



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

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:

\$2,000.00	Kittitas County Community Development Services (KCCDS)
\$260.00	Kittitas County Environmental Health
\$500.00	Kittitas County Public Works
\$65.00	Kittitas County Fire Marshal
\$2,825.00	Total fees due for this application (One check made payable to KCCDS)

VA-26-00004

For Staff Use Only

Application Received By (CDS Staff Signature): <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/>	DATE: <u>5/12/26</u>	RECEIPT # <u>CD26-00927</u>	<div style="border: 2px solid blue; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="margin: 0;">KITTITAS CO CDS RECEIVED 05/12/2026</p> </div>
DATE STAMP IN BOX			

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: Danni and Miles Zupan
Mailing Address: 34730 NE 82nd Pl
City/State/ZIP: Carnation WA 98014
Day Time Phone: 425-638-2385
Email Address: dannizupan@gmail.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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

- 4. Street address of property:**

Address: 14160 Hwy 10
City/State/ZIP: Ellensburg WA 98926

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

ACRES 6.43, CD. 7612-A-3; SEC. 34; TWP. 19; RGE. 17; PTN. NE1/4 NW1/4 (PTN. TAX 9)

- 6. Tax parcel number:** 11558

- 7. Property size:** 6.43 (acres)

- 8. Land Use Information:**

Zoning: _____ Comp Plan Land Use Designation: Residential Single Family Residence

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  _____

04/29/24

**Signature of Land Owner of Record
(Required for application submittal):**

Date:

X _____

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.

We have a small non-dwelling unit too close to the road. We are currently 15' from the right of way, instead of 25'. We'd like to keep the structure in the same location.

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.
 - a. The main unusual circumstance here is that we purchased this property with the building already in its current location. Unlike a new construction project where we could pick the spot, we inherited a setup where the building was placed years ago by a previous owner. Moving it isn't really an option because of how the land slopes quickly after the structure and we'd like to reserve the other flat area for a future single-family residence someday.
- 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.
 - a. Since the house was already built this way, forcing us to move it or tear it down would be an unnecessary hardship. I believe several older homes in the area have similar setbacks. We would like to keep and use the small structure that came with the property.
- C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.
 - a. The structure doesn't block anyone's view or create any safety issues for people driving by. It's been sitting there safely for years, and since we aren't planning to make it any bigger, it won't have any new impact.
- D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.
 - a. Granting the variance would not jeopardize the development plan of the area. It's a minor adjustment to a right-of-way measurement, not a change to how the land is used, so it won't interfere with the county's long-term goals.