O. Box 150

Thorp, WA 98946

RE: NOTICE OF DECISION: Thorp School District Setback Variance (VA-14-00003)

Dear Applicant:

The variance application submitted by Ed Foster, authorized agent, for a Zoning Setback Variance to construct a LED Sign 10 feet from the front property line is hereby **APPROVED**. The site is located approximately 1.3 miles Northwest of Exit 101 off I-90 at 10831 N Thorp Highway, in a portion of Section 11, T18N, R17E, WM in Kittitas County, bearing Assessor's map number 18-17-11012-0021.

This approval is based on the variance criteria contained in the Kittitas County Zoning Code.

Findings for this approval are as follows:

Unusual circumstances or conditions apply to the property and/or the intended use that do not apply generally to other property in the area. The proposed sign is for a repair and replacement of a sign. The new proposal location is less nonconforming than the existing sign and which generally apply to other properties.

Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same vicinity or district. Granting of this variance would allow all students, parents, employees, and community members to know what is going on in the community and at the school.

The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in this area. The proposed structure will be situated 10 feet from the northeast (front) property line providing no negative impact to the neighboring property.

The granting of such variance will not adversely affect the realization of the comprehensive development pattern of this area. Granting this variance will not alter the development pattern of the area

There is a 10 working day appeal period on this variance approval, ending **Friday, July 30th, 2014 at 5:00 P.M.** Such appeals are filed with the Kittitas County Board of Adjustment with a fee of \$500.00, 411 N. Ruby, Suite 2, Ellensburg, WA 98926. Timely appeals must present factual objections to the variance decision and may only be filed by parties with standing.

Sincerely,

Robert 'Doc' Hansen

Planning Official

Kittitas County Community Development Services

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