



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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July 11, 2008

Ron Riach
18609 76th Ave. W. Ste. B
Lynnwood, WA 98037

RE: NOTICE OF DECISION: RIACH VARIANCE (VA-08-09)

Dear Mr. Riach:

The variance application submitted by Ron Riach, P.E. authorized agent for Ella Riach, property owner for a Structural Setback Variance for the construction of a single family residence 7-feet from the side property line is hereby **APPROVED**. The site is located on Lot 8, Block 2, Division 1, Sun Country Estates on Kahuku Court, Cle Elum, WA 98922, which is located in a portion of Section 35, T20 R14E, WM, in Kittitas County. Map number 20-14-35050-0280.

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 25-foot front yard setback pushes the building footprint into the steep slope behind the lot.

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 the applicant to enjoy the same property rights as other properties in the same vicinity.

The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in this area. The proposed residence will be situated 7 feet from the northeast side property line providing no negative impact to the neighboring properties.

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.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

There is a 10 working day appeal period on this variance approval, ending July 25, 2008 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,

Dan Valoff
Staff Planner
Community Development Services
(509) 962-7637

CC Kittitas County Department of Environmental Health
KCCDS: Building Department and Building Inspectors
Parties of Record