

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

NOTICE OF APPLICATION

To: Kittitas County Investigation and Enforcement
Kittitas County Environmental Health
Kittitas County Public Works
Kittitas Valley Fire and Rescue
Kittitas County Fire District #1
Kittitas County Solid Waste Programs
Kittitas Reclamation District
Adjacent Property Owners
Applicant
Authorized Agent

From: Joanna Valencia, Staff Planner ✓

Date: April 2, 2008

Subject: **Notice of Application: Rubin Variance (V-08-05)**
Request for a height variance from Kittitas County Code 17.56.070: Maximum structure height requirements in the Forest and Range Zone.

Please find attached a Notice of Application, Variance Application, project drawings and other documents regarding an application from James Johnston, authorized agent for Darryl Rubin, landowner for a height variance from Kittitas County Code 17.56.070, structure height requirements in the Forest and Range Zone, to construct a residence structure with an observatory that exceeds the maximum height requirement per County Code. Per Kittitas County Code 17.56.070, the maximum height requirement is 35 feet. The full project file is available for review at the Community Development Services Office.

The site is located southwest of Robinson Canyon Road, northwest of Ridge Road, and west of Weaver and Killmore Road at 6180 Robinson Canyon Road, Thorp, WA 98926 which is a portion of the Section 34, T18N, R17E, WM in Kittitas County. Map numbers 18-17-34010-0002 and 18-17-34010-0003.

If granted this variance would allow the applicant to construct a residence structure with an observatory reaching a total height of approximately 43 feet.

Based on the comments received there will be an administrative decision made by the project administrator. Notice of Decision will be sent only to those that request it. All persons have the right to comment on such application, receive notice of and participate in any appeal hearings, request a copy of the decision once made, and appeal the decision.

Comments on the overall application may be submitted to the Kittitas County Community Development Services Office, 411 N. Ruby, Suite 2, Ellensburg, WA 98926, on or before April 18, 2008 at 5:00 p.m. Contact person: Joanna Valencia.

Please feel free to contact our office if you have any questions at (509) 962-7506.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

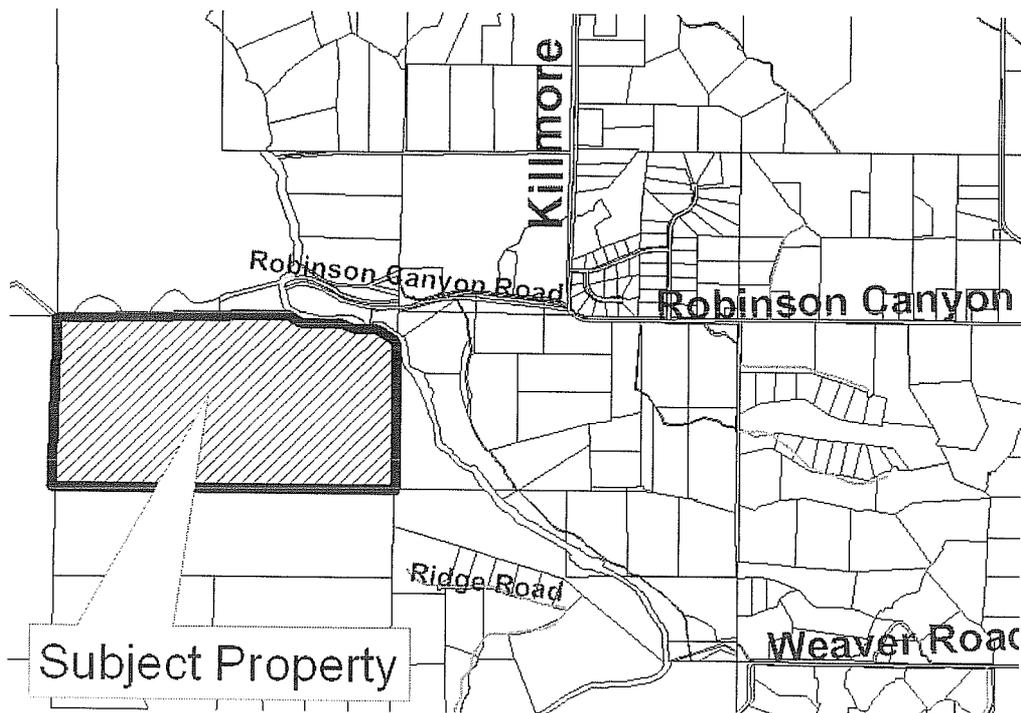
Notice of Application

NOTICE IS HEREBY given that Kittitas County did on March 21, 2008 deem complete and hereby issues a Notice of Application for an application from James Johnston, authorized agent for Darryl Rubin, landowner for a height variance from Kittitas County Code 17.56.070, structure height requirements in the Forest and Range Zone, to construct a residence structure with an observatory that exceeds the maximum height requirement per County Code. (File No. V-08-05) Per Kittitas County Code 17.56.070, the maximum height requirement is 35 feet. The site is located southwest of Robinson Canyon Road, northwest of Ridge Road, and west of Weaver and Killmore Road at 6180 Robinson Canyon Road, Thorp, WA 98926 which is a portion of the Section 34, T18N, R17E, WM in Kittitas County. Map numbers 18-17-34010-0002 and 18-17-34010-0003.

There is a 15-day comment period on this application ending **April 18, 2008 at 5:00 p.m.** Written comments will be received and the complete application may be viewed during regular business hours at the Kittitas County Community Development Services Department, 411 N. Ruby, Suite 2, Ellensburg, WA 98926, (509) 962-7506. Information is also available online at <http://www.co.kittitas.wa.us/cds/current/>. Contact person: Joanna Valencia.

Based on the comments received as of the deadline there will be an administrative decision made by the project administrator. Notice of Decision will be sent only to those that request it. All persons have the right to comment on such application, receive notice of and participate in any appeal hearings, request a copy of the decision once made, and appeal the decision.

Dated: April 2, 2008, Publish: April 4, 2008 Daily Record



Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.

Attorneys at Law

Post Office Box 1088, 201 West Seventh Avenue, Ellensburg, WA 98926

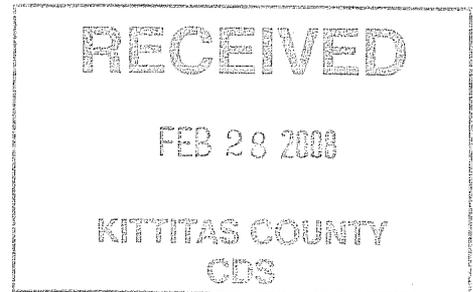
*F. Steven Lathrop, P.S.
John P. Winbauer
Susan K. Harrel
Jeff Slothower
James T. Denison, Jr.
D. Keith B. Dunnagan*

*Tel (509) 925-6916
Fax (509) 962-8093*

February 28, 2008

Mr. Darryl Piercy
Director of CDS
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Darryl Rubin
Our File No. 701192.001



Dear Darryl:

Enclosed with this letter is a Zoning Structural Setback Variance Application I have prepared on behalf of my client Darryl Rubin. On the form we have identified the agent name as James Johnston, who is the architect on the structure. Also involved in this is the construction manager, Geoffrey Whitten, 14150 NE 20th Street, PMB #515, Bellevue, WA 98007, and me. I would appreciate it if, upon receipt of this, we could schedule an initial meeting to discuss the Structural Setback Variance Application.

Upon review of the applicable Kittitas County Code, I do not believe a variance is necessary because KCC 17.56.070 provides that "no structure shall exceed two and one-half stories or 35 feet in height, whichever is greater." This is a single-family residence that is 2 ½ stories tall. A portion described in detail in the Application, exceeds 35 feet in height, but that portion does not exceed 2 ½ stories. As a result, because the entire structure does not exceed 2 ½ stories, we do not believe a variance is necessary and the structure should meet the express definition of KCC 17.56.070.

I understand Mr. Johnston and Mr. Whitten have had several conversations with your staff and staff's interpretation is different from the interpretation I have articulated above. Recognizing that discrepancy in interpretations and wanting to expeditiously process this, Mr. Rubin has decided to submit the Variance Application rather than debate whether the variance is necessary under the definitional language in KCC 17.56.070. I would like to meet with you and other staff members as soon as possible to review the Variance Application, determine if it is complete and

Mr. Darryl Piercy

2/28/08

Page 2 of 2

if not, what other information you need. In that meeting I would also like to discuss a proposed timeline for resolving the Variance Application.

I would appreciate it if you could contact me upon receipt of this letter.

Very truly yours,

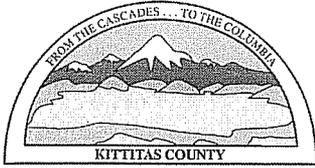
A handwritten signature in black ink, appearing to read 'JS', written over the printed name 'Jeff Slothower'.

Jeff Slothower

JS/ka

Enclosure

cc: Mr. Darryl Rubin
Mr. Geoff Whitten



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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ZONING STRUCTURAL SETBACK VARIANCE APPLICATION

(To place a structure closer to the lot line than allowed)

KITITITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL **NOT** BE ACCEPTED.

Current Zoning Setbacks:

Zone	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	Side (setback for side abutting the street)
Residential	15'	5'	25'	15'
Residential-2	15'	10' on one side and 5" on the other side	25'	15'
Suburban	25'	15'	25'	20'
Agriculture-3, Agriculture-20, and Commercial Ag	25'	5'	25'	15'
Rural-3	25'	15'	15'	-
Forest & Range	25'	10'	10'	15'
Commercial Forest	200'	200'	200'	-

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 500 FEET EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS OR ROAD ASSOCIATION, PLEASE INCLUDE THE ADDRESS OF THE ASSOCIATION. SEE APPENDIX 1
- 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. SEE APPENDIX 2

FEE:

\$350.00 to Kittitas County Community Development Services

FOR STAFF USE ONLY

APPLICATION RECEIVED BY
SIGNATURE:

Lisa M. Swenig

DATE:

2.28.08

RECIPT #:

056083



NOTES:

DARRYL PIERCY, DIRECTOR
ALLISON KIMBALL, ASSISTANT DIRECTOR

1. Name, mailing address and day phone of land owner(s) of record:

Name: Darryl Rubin

Mailing Address: P. O. Box 907

City/State/ZIP: Redmond, WA 98073

Day Time Phone: 425-788-6743

Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from land owner of record:

Agent Name: James Johnston

Mailing Address: 4029 168th Ave. NE

City/State/ZIP: Redmond, WA 98052

Day Time Phone: 425-869-8443

Email Address: james.johnston_jja@comcast.net

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: 6180 Robinson Canyon Road

City/State/ZIP: Thorp, WA 98926

5. Legal Description of Property: see attached

6. Tax parcel number: 18-17-34010-0002 & 18-17-34010-0003

7. Property size: 313 acres

8. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

The project is to be constructed on a single 313 acre parcel. A 21,150 s.f. Arena building is currently under construction. A 34,564 s.f. residence is proposed for the next phase of the project and is connected to the Arena with a 375 foot long underground tunnel. A 3000 s.f caretakers residence and an 800 s.f guest house are planned in the future. There will be 3 onsite sewage disposal systems and 3 wells The approximately 1/2 mile long access road has been improved and will be paved with asphalt. Forest management is a high priority and has been initiated.

9. Provision of zoning code for which this variance is requested and the way in which you wish to vary from the code:

Kittitas County Code Article 17.56.07, Forest and Range Height limits. The two story plus basement residence structure exceeds 35 feet

10. A variance may be granted only when the following criteria are met. Please describe in detail how each criteria is met for this particular request (attach additional sheets as necessary):

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.

SEE APPENDIX 3

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.

SEE APPENDIX 3

C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.

SEE APPENDIX 3

D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

SEE APPENDIX 3

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.

Signature of Authorized Agent:
X [Signature]

Date:
2/12/08

Signature of Land Owner of Record
(Required for application submittal):
X [Signature]

Date:
2/12/08

APPENDIX 1
Adjoining Property List

1.

Current Owner: FISCHER, RANDAL R ETUX

Address: 4880 ROBINSON CANYON RD

City, State: ELLENSBURG WA

Zipcode: 98926

2.

Current Owner: GREGG, GEORGE N ETUX

Address: 3514 142ND PL NE

City, State: BELLEVUE WA

Zipcode: 98007

3.

Current Owner: D&H RANCH INC
620 SE EVERETT MALL WAY

Address: SUITE 360

City, State: EVERETT WA

Zipcode: 98208-

4.

Current Owner: STATE OF WASH WILDLIFE
REAL ESTATE DIVISION

Address: 600 N CAPITOL WAY

City, State: OLYMPIA WA

Zipcode: 98502-

5.

Current Owner: POGUE, DAN ETUX

Address: 6060 ROBINSON CANYON RD

City, State: ELLENSBURG WA

Zipcode: 98926

6.

Current Owner: WENSLEY, PETER A ETUX

Address: 1106 BROOKLANE

City, State: ELLENSBURG WA

Zipcode: 98926-

7.

Current Owner: LUTOVSKY, SUE A

Address: 5041 ROBINSON CANYON RD

City, State: ELLENSBURG WA

Zipcode: 98926

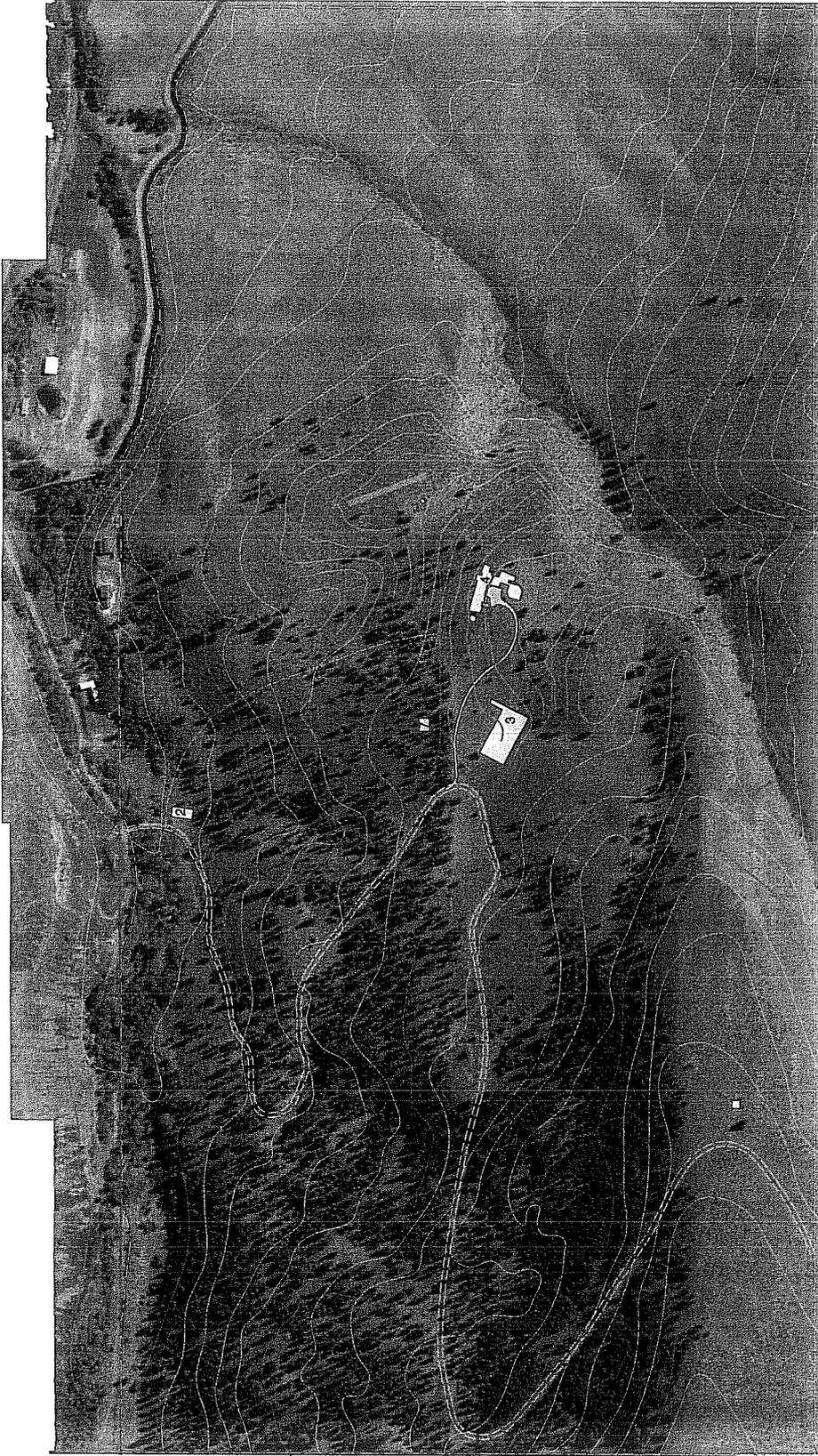
8.

Current Owner: WENSLEY-PRICE, MARY JANE

Address: 5611 CHURCH ST

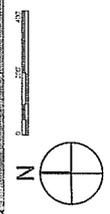
City, State: GREENSBORO, NC

Zipcode: 27455-



Haydn Project
 North 1/2 Section 34, T18N, R17E
 Parcel ID: 18-17-34010-0002 and 18-17-34010-0003

1. Observatory
2. Caretakers Res.
3. Arena 15,000 sf
4. Acquis/Storage 20,000 sf
5. Acquis/Storage
6. Airfield Storage
7. Guest House
8. Transformer



Appendix 3 to Variance Application

Item No. 10 – A variance may be granted only when the following criteria are met. Please describe in detail how each criteria is met for this particular request (attach additional sheets if necessary):

A. Unusual circumstances applying to the property and/or the intended use that do not apply generally to the other property in the same vicinity or district, such as topography.

The intended use of this property creates unusual circumstances that do not generally apply to other properties in the same vicinity. The property owner is a serious amateur astronomer. The residence being constructed is designed to allow the owner to fully use the site for astronomy. For instance, in addition to the observatory for which the variance is sought, the house will have a planetarium and space for specialized computer equipment to use in conjunction with the planetarium and the observatory. (see Appendix 3-1). This site was selected for the clear nighttime skies and the upslope topography that allows the construction of a scientific class observatory. This area of Washington State is noted to be one of the two prime nighttime viewing areas by the University of Washington Department of Astronomy. The UWA Manastash Ridge Observatory is located approximately four (4) miles to the south (it can be seen from the higher elevations on the south side of the property). (see Appendix 3-2). To the north is the site for the annual Table Mountain Star Party, a major national gathering of amateur astronomers. (See Appendix 3-3).

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.

The observatory structure was located and designed to provide maximum performance from the scientific grade instrument (telescope) and still be as unobtrusive as possible. The designers and observatory consultants feel that the observation platform is at the minimum elevation to “see” across the main part of the house structure and not have thermal viewing interference from the mass of the main structure when observing to the east and southeast (a prime sky viewing location). (see Appendix 3-2, 3-4 and 3-5) The observatory is attached to the main part of the residence by an enclosed walkway that acts as an “air lock” since the telescope has to maintain a temperature equal to the surrounding environment to ensure there is no expansion and contraction of the sensitive optics.

C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.

