

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

Fax (509) 962-7682

ZONING STRUCTURAL SETBACK VARIANCE APPLICATION

VA-08.00009

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

KITTTITAS 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.
- 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.

FEE:

\$350.00 to Kittitas County Community Development Services

FOR STAFF USE ONLY

APPLICATION RECEIVED BY
SIGNATURE:

DATE:

RECIPT #:

Lisa M. Duenig

5-27-08

1307



NOTES:

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Name: Ella Riach
Mailing Address: P. O. Box 364
City/State/ZIP: Cle Elum WA 98922
Day Time Phone: 425-239-9313 (cell)
Email Address: _____

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

Agent Name: Ron Riach, PE
Mailing Address: 18609 76th Ave. W, Ste. B
City/State/ZIP: Lynnwood WA 98037
Day Time Phone: 425-697-5108
Email Address: Ron@JRREngr.com

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: XX Kahuku Ct
City/State/ZIP: Cle Elum WA 98922

5. Legal description of property:

Lot 8, Blk 2, Div. 1, Sun Country Estates
Kittitas County

6. Tax parcel number:

2014 35 050 0208
(275934)

7. Property size:

14,807±SF

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):

1 Bedroom residence w/ attached 2 car garage.
Reduce side yard from 15' to 7' w/ 8' setback easement adjacent.
Building footprint is 2400±SF, slab on grade, stick
frame construction. The west walls will include a
six foot retaining wall design by JRR Engineering, set
at the base of the existing slope. No fill material will
be placed below the 100 yr flood elevation of 2006.3 NGVD.
Extracted material (cut) is approximately 300 cu. yd for the
house & driveway. Water is from the Sun Country community
system & sewage disposal will be to a previously approved
drain field system (attached copy)

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

Side setback in Rural-3 zone from 15' to 7'
on the NE side w/ 8' setback easement on adjoiner.

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.

25' front setback pushes building footprint into slope behind.
Small lot.

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.

Many other owners in this plat have obtained a setback variance to enjoy reasonable use of their land. If this is not granted the building will not be able to be built as desired.

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

This variance will have no adverse impact on the public & the adjacent owner is the same land owner.

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

This residence is consistent w/ the intent of the comprehensive plan in that the lot exists & has infrastructure needed for this density which will not impact future development patterns.

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 Robert K. Risch, PE
RE # 29489

Date:

5/15/2008

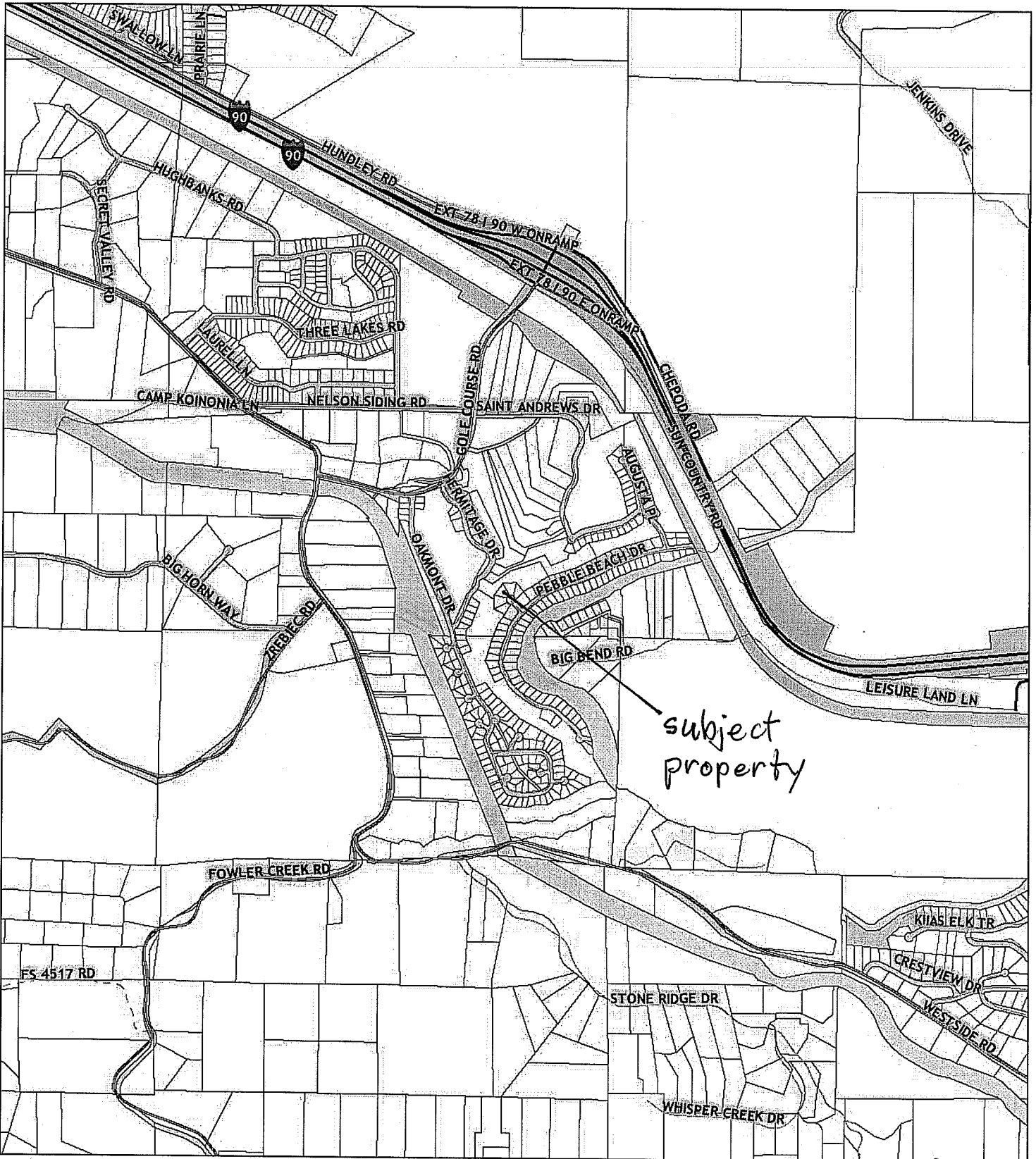
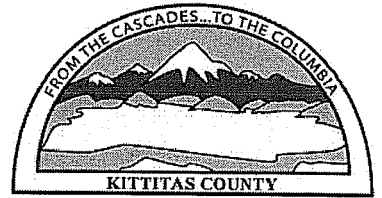
Signature of Land Owner of Record
(Required for application submittal):

