

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

October 13th, 2016

Aaron Mostofi
7110 Cascade Ave SE
Snoqualmie, WA, 98065

RE: NOTICE OF DECISION: Mostofi Variance (VA-16-00001)

Dear Mr. Mostofi,

The variance application submitted by Aaron Mostofi, property owner, for a Structural Setback Variance to construct a cabin and associated garage/shop is hereby **APPROVED**. The site is located approximately 9.5 miles Southeast of Roslyn off of I-90, and on Kachess Dam Road along Lake Kachess in a portion of Section 27, T21N, R13E, WM in Kittitas County, bearing Assessor's map number 21-13-27000-0005 and tax parcel # 951720.

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 existing Landowner Option Plan and the existing setbacks render much of the property essentially unbuildable without a variance.

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. Other properties in the vicinity include similar land uses.

The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in this area. The construction will occur in areas of the property already cleared of vegetation, and building anywhere else on the property would involve greater impacts. The structure shall be designed and constructed to insure that:

1. All development will comply with International Fire Code and Kittitas County Code
2. There will be no encroachment upon neighboring structures, tanks, or site improvements.

All Kittitas County Building, Environmental Health, and Public Works regulations shall be observed, as listed in Kittitas County Code.


As per County department and state agency requirements, the following conditions shall be observed:

1. Setback on the west side of the parcel is extended from 10' to 12' in order to accommodate shoreline and wetland buffers.
2. Any new driveway shall comply with Kittitas County Code with driveway lengths over 150 feet to have widths no less than 16 feet. In addition, all new construction must meet the Wildland Urban Interface Code for building components and defensible space.
3. A 100' minimum setback from the fish bearing stream to the north of the property shall be observed.

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 27th, 2016 at 5:00 P.M.** Such appeals are filed with the Kittitas County Board of County Commissioners 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,



Dusty Pilkington
Staff Planner
Community Development Services
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