The observatory structure is located on the west side of the main part of the residence and will not be obtrusive to the nearest adjoining neighbors. (see Appendix 3-1 and 3-6) The observatory structure, along with the rest of the residential structure, was designed to meet the requirements of Kittitas County Code Title 17, Section 17.56.070 – *No Structure shall exceed two and one-half stories or thirty-five feet in height, which ever is greater.* There are agricultural structures in the immediate area that exceed the 35' limit (as permitted by code), such as agricultural silos, and the physical shape of the observatory structure would not be out of character (or size) with these structures. The observatory

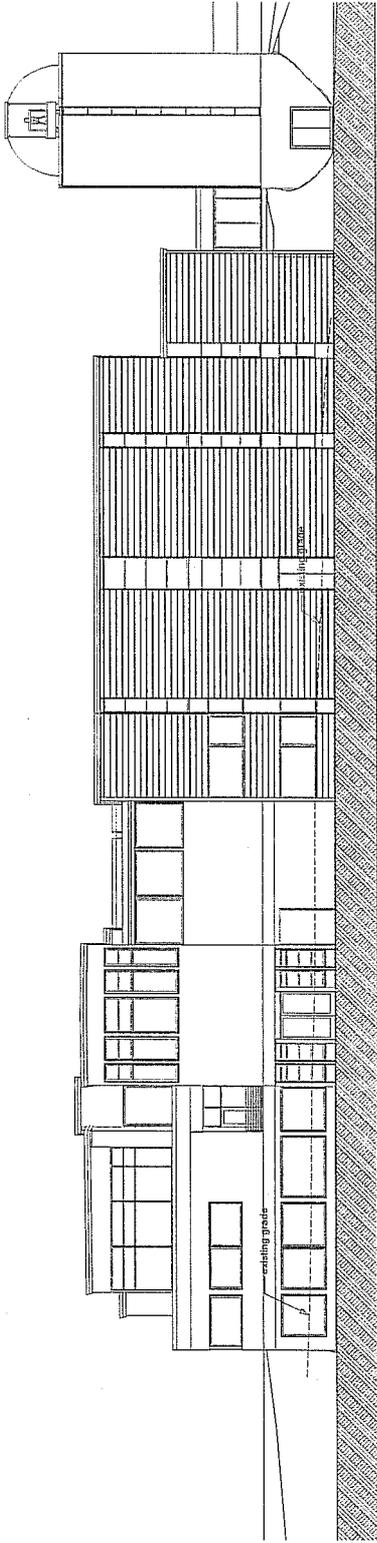
portion of the structure is less than 600 SF in area and just over 40' tall as calculated per IBC, Section 5.03. The main part of the residence is well under 35' in height.

The closest neighbors (the Pogues and Wensleys) are over ¼ mile away to the south and cannot see the structure because of the topography; and the closest neighbor that can view the house is over ½ mile to the northeast and 300' lower in elevation. That view is not a direct view of the observatory structure because of the topography and dense vegetation (mostly large coniferous trees). The observatory structure can only be seen at great distances from the site and will always be obscured by (or blend into) the hills of much greater elevation to the west and south. (see Appendix 3-7). The observatory structure is on the west side of the house the observatory structure being obscured by the house and land features. The observatory as noted above appears no different than a grain silo, a site that is still common in the area.

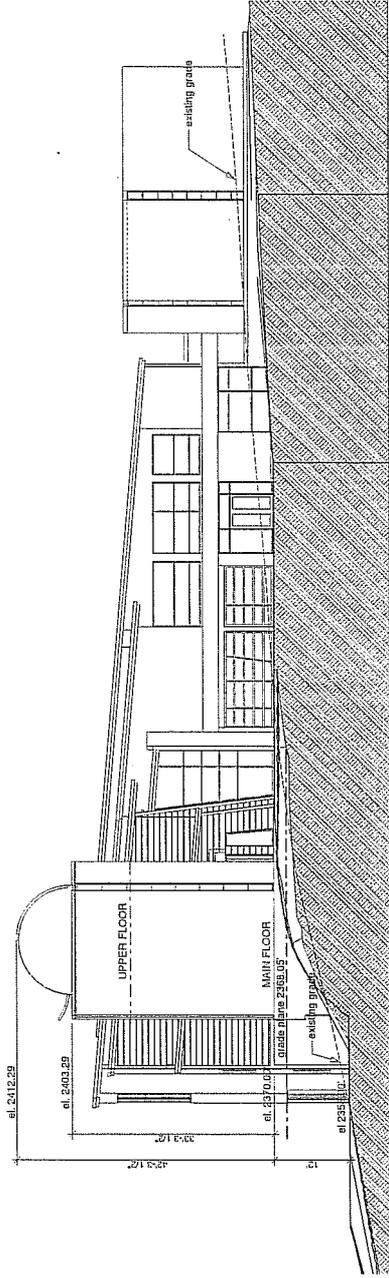
D. That the granting of such variance will not adversely affect the realization of the development pattern.

This is a large 317 +/- acre parcel that could be sub-divided into 15 - 20 + acre individual lots. However the intended use maintain the plarge parcel as a single parcel and maintain open space. There will only be 2 or 3 acres of substantial development on the parcel with the remaining acreage remaining in Open Space so there will be minimal impacts of building this structure to any present or development patterns in the foreseeable future. In fact this intended use will have less impact than multiple residences spread out over the 317 acre site.

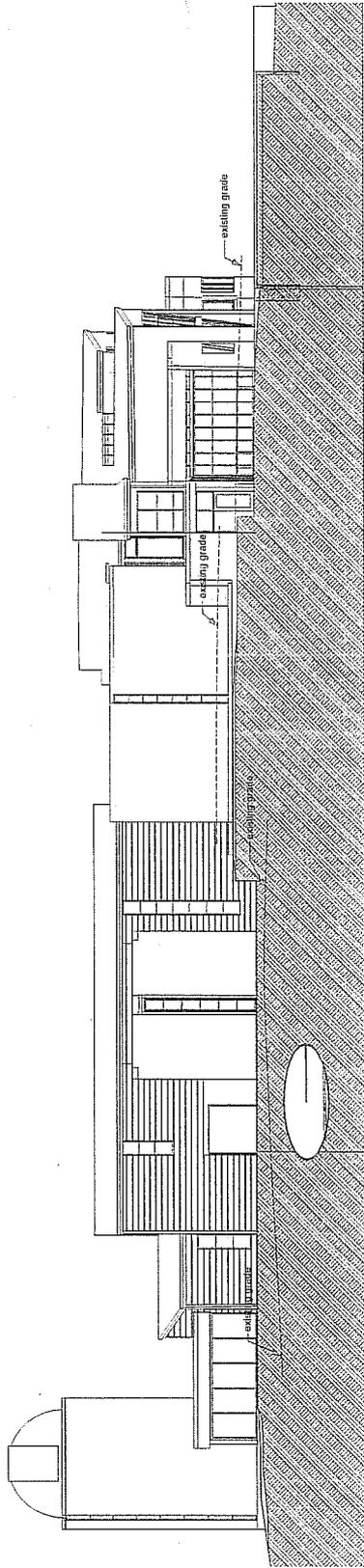
Appendix 3-1 to Variance Application



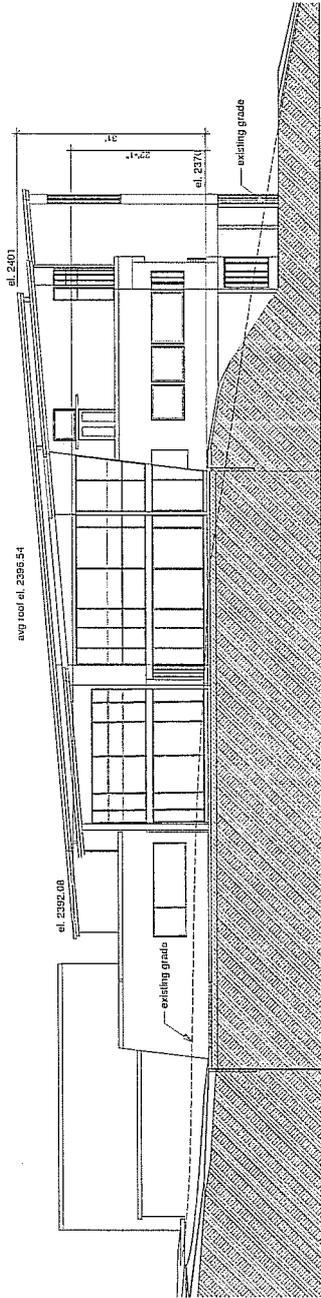
North Elevation 1/8" = 1'-0"



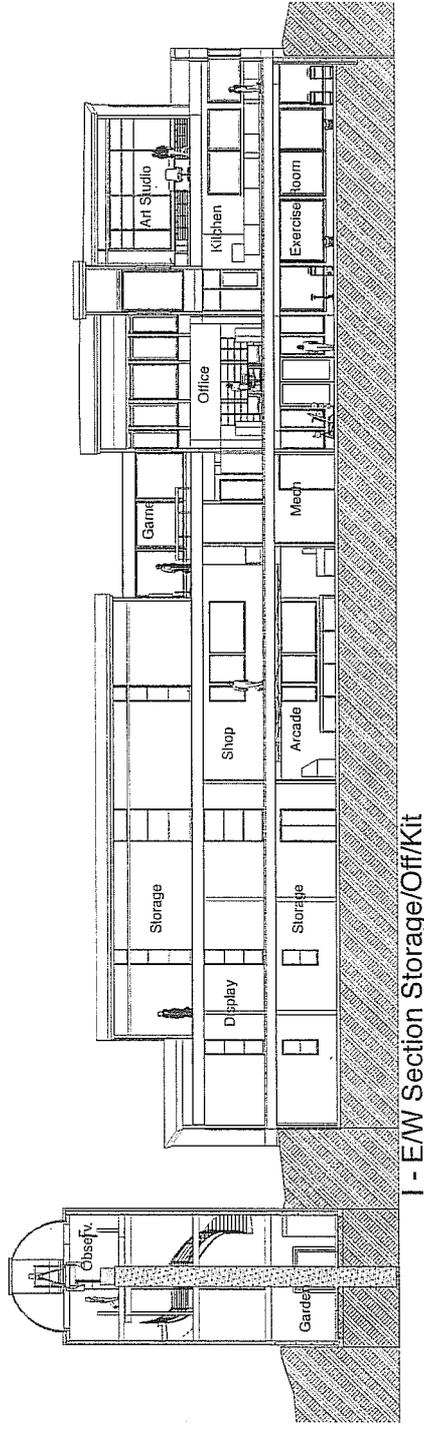
West Elevation 3/16" = 1'-0"



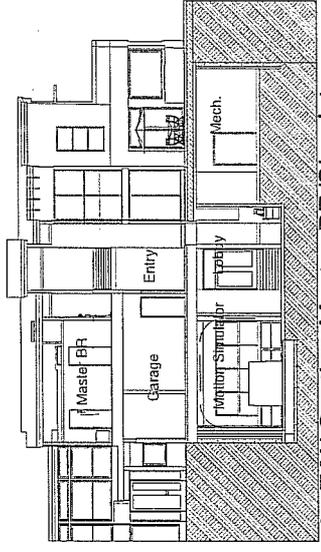
South Elevation 1/8" = 1'-0"



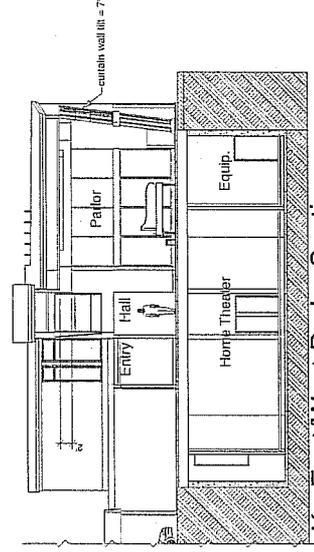
East Elevation 1/8" = 1'-0"



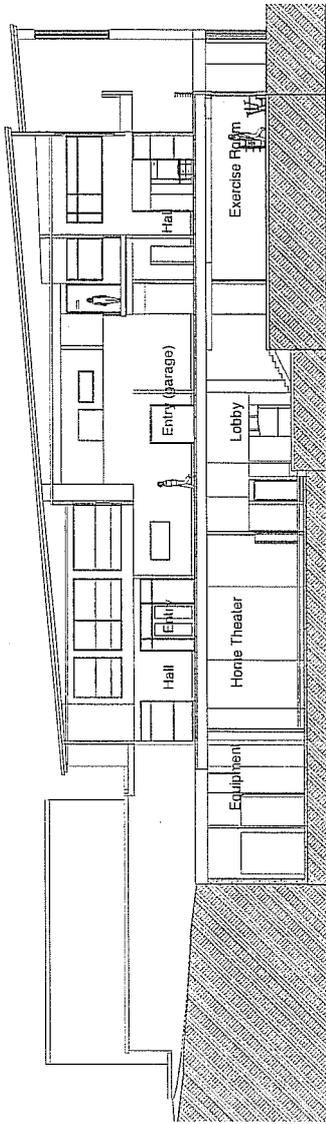
I - EW Section Storage/Off/Kit



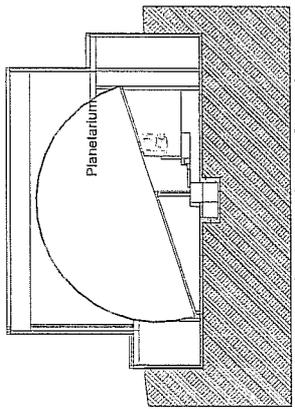
J - EW Section Master BR/Simulator



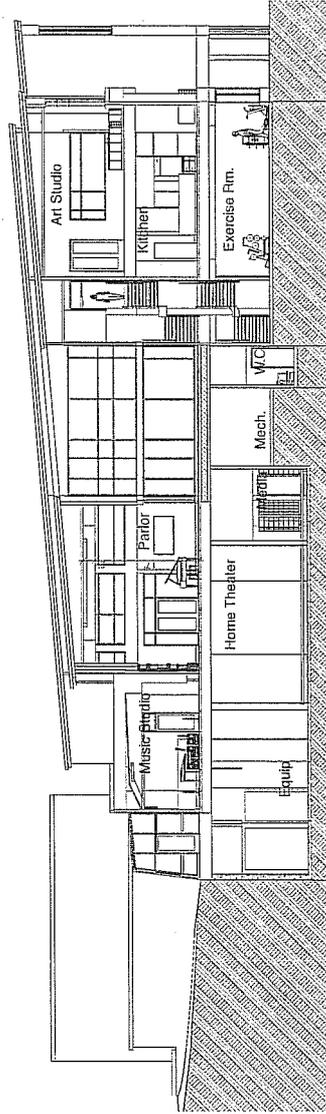
K - East/West Parlor Section 1/8" = 1'-0"



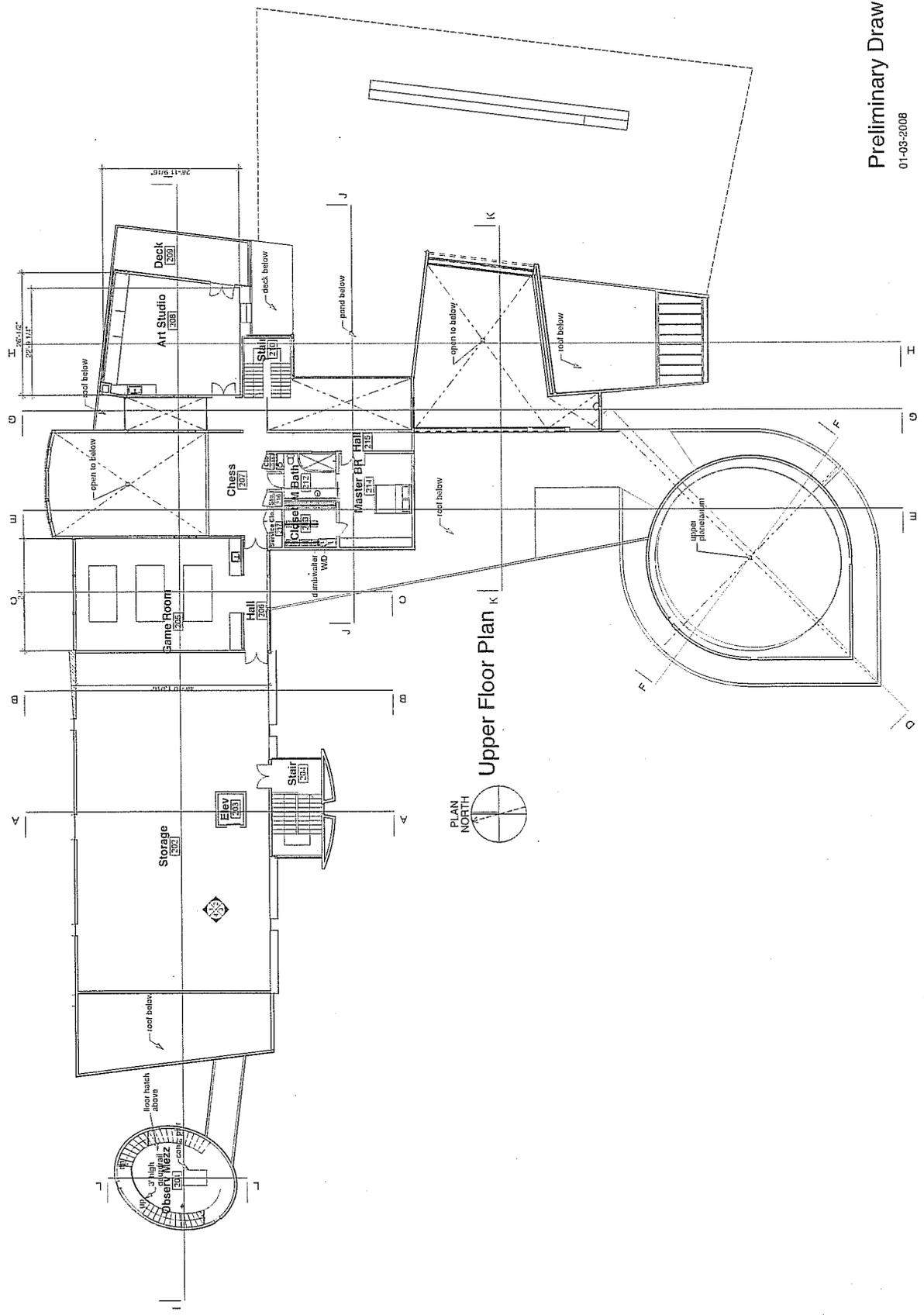
G - N/S Section at Main Hallway 1/8" = 1'-0"



F - NE Planetarium Section 1/8" = 1'-0"



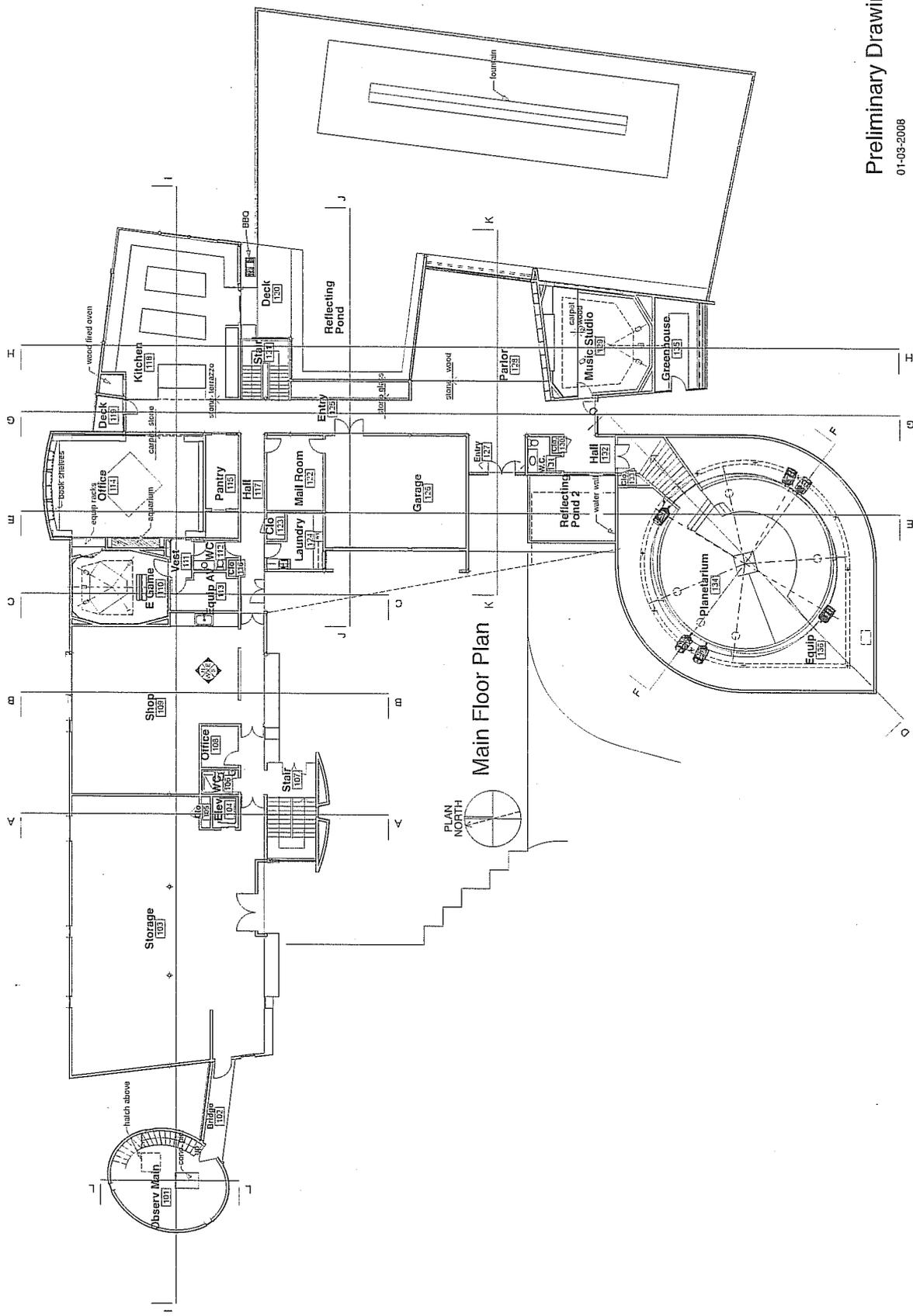
H - North/South Section East 1/8" = 1'-0"



Upper Floor Plan K

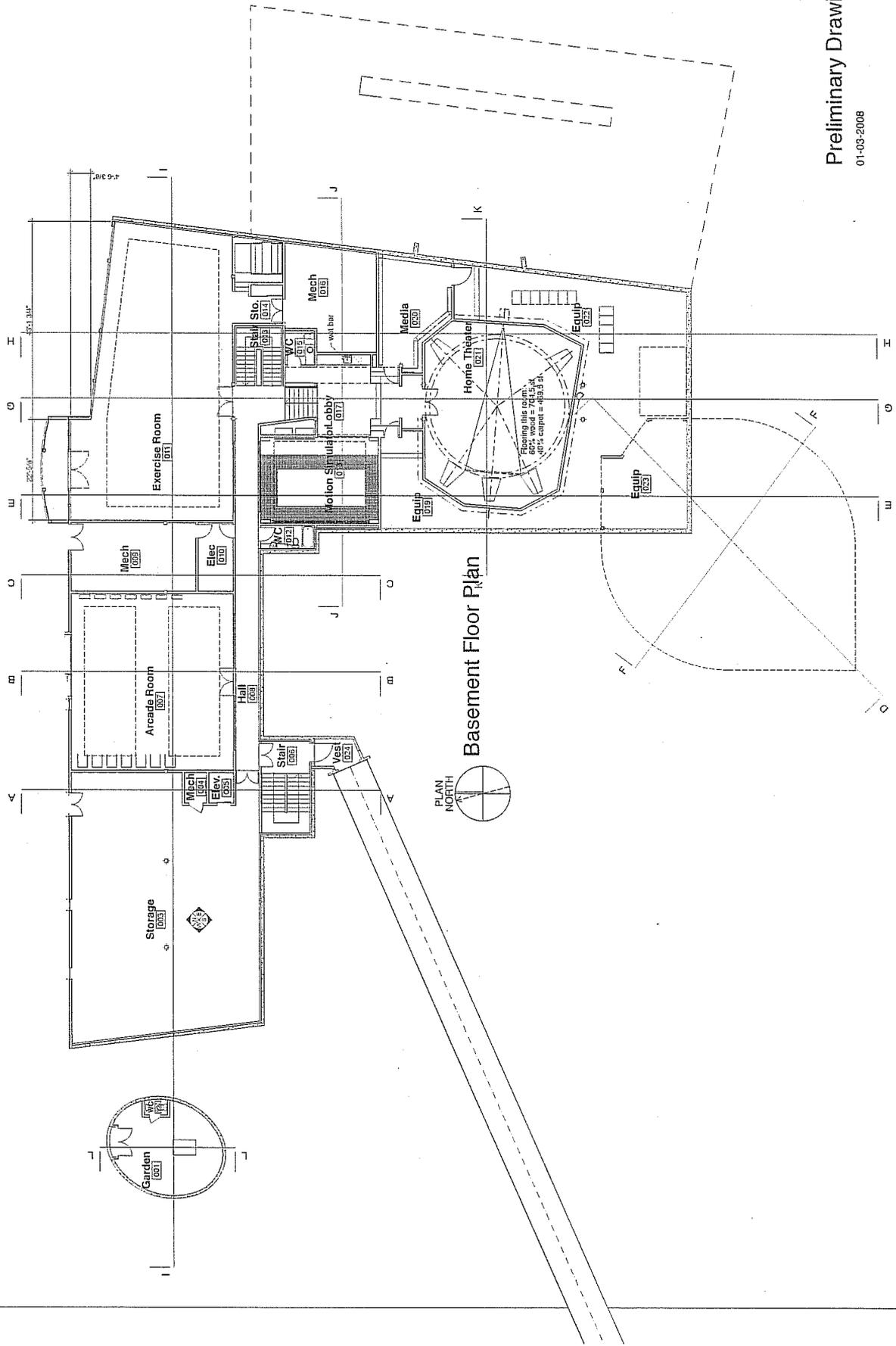


DATE PLOTTED: 01/03/08
BY: ANNE A. JOHNSTON
SCALE: 1/8" = 1'-0"



Preliminary Drawings

01-03-2008



Basement Floor Plan

Appendix 3-2 to Variance Application

Edward J. Mannery

dba OSCARWARE Engineering
Astronomical Telescope Consulting and Lens Design
19554 Forest Park Drive NE
Seattle, WA 98155

30 January 2008

To: Geoff Whitten
Haydn Observatory Project

Dear Geoff:

Here is an overview of the philosophy behind making the best use of a large astronomical telescope at any given site.

All earthbound telescopes view the universe from the bottom of a deep "sea" of air. Because the light refracting (bending) properties of air change with its temperature, the mixing of air of different temperatures in the viewing path of the telescope expands star images making objects appear to be fuzzy.

Since 1970 the university of Washington astronomy department has been involved in the construction of several observatories, one near Ellensburg on Manastash Ridge. Manastash Ridge was chosen because it offers twice the frequency of clear nights as Seattle and has less air and light pollution. It also offers the shortest commute (2 hours).

It is important also that the site is at some altitude above its surroundings. Prevailing northerly winds rise up the north face and flow southward over the site eventually becoming turbulent at some distance downstream. To keep the telescope as far away from the turbulence as possible the building was located just at the prow of the north facing cliff.

Air flowing up the northern slope also has a load of entrained heat gained from contact with the ground and trees. This is a source of microturbulence near the ground which can be avoided if the telescope is placed above it. In general the telescope should be mounted as high above the local ground surface as budget and construction technology will practically allow. The Manastash telescope is approximately 6 meters above the ground. Every increment of additional height leads to an improvement in imaging.

The figure of merit for any astronomical telescope is the sharpness of the star images that it delivers to the detector, be it the human eye or a digital camera. Improving images by a factor of two (not uncommon) allows the telescope to "see" objects at two times greater distance.

For earthbound telescopes, images can be sharpened only by increasing the aperture of the telescope and by reducing the effects of air turbulence. Because of the high cost and mature technology of telescopes, reducing turbulence effects as described above is usually the most effective way to improve images.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward Mannery". The signature is fluid and cursive, with a large, stylized initial "E" and "M".

Edward Mannery
Telescope Engineer (Retired)
Chief Engineer, ARC 3.5m Telescope Project
Astronomy Department
University of Washington
Seattle, Washington 98103
emannery@comcast.net

Appendix 3-3 to Variance Application

[[Welcome](#)] [[Latest News](#)] [[FAQ](#)] [[History Page](#)] [[Contacts](#)] [[Activities](#)] [[Site Information](#)]
[[Rules and Regulations](#)] [[Registration Page](#)] [[Vendors](#)] [[Friends of TMSP](#)] [[Astro Links Page](#)]

TABLE MOUNTAIN STAR PARTY JULY 31, AUG 1 & 2, 2008

Details about the 2008 Star Party will be posted to this site at the
Beginning of March.

We anticipate Registration for the 2008 Event to start at the
Beginning of May.

Please watch this site for updated information.

Page updated 01/02/2008

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[[Site Information](#)] [[Rules and Regulations](#)] [[Registration Page](#)] [[Vendors](#)]
[[Friends of TMSA](#)] [[Astro Links Page](#)]

SITE INFORMATION

[[Travel Direction](#)] [[Environment](#)]



The Table Mountain Star Party

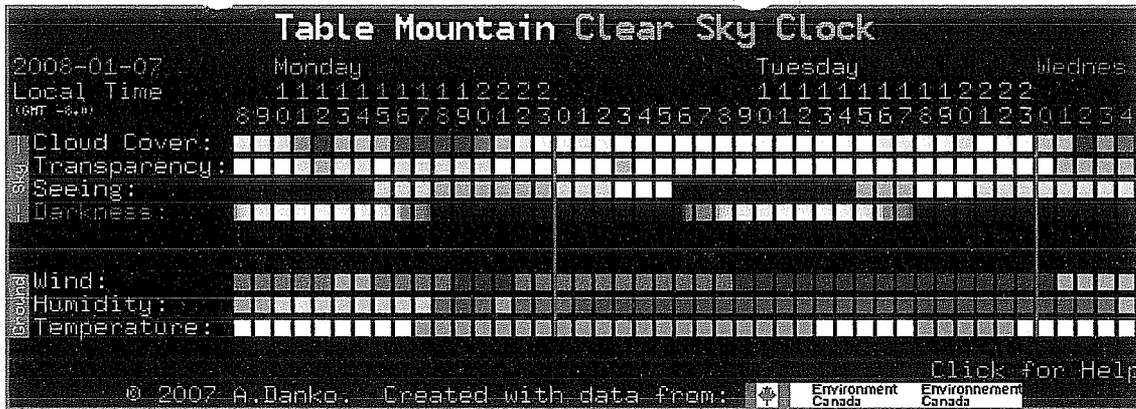
(as seen from space on July 25, 1998)

Located on Table Mountain (**Elevation 6357' or 1,937.6m**) about 20 miles (32 km) Northwest of Ellensburg, Washington, which is at exit 106 on I- 90 near the center of the state of Washington, USA

Latitude 47 - 15" 06"

Longitude 120 - 34' 39"

(These coordinates are for the center of the telescope field)



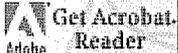
Click on Data Box above for more sky prediction info....Use "Back" button to return....

The roadway to Table Mountain is paved to within three miles of the star party site, and is gravel for the remainder of the distance. The paved road is, at times, steep and always narrow (*only one lane, with turn outs for passing*) so caution and careful driving is necessary. Use special care if driving an RV, motor-home or pulling a trailer. Those in route to the 1998 star party found that due to very hot weather, many vehicles developed vapor lock problems. Be certain that your transportation is in good working order to help minimize those problems. When leaving, be sure to use the lowest gear in your vehicle and use your brakes as little as possible to avoid overheating and loss of brakes.

Signs will be posted at each main turn after leaving Exit 106 of Interstate 90. However, in past years, many signs vanish long before the event is over. Please do not rely only on our signs, refer to the [MAP](#), which you can download here if you have installed [Adobe Acrobat Reader](#).

Be Patient - this is a large document and may take several minutes to download and requires running Adobe Acrobat Reader. (Html form below)

Forms and maps on this site are downloadable using acrobat reader which can be

downloaded free from 

1. Go to acrobat and follow the three simple steps to download the program.
2. Close your browser and install the program.
3. Reopen your browser and return to this site to download the forms you require.

OR:

An html file of the map at: [Click here to a printable map using your browser](#)

Be Patient - this is a large document and may take several minutes to download.

Or if all else fails:

Driving Directions:

Take Exit 106 off I-90 (west Ellensburg Exit)

Go straight through 4 way stop, on Cascade Way

At 0.6 miles, immediately after railroad bridge, turn left on Reeser Creek Rd

At about 12miles (19.3 km) from the I-90, Reeser Creek Rd becomes one lane NF 35

Stay on NF 35 up Reeser Canyon, it is paved, but becomes gravel at the intersection with 3521, for the last two miles

Turn left to Lion Rock, and follow the TMSP signs to the registration area

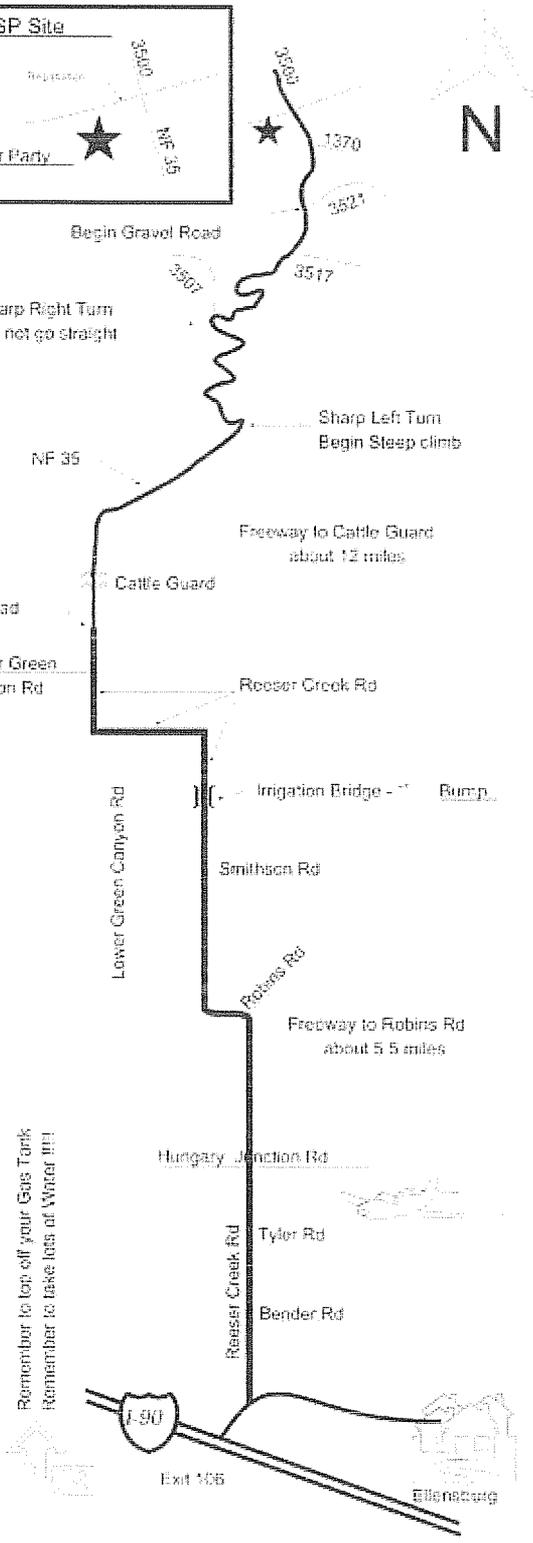
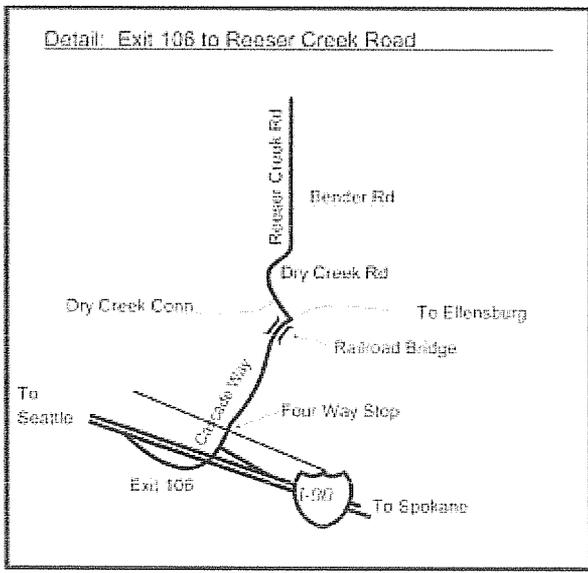
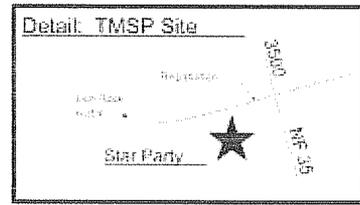
Page updated 04/13/2007

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[[Site Information](#)] [[Rules and Regulations](#)] [[Registration Page](#)] [[Vendors](#)]
[[Friends of TMSP](#)] [[Astro Links Page](#)]

Table Mountain Star Party

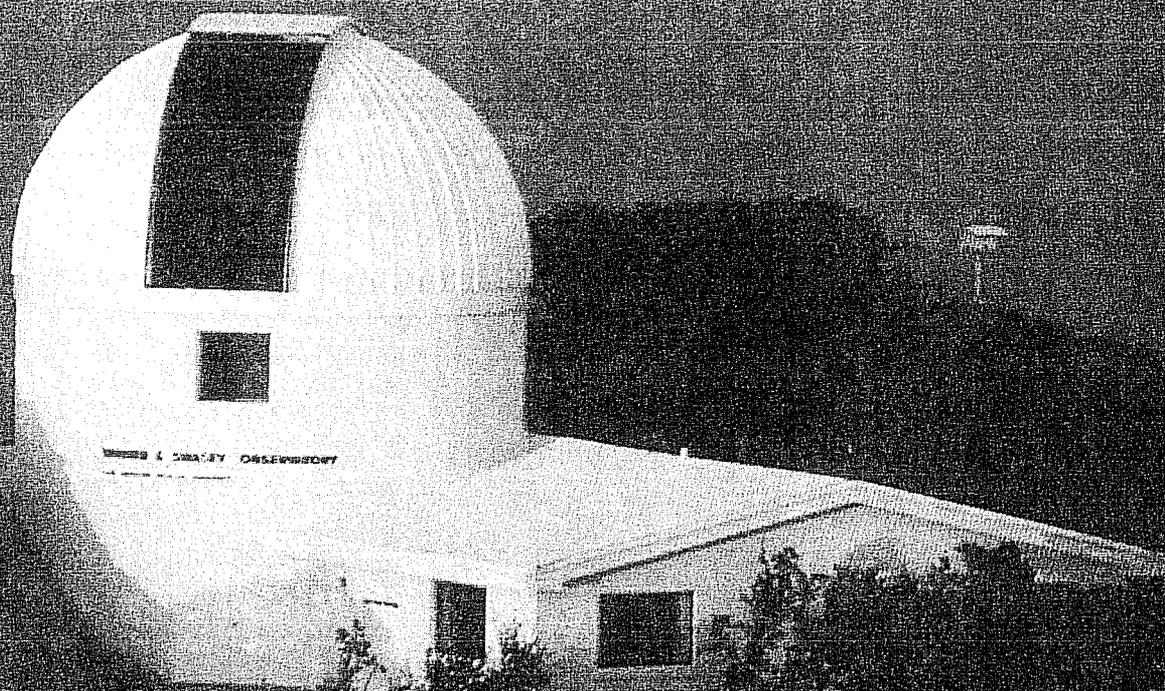
- ! Exit 106 off I - 90 (west Ellensburg Exit)
- ! Go straight through 4 way stop, on Cascade Way
- ! At 0.6 miles, immediately after railroad bridge, turn left on Reeser Creek Rd
- ! At about 12 miles from the freeway, Reeser Creek Rd becomes one lane NF 35
- ! Stay on NF 35 up Reeser Canyon, it is paved, but becomes gravel at the intersection with 3521, for the last two miles
- ! Turn left to Lion Rock, and follow the TMSP signs to the registration area

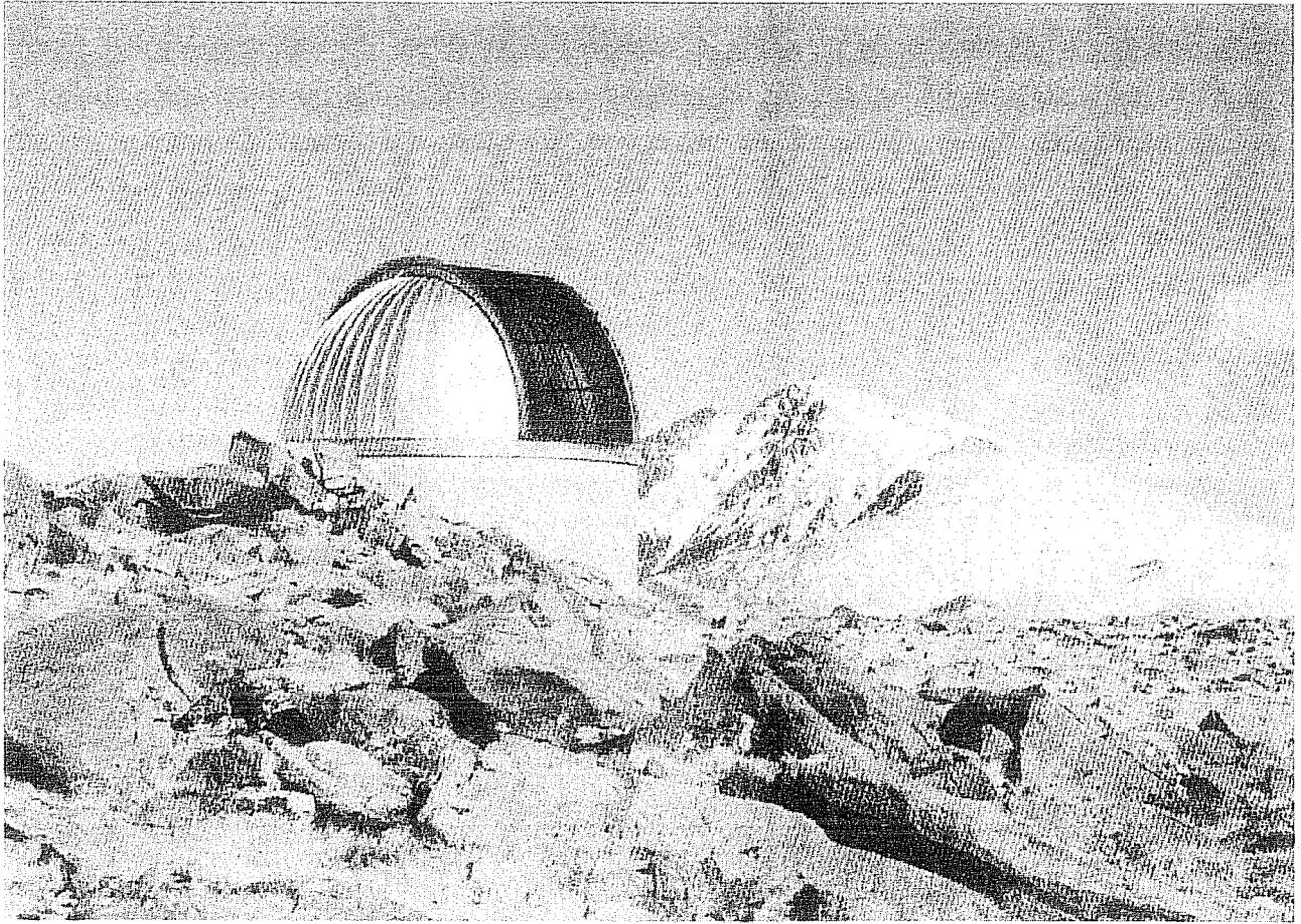
(Map not to scale)



Appendix 3-4 to Variance Application

ASH-DOME





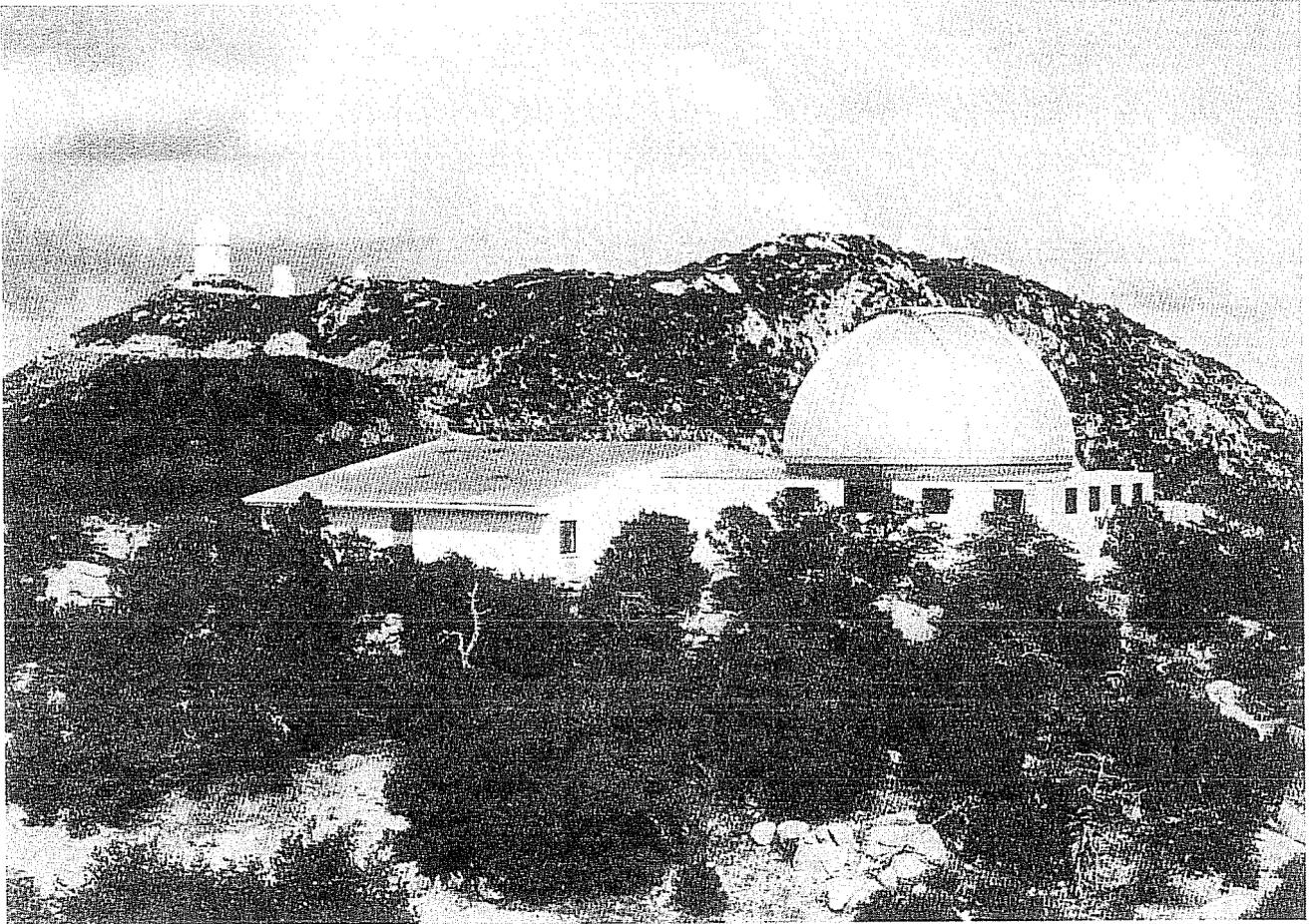
University of California — White Mountain Site

ASH-DOME

**The choice of those
who know and
demand excellence**

*Front Cover — Kitt Peak Station of
Warner & Swasey Observatory
Case Western Reserve University*

The universal acceptance enjoyed by ASH-DOME has not come about by accident. Here, indeed, is an extremely high quality and versatile instrument shelter designed to provide many years of flawless operation with a minimum of maintenance. Numerous confirmed reports indicate that ASH-DOMES at mountain top sites have encountered wind velocities far in excess of 125 miles per hour without any impairment to the operating characteristics or damage to the dome structure. ASH-DOMES are in the service of many of the world's distinguished activities engaged in research in astronomy, tracking operations, educational programs or weather services. The ASH-DOME has proved to be a most acceptable shelter for the sophisticated instruments employed by these activities. Many of ASH-DOME's unique features result from suggestions received from operating personnel at field sites about the world.



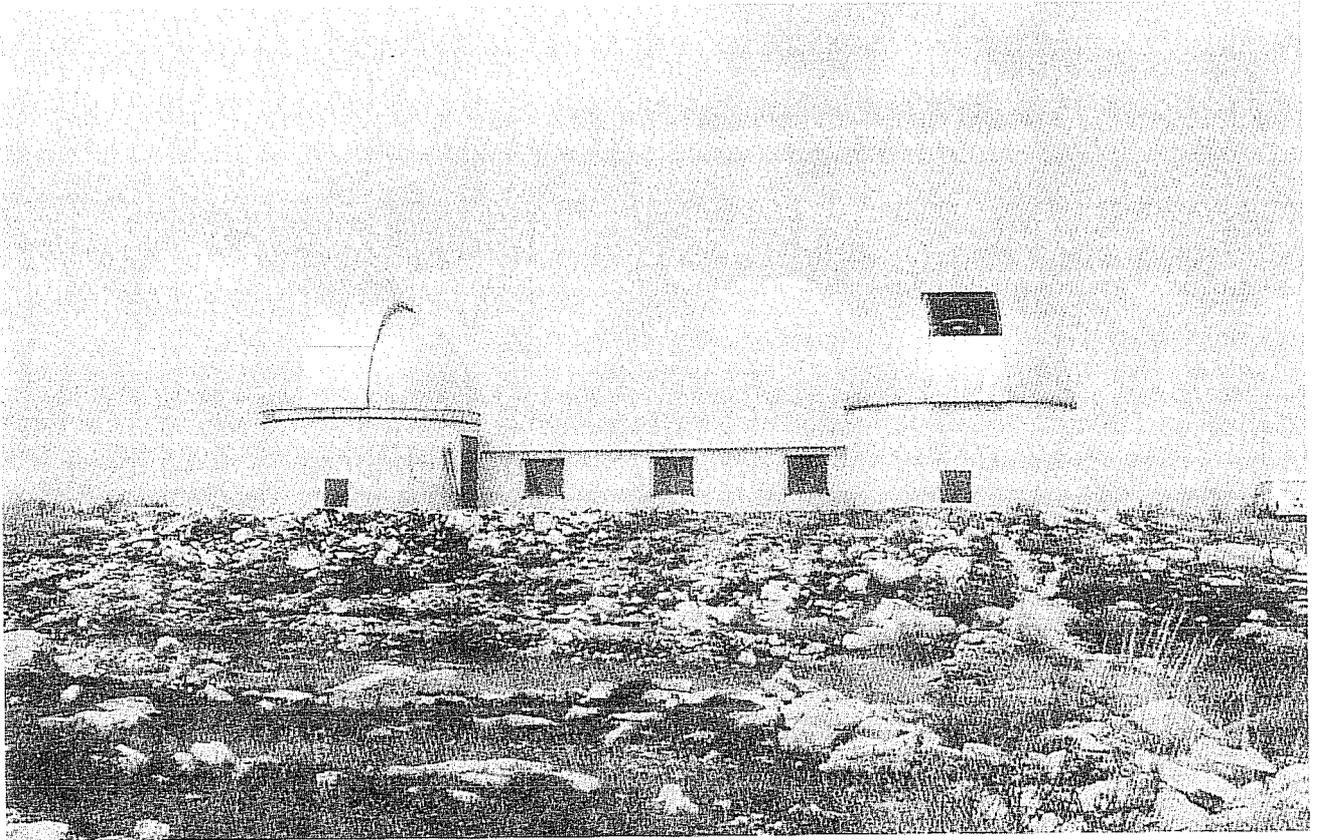
University of Michigan – McGraw Hill Observatory — Tucson, Arizona

Numerous optional features and modifications are available in the ASH-DOME. These include: variations on observing aperture width and length; modifications in the electric drive motors to enable operation with various types of electric power input; electric motor driven hydraulic pump and cylinder devices to operate the Type B shutter sections of larger models; additional accordian type folding wind screens; and a unique glass covered observing port which permits the observing chamber to be heated or air conditioned.

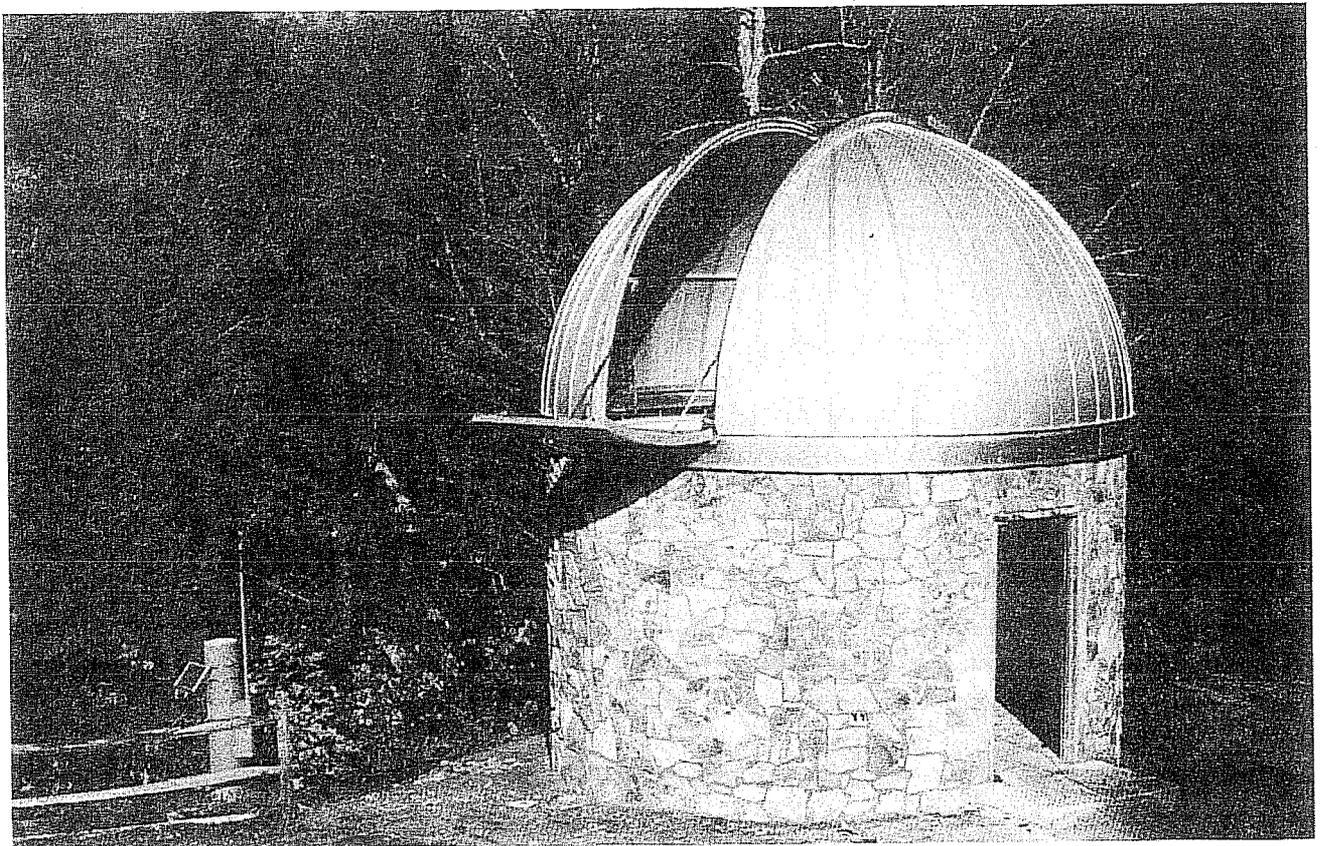
Most ASH DOME purchasers install the dome upon a support wall cylinder fabricated of materials which are compatible with the adjacent architecture. However, in some instances it is difficult to obtain satisfactory cylindrical support walls at a reasonable cost, particularly at remote instrument sites. In an attempt to rectify this condition, ASH-DOME offers wood framed, aluminum-clad support wall cylinders adequate for the support of any ASH-DOME. These wall cylinders are pre-cut at the factory and assembled at the instrument site. With the use of this type of support wall cylinder, it is only necessary for the purchaser to provide a stable foundation, fitted with anchor bolts, upon which the wall cylinder may be secured.

The electrical components used to activate the ASH-DOME and shutter have been chosen for high quality, dependability and adaptability to the application. They are the products of the better known producers of electrical equipment. All motor driven ASH-DOMES are delivered pre-wired and ready for operation upon completion of the assembly process. Each control switch is fitted with a temporary type of plug-in cord to enable the dome to operate prior to making permanent connections to an electric power source. The multi conductor control cables are of sufficient length to enable the controls to be mounted at any convenient location in the observing chamber.

Under normal conditions, ASH-DOMES are available for delivery to a purchaser within ninety days after the receipt of the purchase order. Wherever possible, ASH-DOMES are delivered with company owned trucks. By special arrangements, field installation technicians may be made available to supervise the assembly of the ASH-DOME at the observatory site. Should it be desired, the dome components may be crated, or packed into a steel ocean shipping container for delivery via commercial transport.



University of Paris — Grasse, France

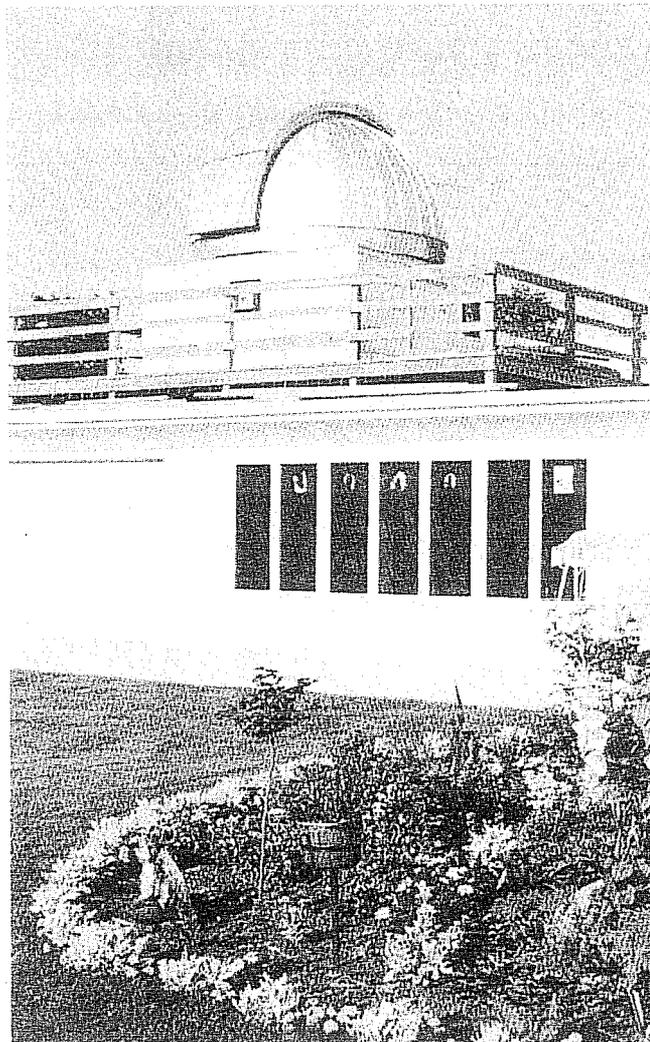


Bays Mountain Planetarium — Kingsport, Tennessee

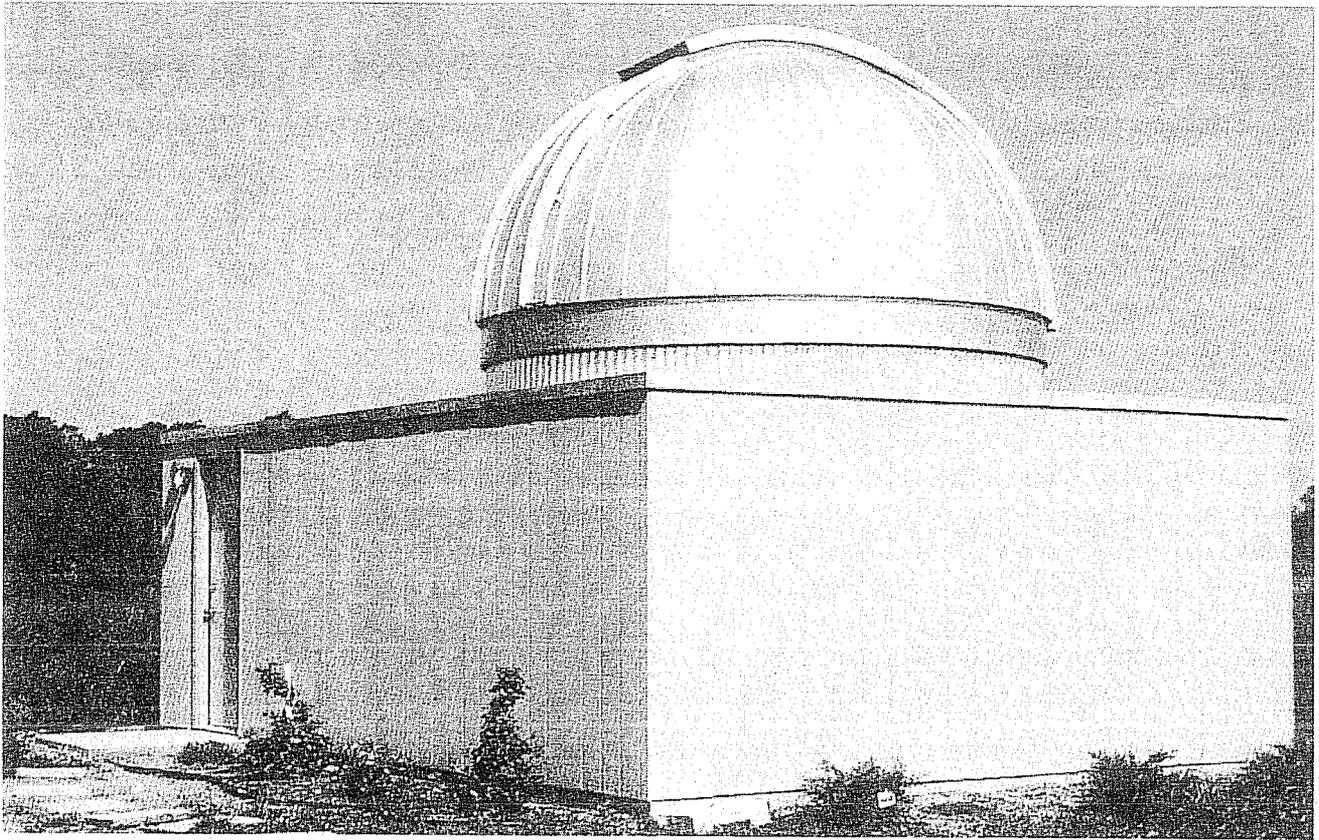
Manual operated shutter drive override devices are available in all ASH-DOMES at extra charge. This feature enables the shutter to be opened or closed during periods of electric power failures.

The comparatively light weight of the new ASH-DOME has been achieved by the elimination of massive members in the dome and shutter track rail systems; the elimination of interior frame members; and the adoption of an extremely efficient design. Aluminized steel provides the ASH-DOME owner with the corrosive resistance of aluminum in combination with the strength of steel. Unpainted samples of this specially coated material, exposed to a mild industrial atmosphere over a period of 21 years of testing, still show the aluminum coating to be adequately protecting the base metal. Aluminized steel needs no paint for corrosive protection, however, it may readily be painted if a painted surface is required or desired. All other steel components of the ASH-DOME are either galvanized, cadmium plated, or otherwise treated to provide corrosive resistance. All fastener bolts, screws, washers, etc., are of stainless steel.

The versatile up-and-over type of shutter design offers many advantages not found in older type bi-parting shutters. This shutter arrangement permits the observer to use any portion of the observing aperture, however, it does not require him to open the entire aperture at any one time. Since a majority of observing is done at altitudes above 30° , the short shutter section may remain at the horizon end of the aperture where it serves as a wind screen and shield from extraneous lighting. Should the operator wish to observe objects on the horizon, the Type A shutter arrangement will permit the operator to move the short section to the zenith end of the observing aperture when it is coupled to the main shutter section. The Type B shutter arrangement will allow the hinged short shutter section to be lowered to a horizontal position, thus making the entire length of the observing aperture available at any given instant. The Type B shutter system is recommended for those engaged in tracking operations.



Wayne Wedde Observatory — Clintonville, Wisconsin

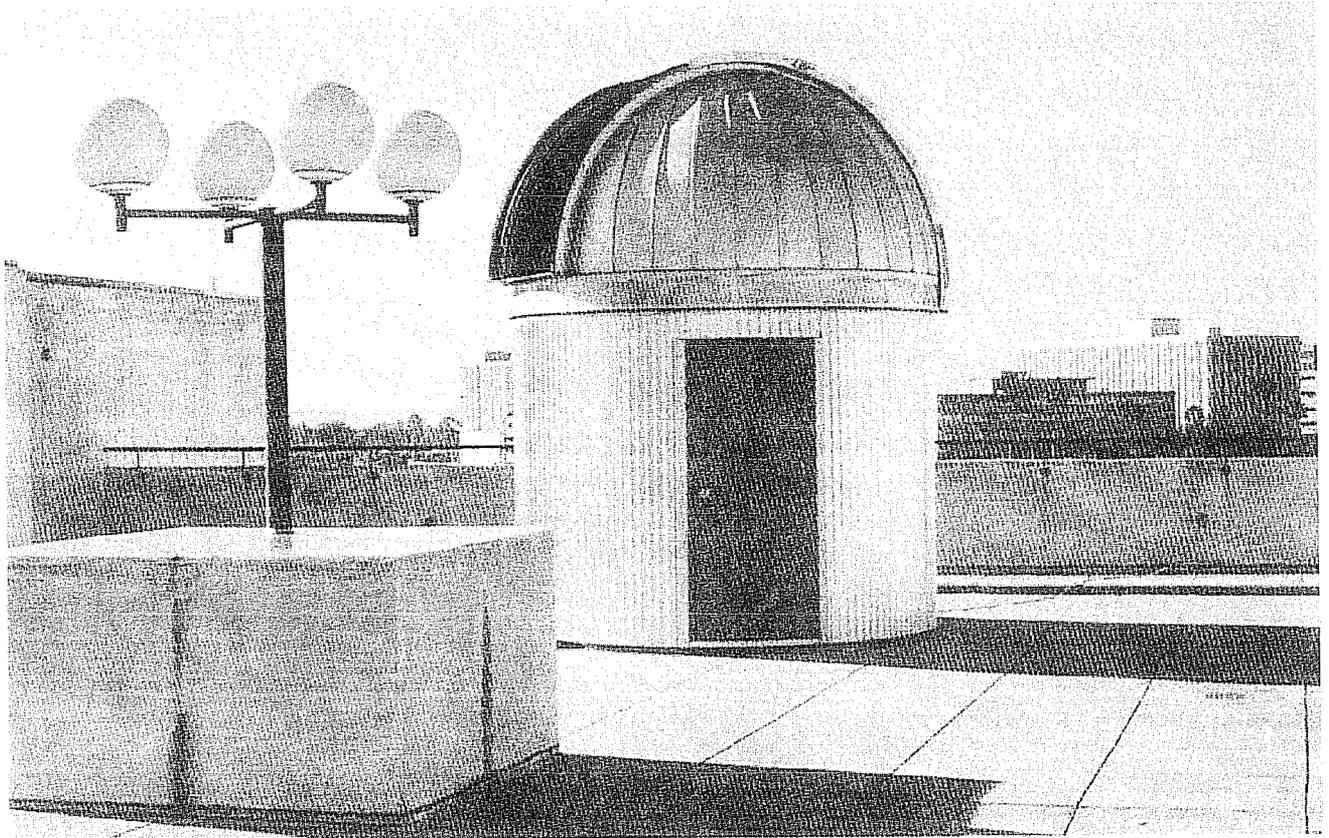


Eric Rachut Observatory — Austin, Minnesota

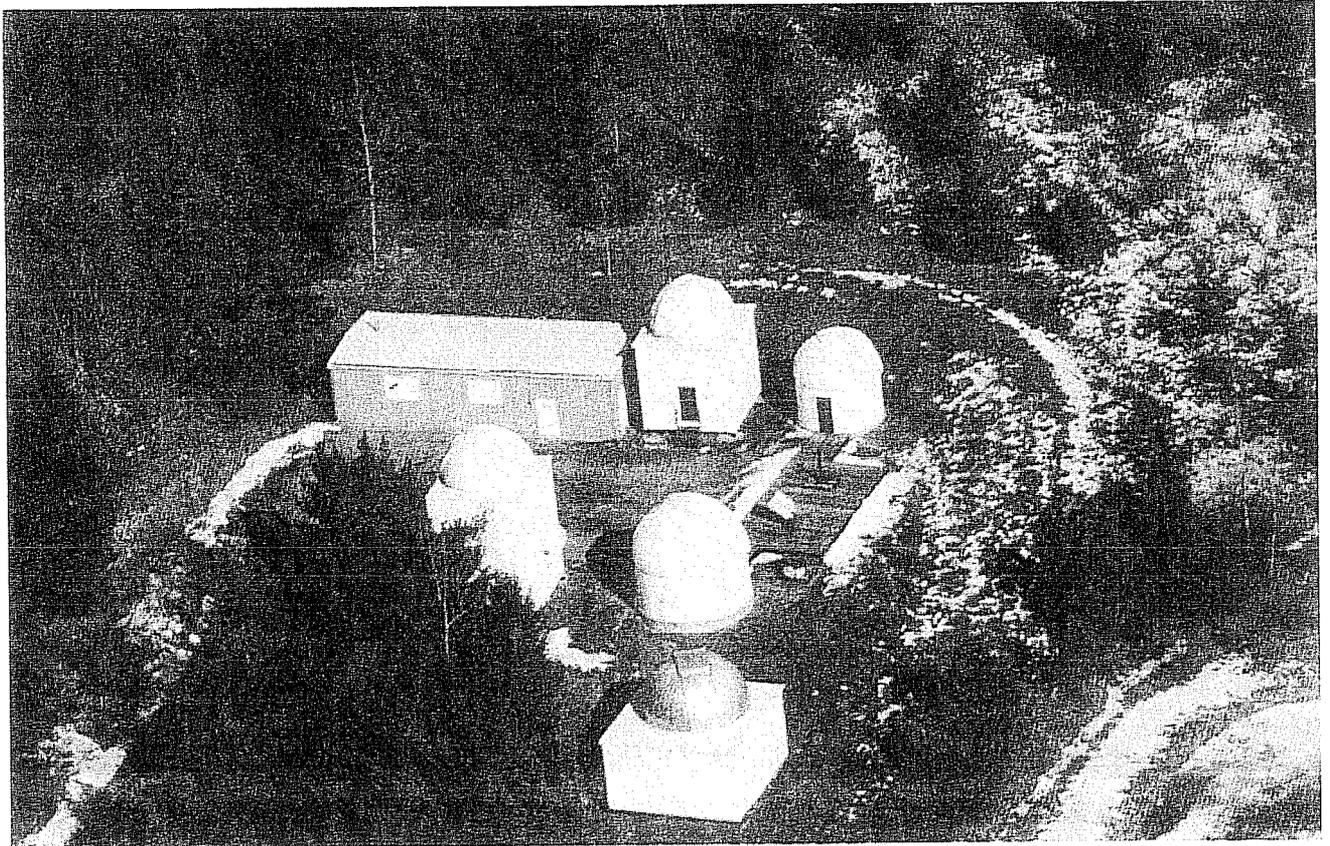
Numerous innovations and cost reducing factors allow the new ASH-DOME to be offered at prices within the reach of most interested activities. These include the standardization of diameters, the mass production of parts, the simplification of drive devices, efficient and time saving practices in the fabrication process, and a genuine desire by the makers of ASH-DOME to offer high quality observatory domes to those who do not have access to unlimited resources. That we have been successful in this endeavor is amply demonstrated by the many ASH-DOMES in use throughout the world.

Basically, the ASH-DOME is a hemisphere of aluminized steel, formed by the joining of a number of interlocking and self-supporting segments into a weathertight dome roof. This hemisphere is supported upon numerous ball bearing rollers which are locked into the dome support track rail configuration.

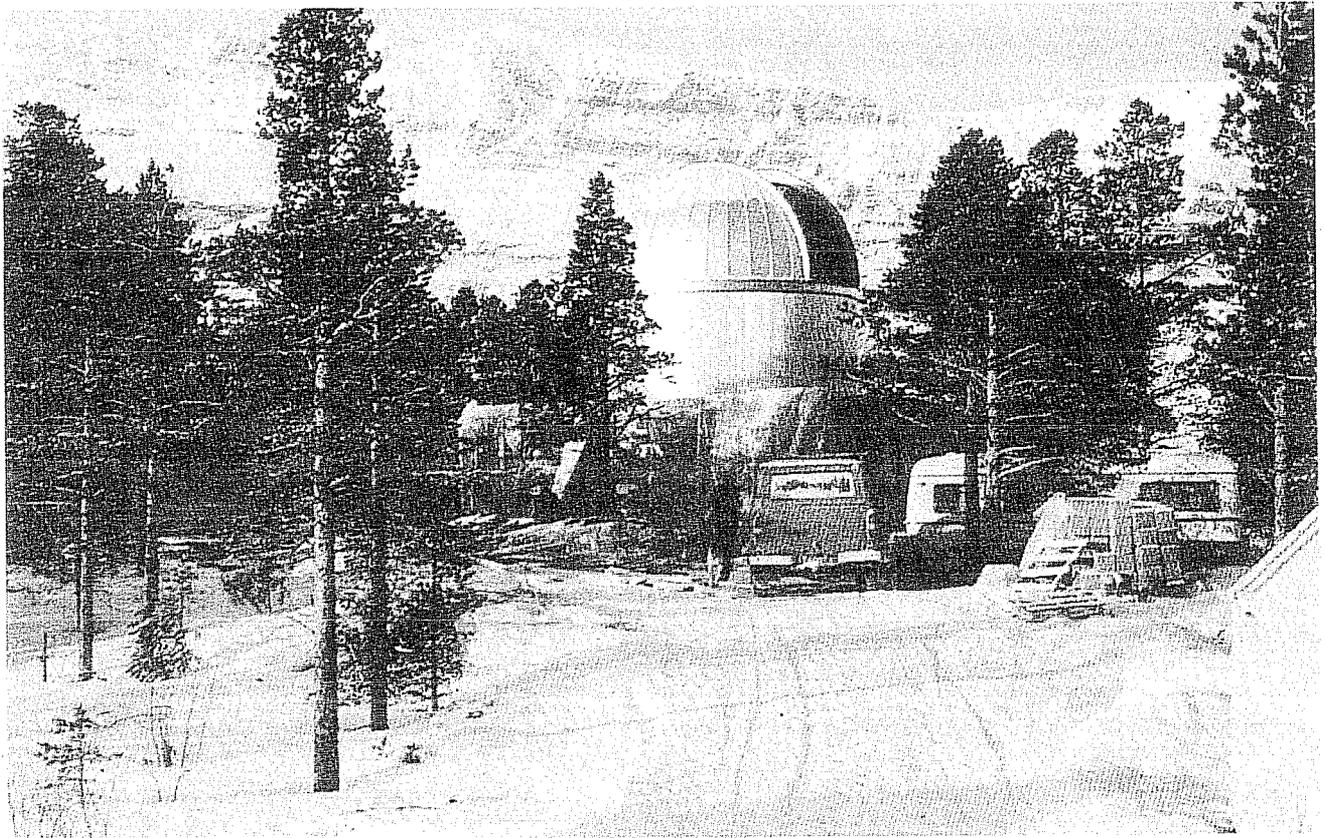
The ASH-DOME wall plate assembly is designed to be firmly secured to a circular support wall or curbing, where it must be adjusted to a truly circular configuration and to a flat and level plane. The use of many support rollers eliminates the possibility of "three-point" loading. This results in the almost frictionless movements of the dome. The new two-section, in-tandem type shutters are also carried on ball bearing rollers locked into the semi-circular shutter support track rail assembly. ASH-DOME shutters are carried up-and-over the dome by means of a motor driven worm and gear device meshed into a punched metal rack which is fixed to the underside of the main shutter section. ASH-DOMES are moved in azimuth by means of a motor driven gear device meshed into a circular punched rack, which is fixed to the dome support track rail. Manual operated control devices are available for certain small diameter models.



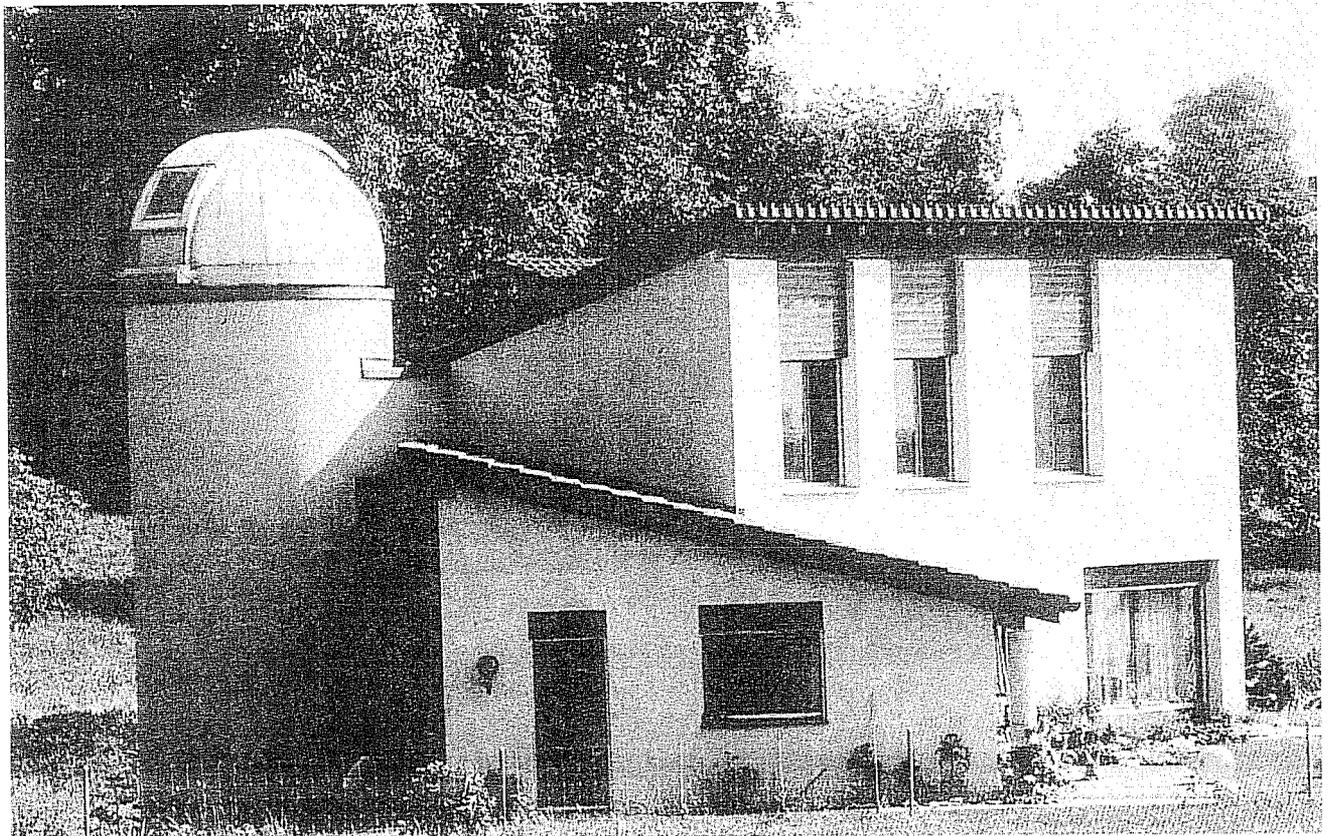
Jacksonville's Children Museum — Jacksonville, Florida



Alfred University — Alfred, New York



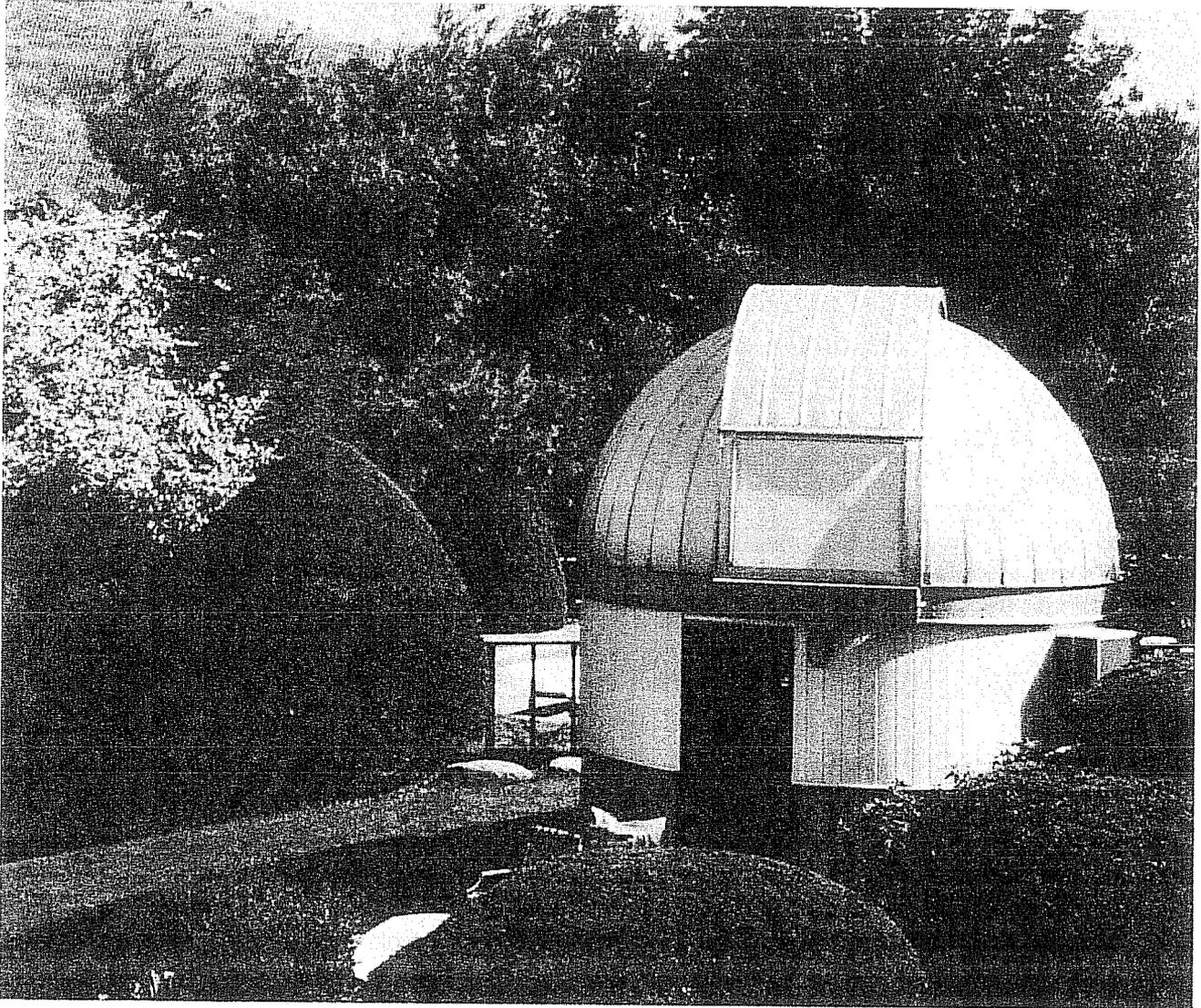
University of Tromso — Norway



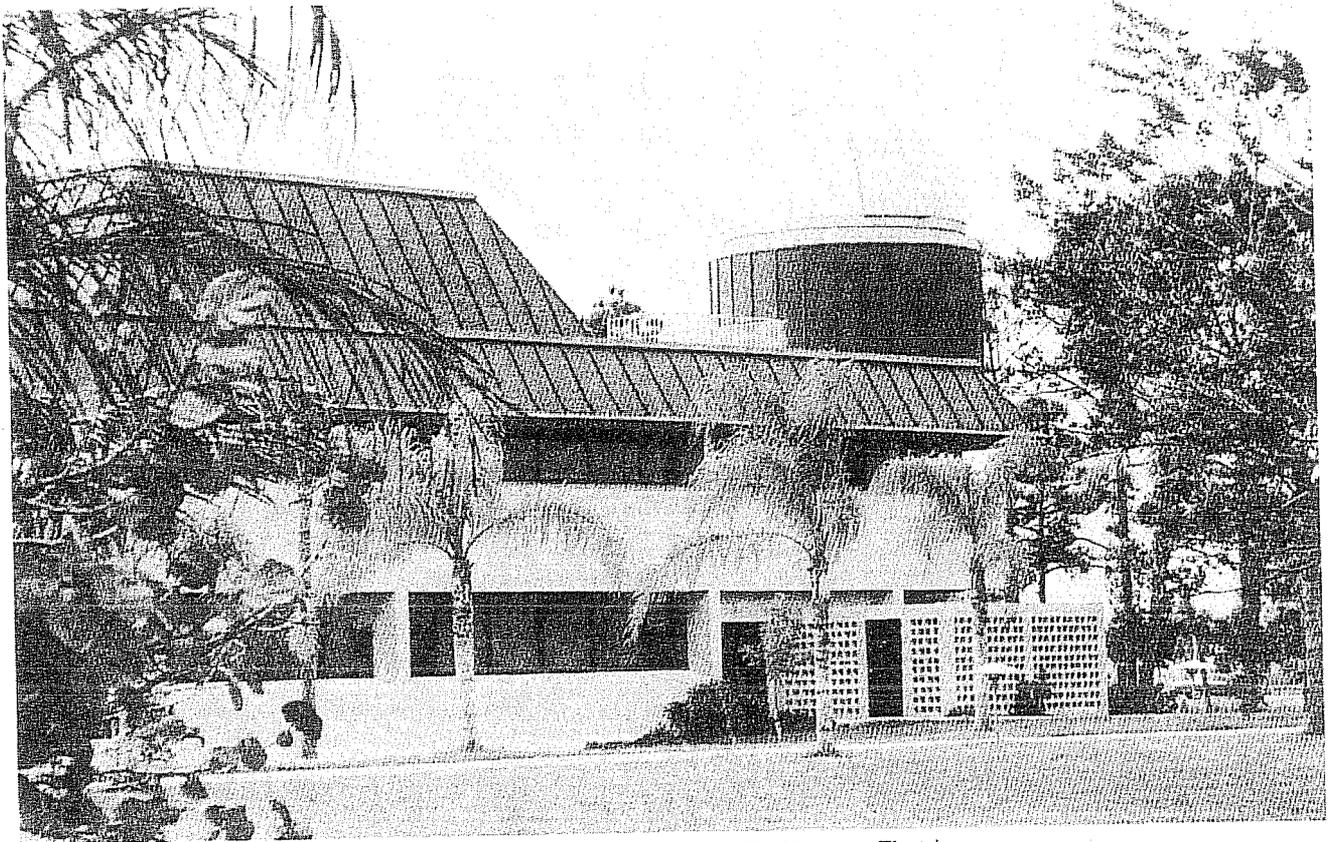
Bernhard Oberholzer — Jona, Switzerland

Lanphier shutter system

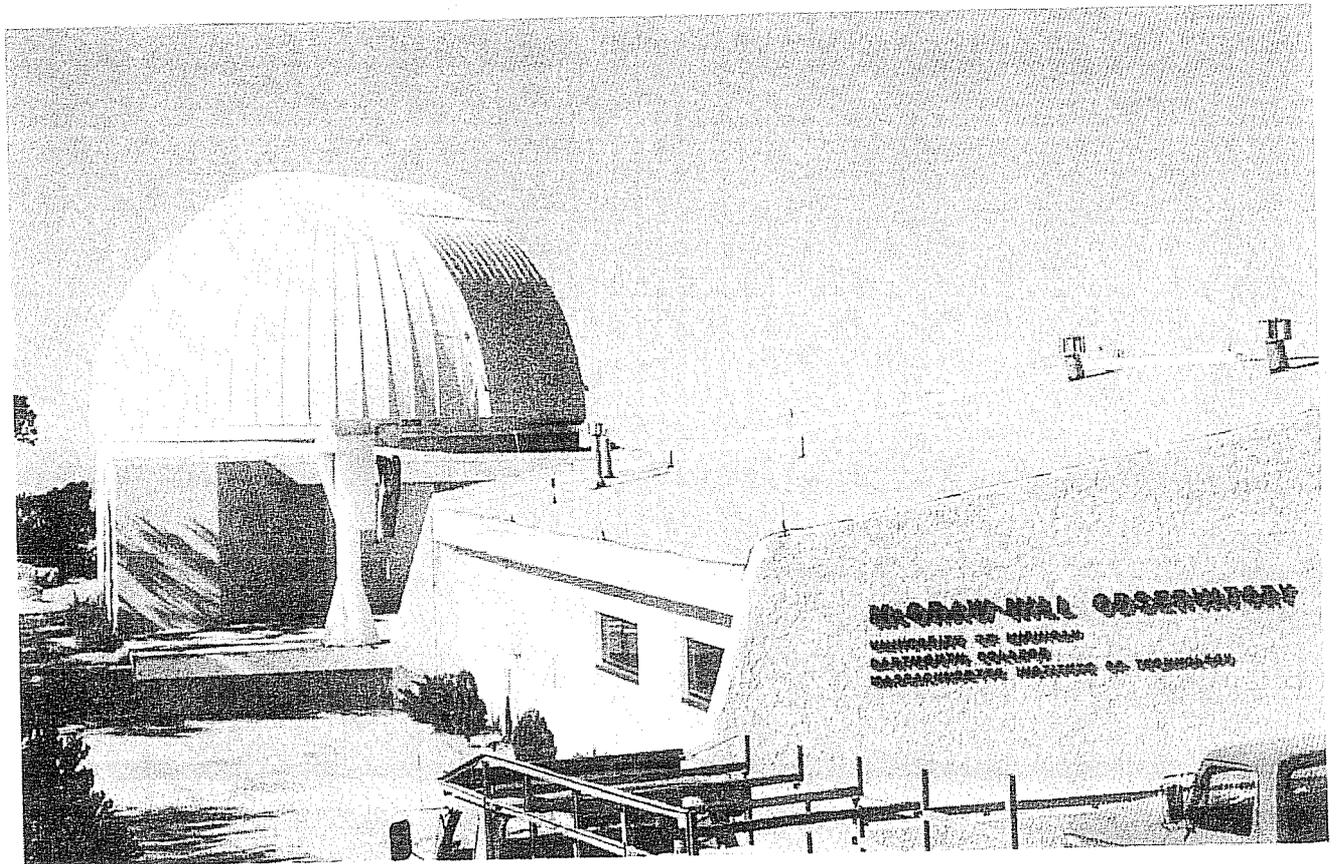
This unique shutter system was developed to enable the serious amateur astronomer to use his observatory to the fullest, from a comfortable air-conditioned or heated observing chamber. No longer does freezing weather or mosquito infested areas prevent the serious observer from enjoying his hobby. It also enables the observer to open or close this shutter in the normal manner. The glass covered observing port can be positioned to any location in the sky by using the standard azimuth and shutter motion controls. The glass covered port enables the astronomer to make excellent photographs of celestial objects, which are indistinguishable from photographs made through an open observing aperture. More information regarding the Lanphier Shutter System is available upon request.



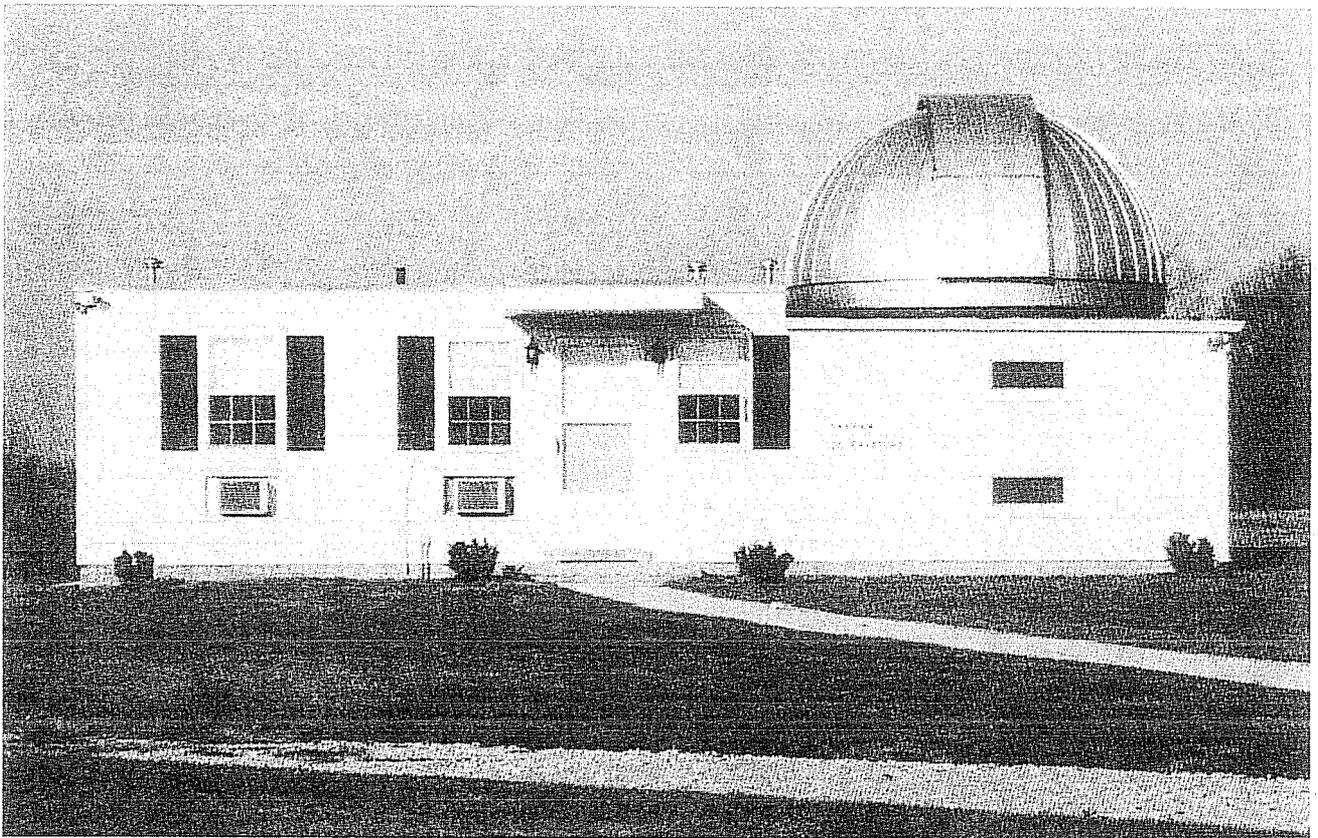
David Shutsky — Ellenville, New York



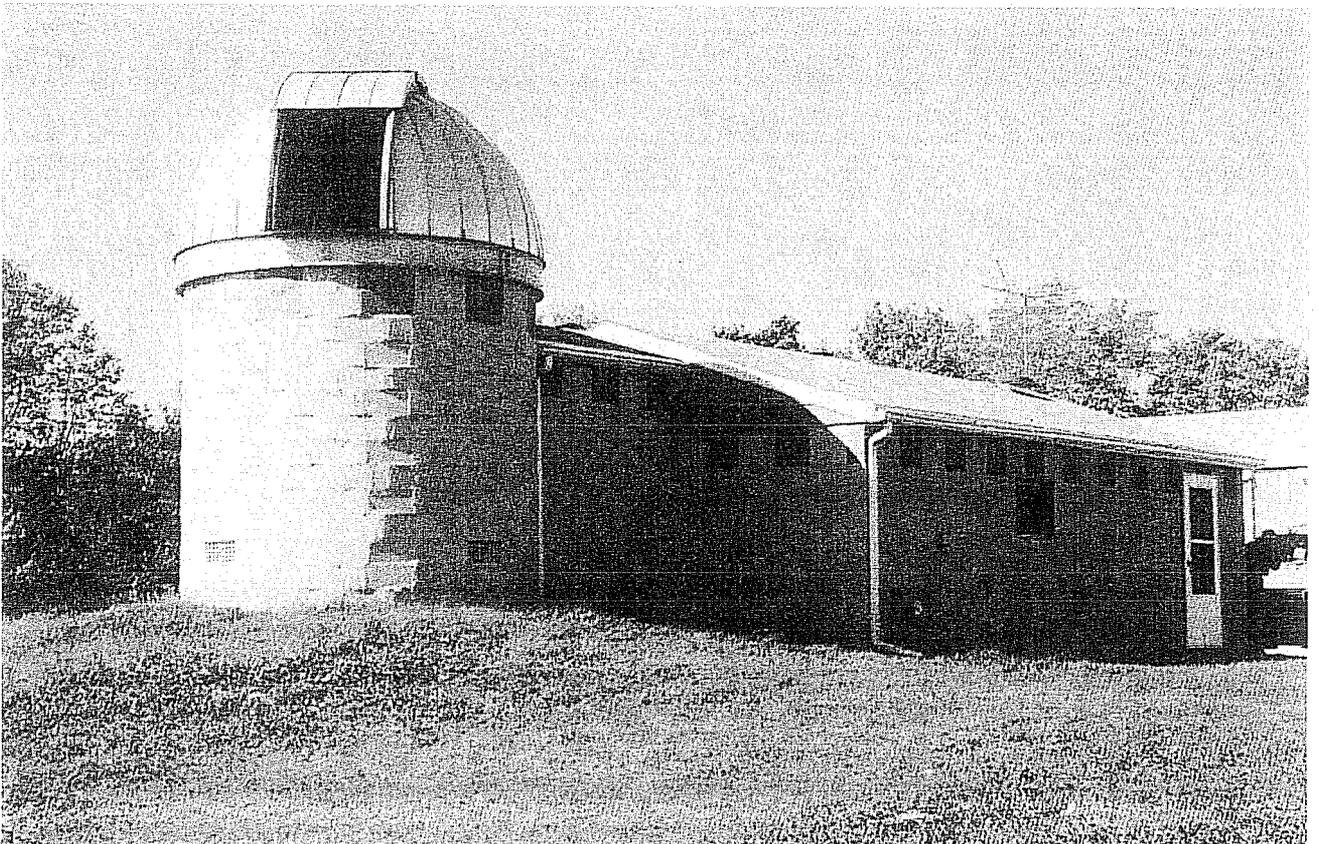
Edison Community College — Ft. Meyers, Florida



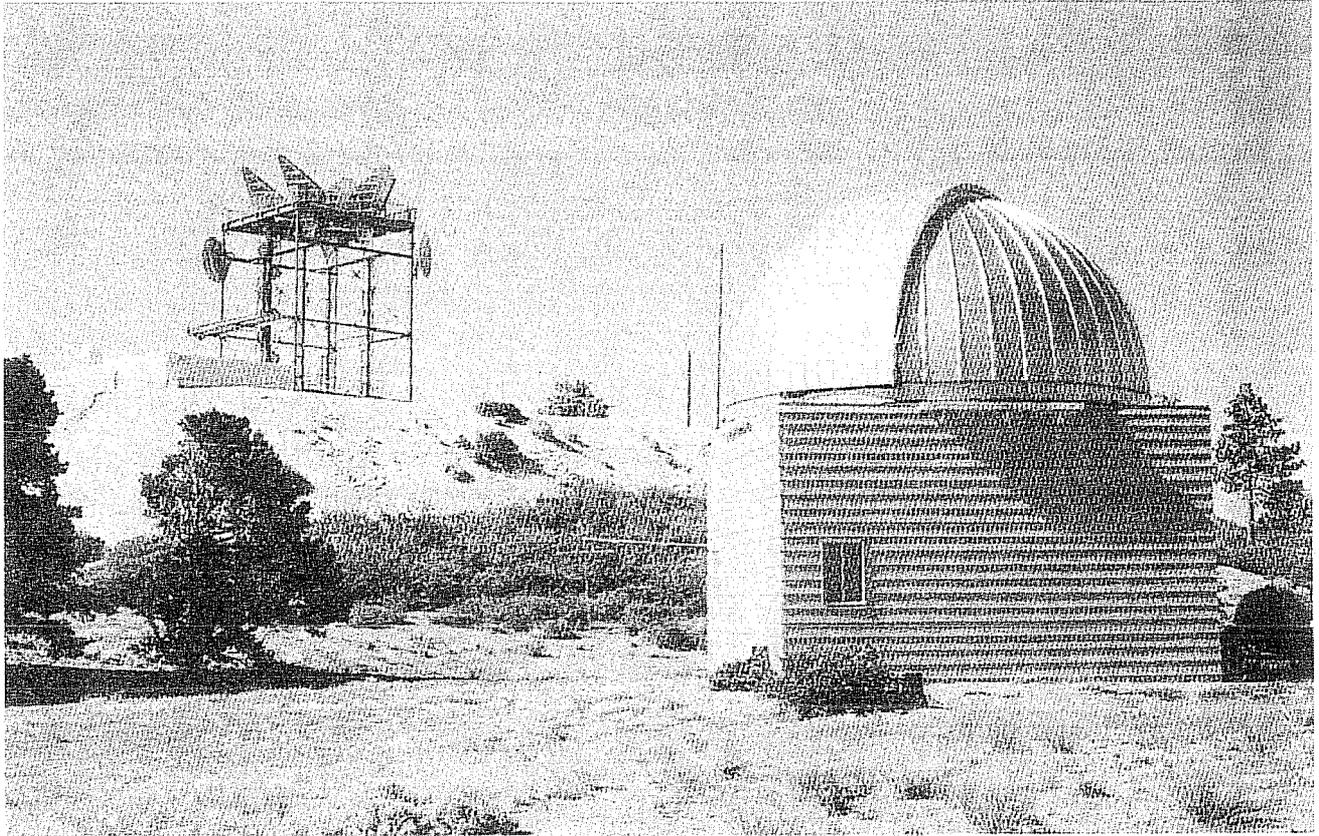
McGraw Hill Observatory — Kitt Peak, Arizona



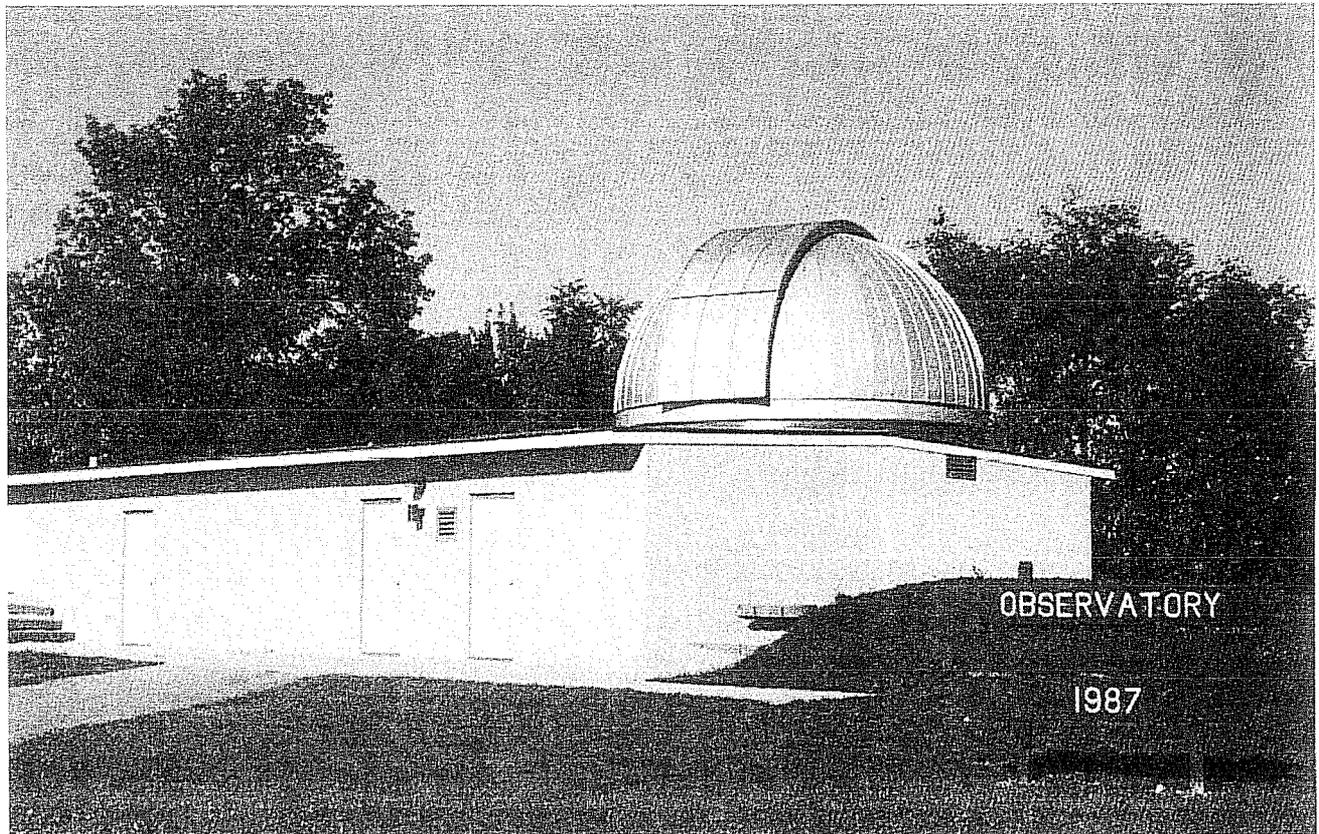
Dr. George Dozier Observatory — Lexington, Kentucky



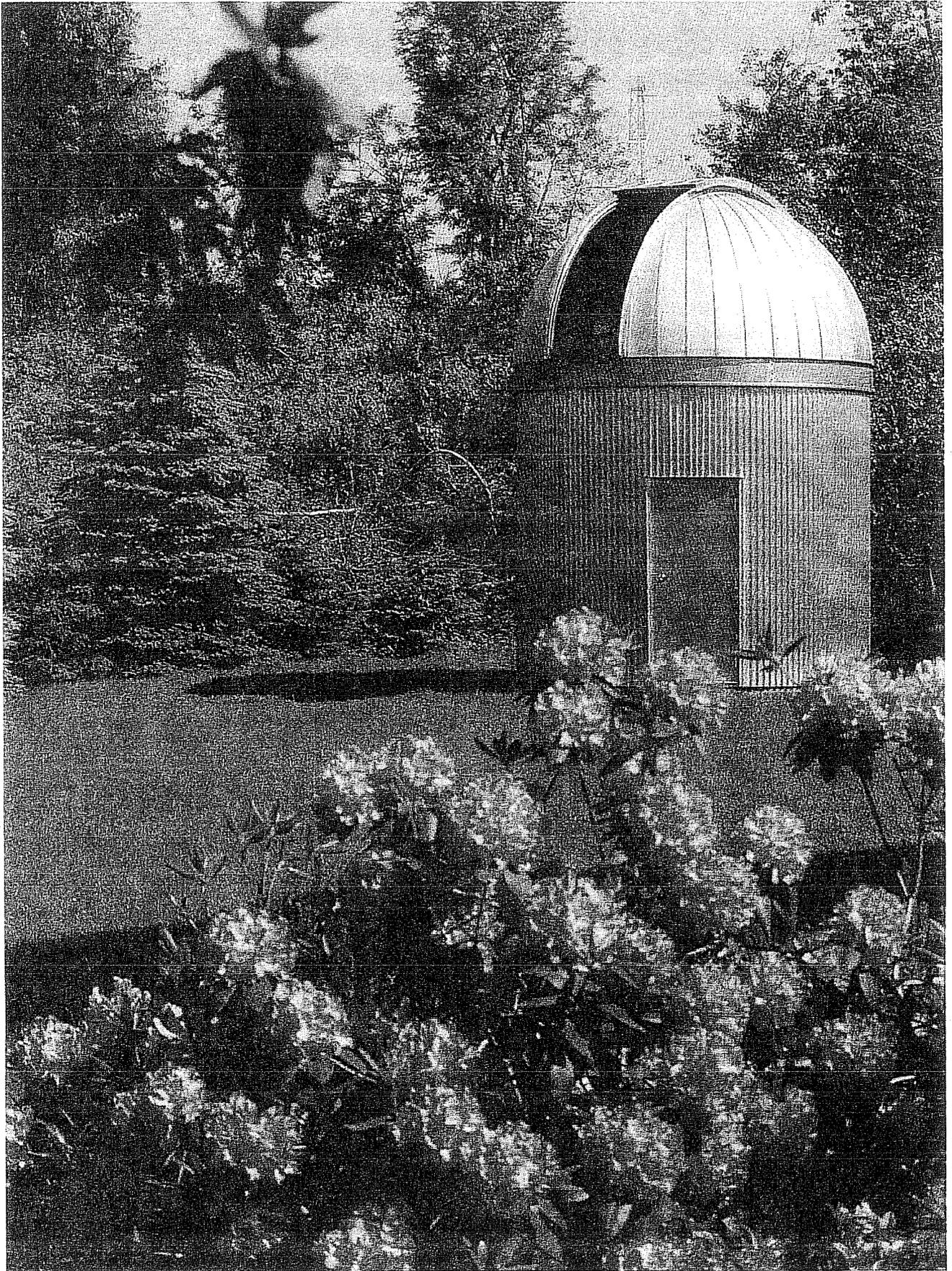
David Moerke Observatory — Kiel, Wisconsin



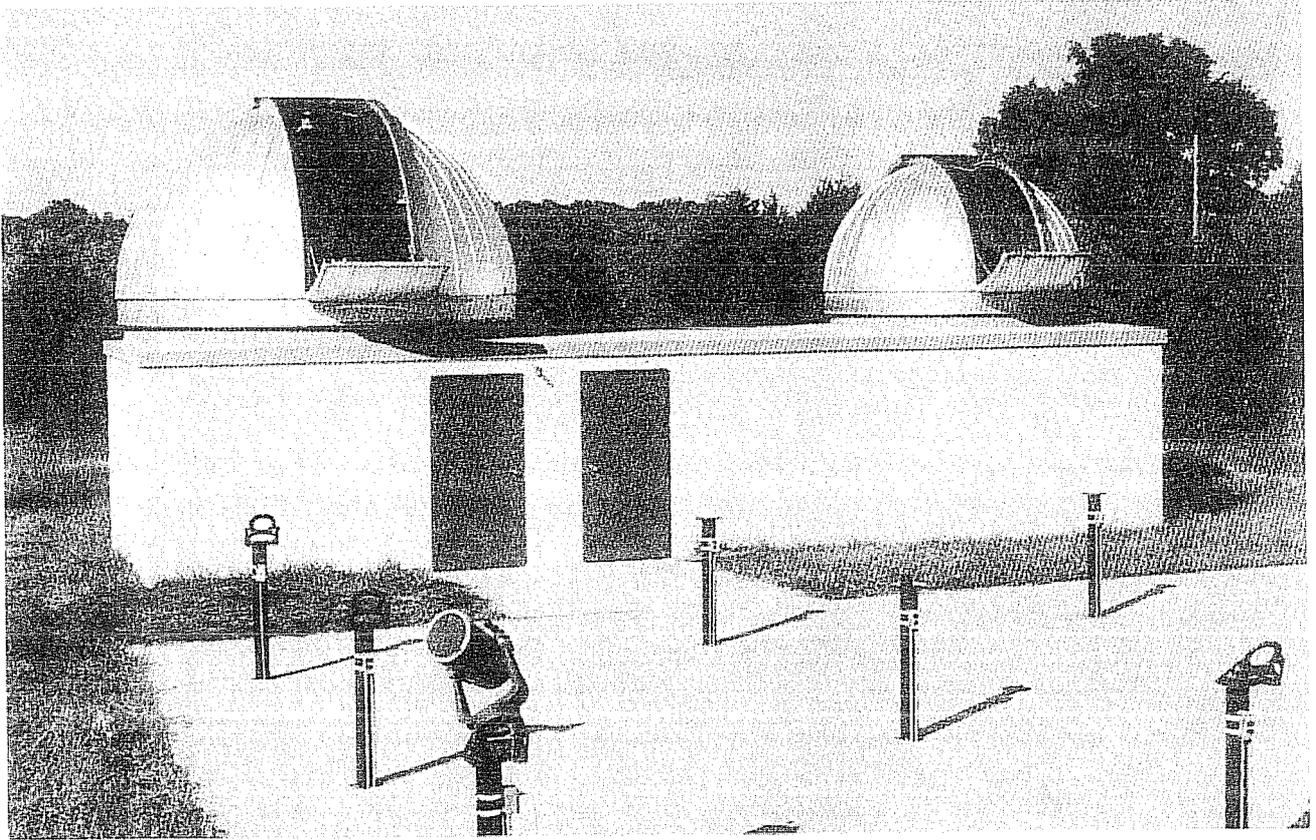
Ford Observatory — Table Mountain, California



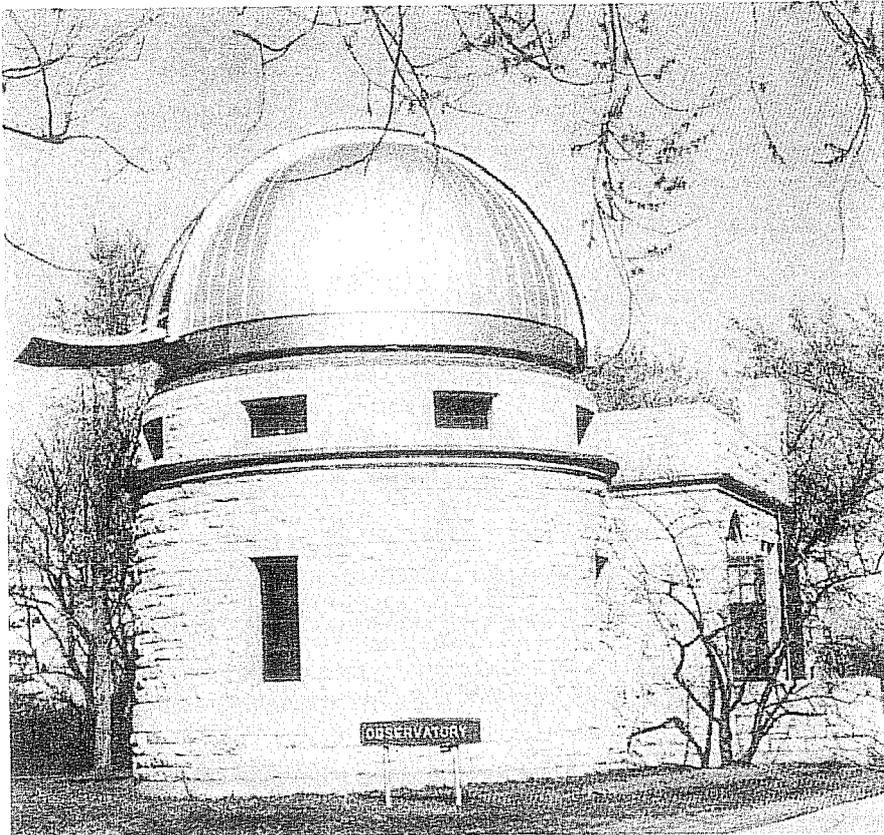
University of White Water, Wisconsin



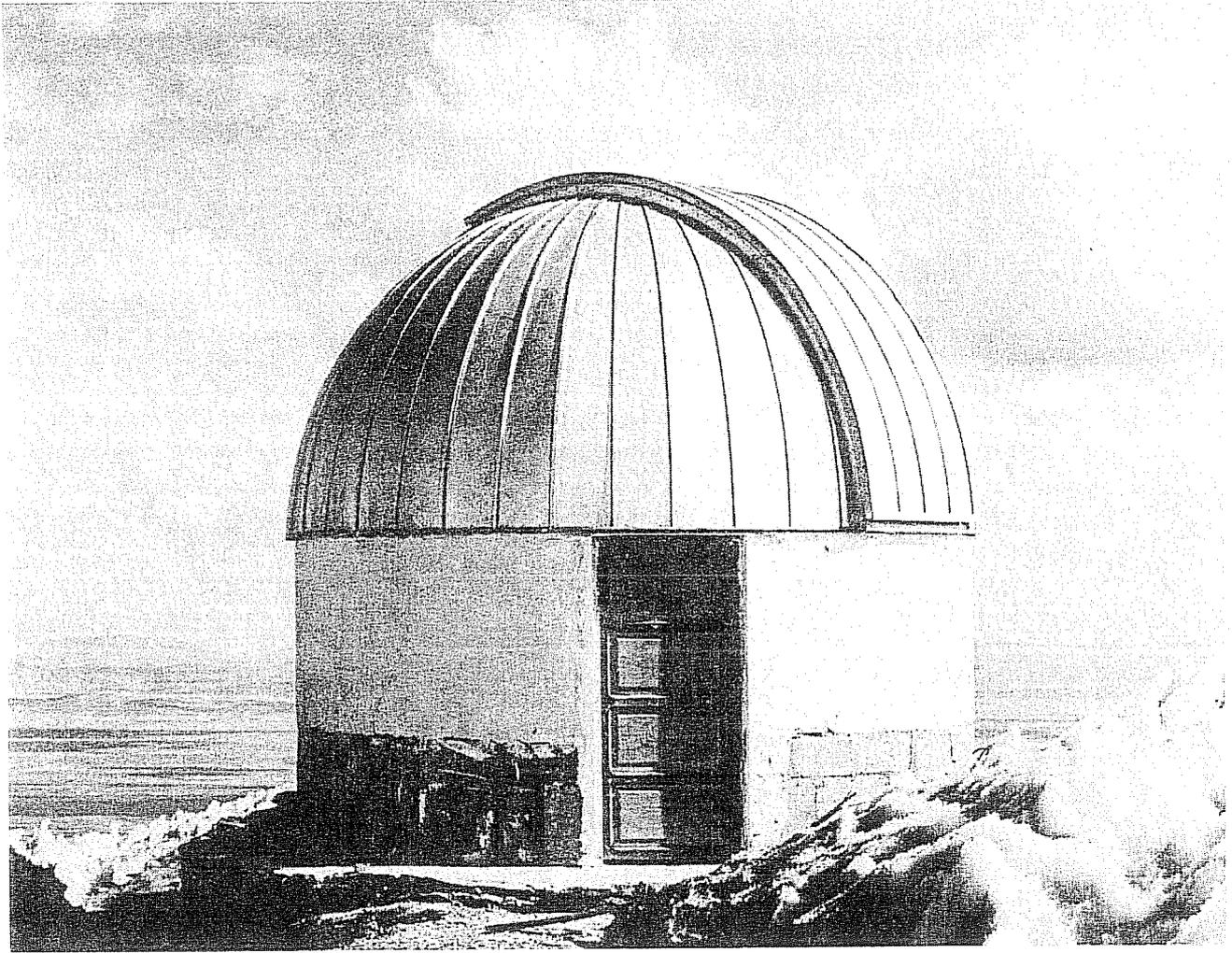
Walter Yund — Loudonville, New York



Southwest Missouri State University — Springfield, Missouri

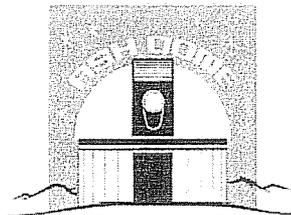


University of Saskatchewan—Saskatoon



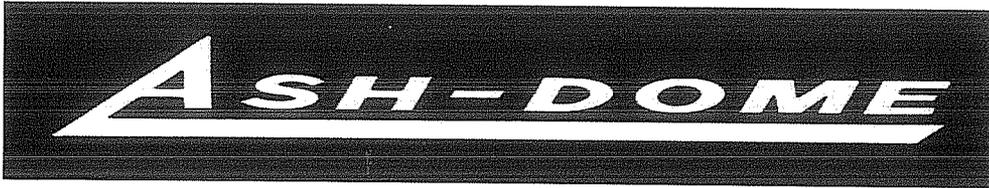
An excellent example of the stability necessary to withstand severe weather conditions can be demonstrated with the observatory atop the 17,500 foot Mount Chacultaya in Bolivia. Believed to be the highest permanent observatory in the world, the site, above much of the earth's atmosphere, was chosen to provide a platform for instruments. The observatory is used by the California Institute of Technology and the U.S. Geological Survey.

Astrogeology Branch, to study sky transmission of visible and infrared light waves, zodiacal phenomena, and dark sky photography. In spite of its sophisticated mission, the observatory's base was erected and its dome assembled by Aymara Indian laborers under the supervision of a Cal Tech technician. Despite the fact that temperatures frequently drop to minus 54°F atop Chacultaya, the ASH-DOME functions faultlessly.

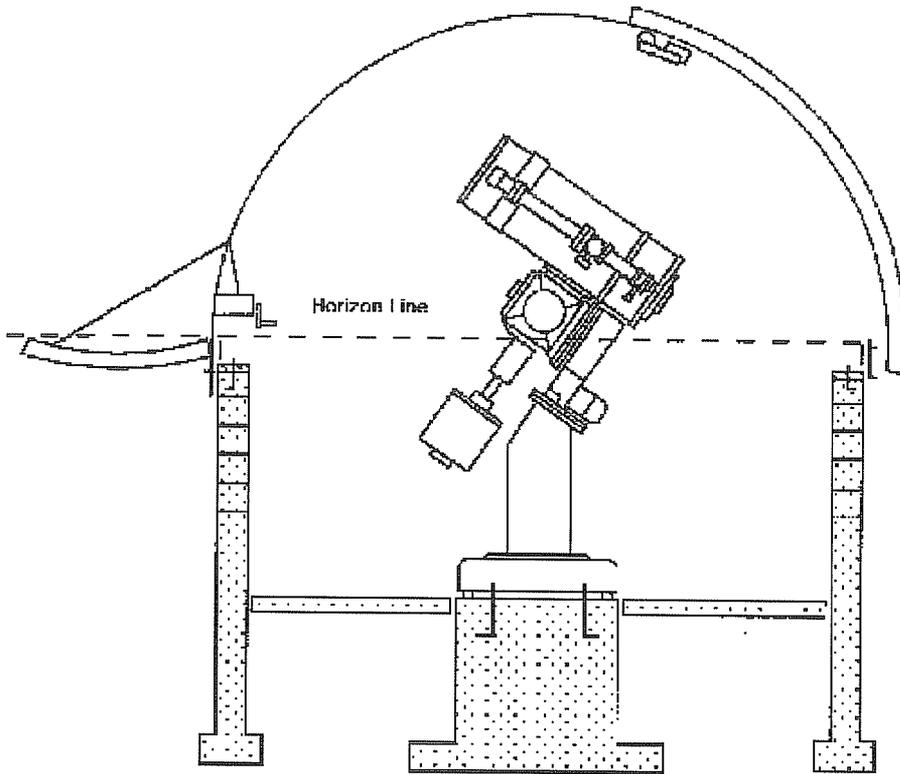


ASH MANUFACTURING COMPANY, INC.
BOX 312 PLAINFIELD, ILLINOIS 60544 U.S.A.
Telephone 815/436-9403
FAX 815/436-1032

Appendix 3-5 to Variance Application



Basic Structure



Sizes Available:

8'0" (2.4m)	20'6" (6.2m)
10'6" (3.2m)	22'6" (6.8m)
12'6" (3.8m)	24'6" (7.4m)
14'6" (4.4m)	26'6" (8.0m)
16'6" (5.0m)	28'6" (8.6m)
18'6" (5.6m)	30'6" (9.2m)

Complete, detailed drawings, specific to your needs, are available upon request.

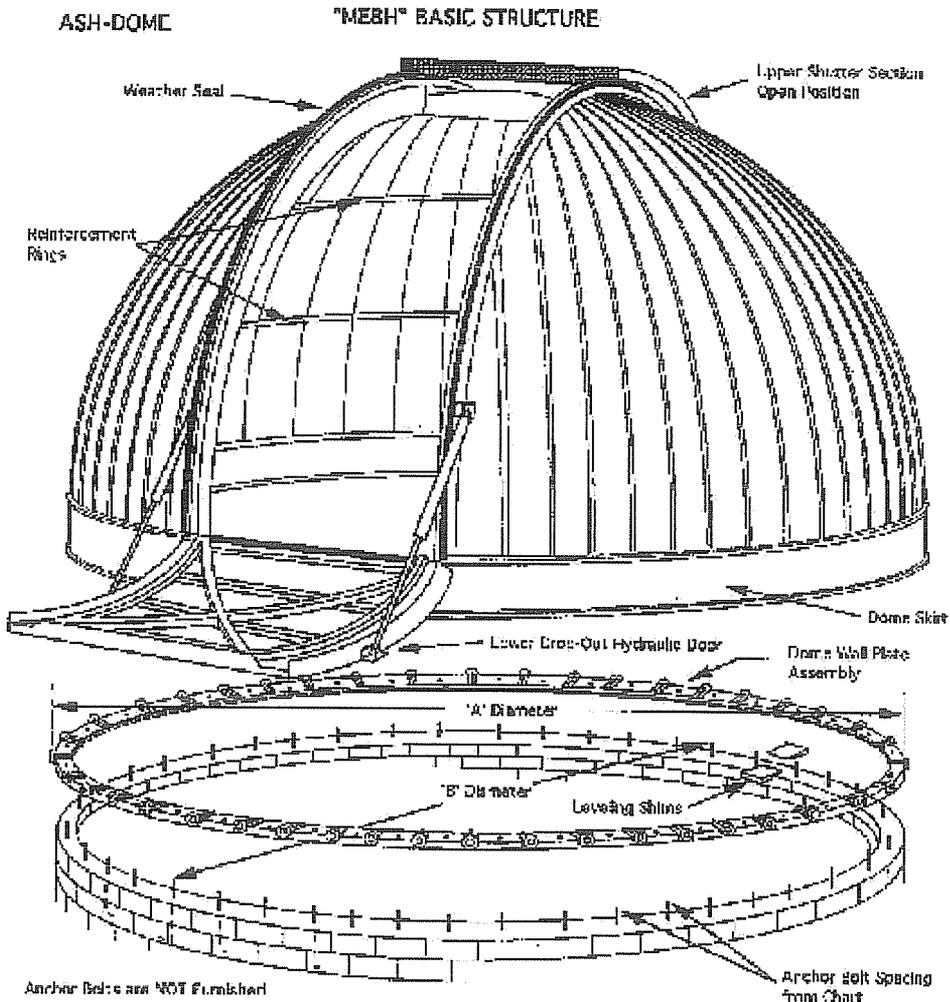
Email us at

ashdome@ashdome.com

[Home](#) [Construction](#) [Size and Line Drawing](#) [Cut-Away Drawing](#) [Related Sites](#)

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ASH-DOME



Sizes Available:

8'0" (2.4m)	20'6" (6.2m)
10'6" (3.2m)	22'6" (6.8m)
12'6" (3.8m)	24'6" (7.4m)
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18'6" (5.6m)	30'6" (9.2m)

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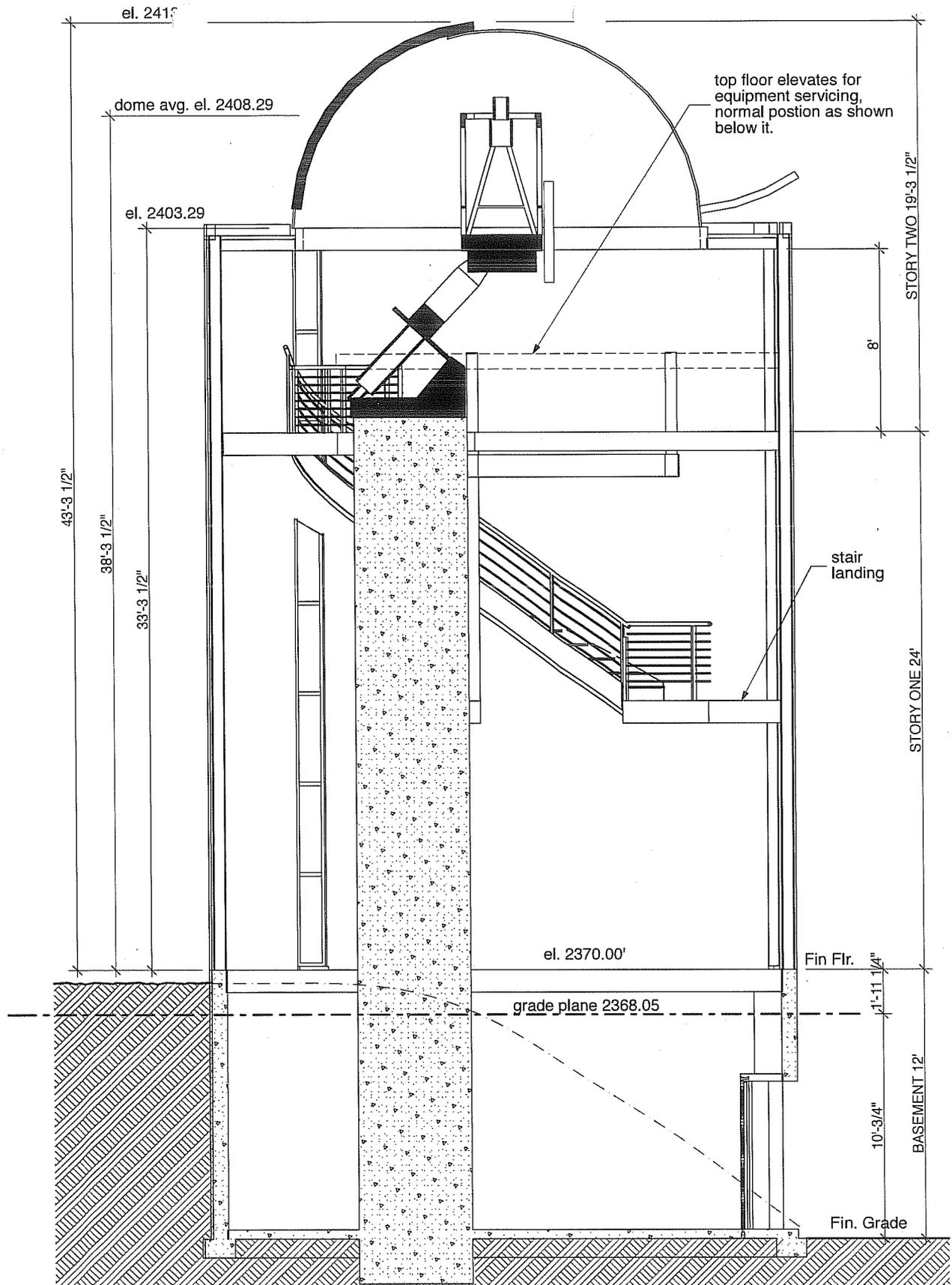
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ashdome@ashdome.com

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Appendix 3-6 to Variance Application



Section @ 2 Story plus
Basement Observatory N.T.S.

4029 168th Ave. N.E.
Bellevue, WA 98005
PH: 425.800.8443
FAX: 425.556.5964

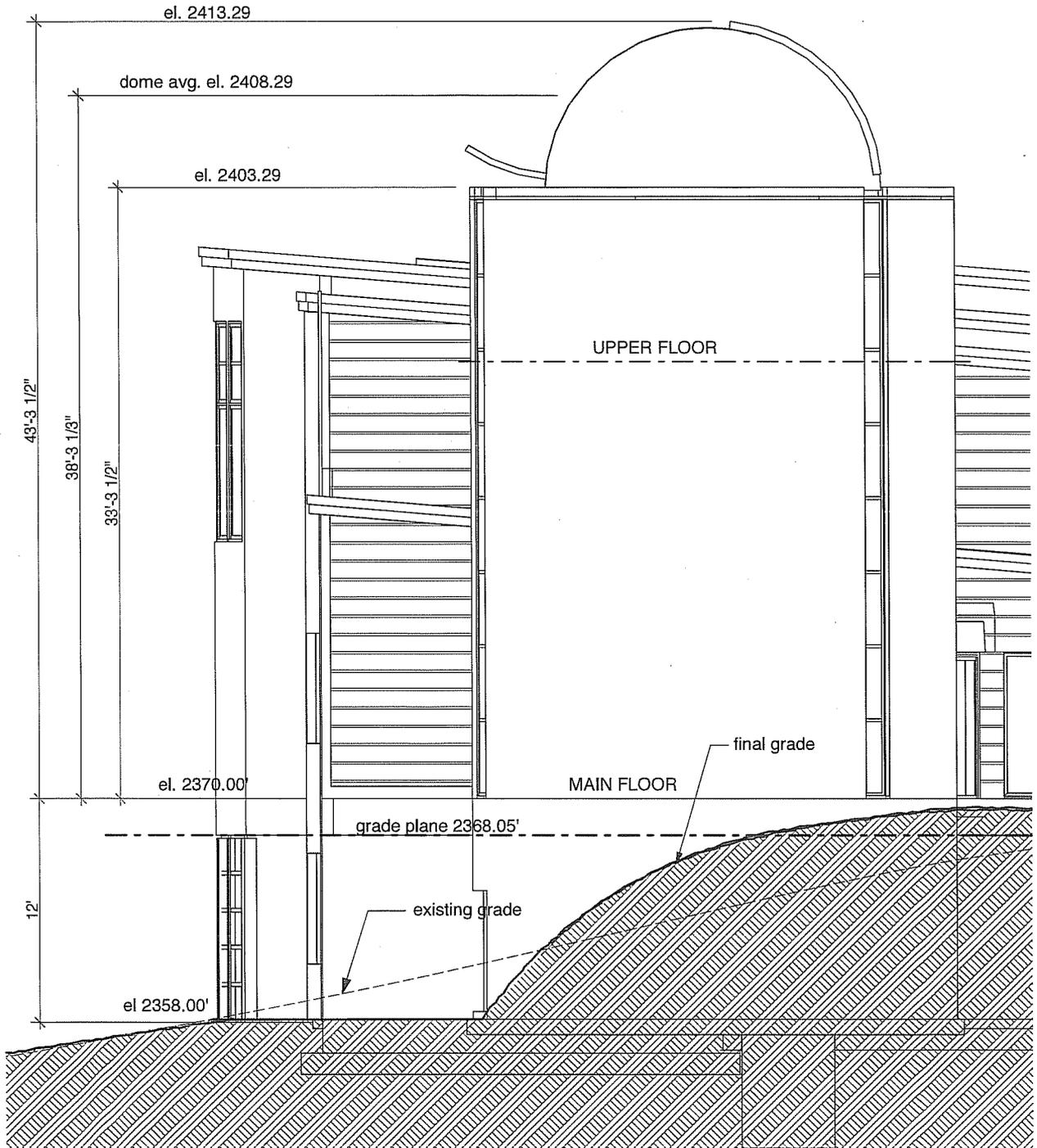


James Johnston architects, p.s.

Ellensburg, WA

Haydn Project

01-26-2008



Observatory West Elevation N.T.S.

4029 168th Ave. N.E.
 Redmond, WA 98052
 Off: 425.869.8443
 Fax: 425.556.5964



James Johnston architects p.a.

Ellensburg, WA

Haydn Project

01-26-2008

Height Limit Calculations (as defined in IBC 503, Definitions)

Location	Grade 1	Grade 2	Average
South Wall - E. Seg	2369.50	2369.50	2369.50
Mid Seg	2373.00	2373.00	2373.00
W. Seg	2370.00	2370.00	2370.00
East Wall - N. Seg	2358.00	2369.50	2363.75
Mid Seg	2369.50	2369.50	2369.50
S. Seg	2369.50	2373.00	2371.25
North Wall	2358.00	2358.00	2358.00
West Wall - N. Seg	2358.00	2370.00	2364.00
Mid. Seg	2370.00	2370.00	2370.00
S. Seg	2370.00	2373.00	2371.50
		Total Ave. =	23680.50
Average Grade at Residence (Grade Plane per IBC)			2368.05
Average High Roof plane Max Allowed = Ave. Gr. + 35'			2403.05
Actual Height @ Highest Roof Average =			2396.54
	Lowest Ht.	Highest Ht.	Average
Roof Plane Average Ht. Calc. @ Res.	2392.08	2401.00	2396.54
Roof Plane Average @ Dome	2403.29	2413.29	2408.29

Appendix 3-7 to Variance Application