X Elle Risch

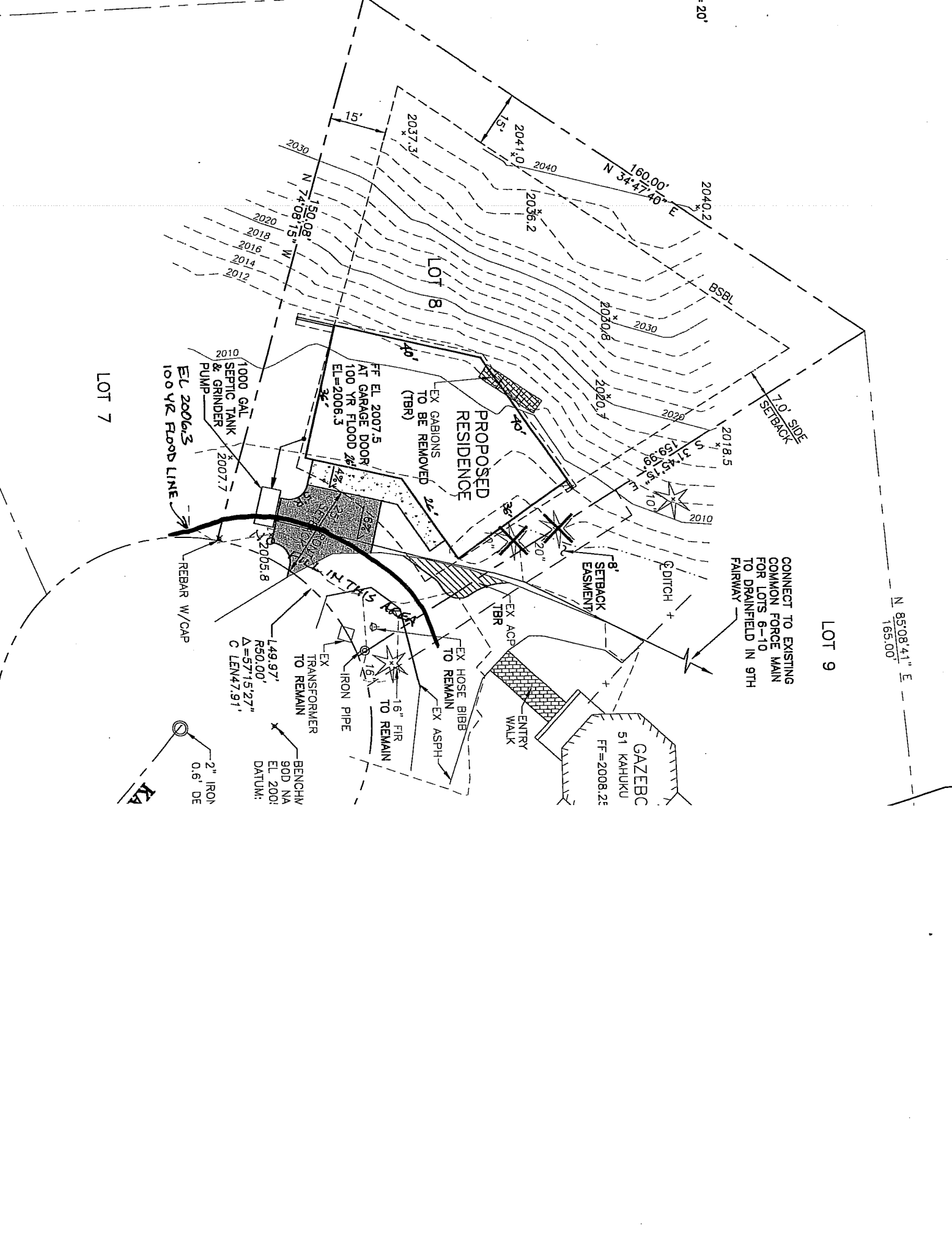
Date:

5/15/2008

Vicinity Map



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N 85°08.41" E
165.00'

LOT 9

CONNECT TO EXISTING
COMMON FORCE MAIN
FOR LOTS 6-10
TO DRAINFIELD IN 9TH
FAIRWAY

GAZEBO
51 KAHUKU
FF=2008.2E

PROPOSED
RESIDENCE

EX GABIONS
TO BE REMOVED
(TBR)

FF EL 2007.5
AT GARAGE DOOR
100 YR FLOOD 2E
EL=2006.3

1000 GAL
SEPTIC TANK
& GRINDER
PUMP
2007.7

LOT 7

BENCHV
90D NA
EL 200:
DATUM:
L49.97'
R50.00'
Δ=57°15.27"
C LEN47.91'

2" IRON
0.6' DE

KA

7.0' SIDE
SETBACK

BSBL

N 160.00'
N 34°47'40" E

N 150.08'
N 74°08'15" W

LOT 8

2020
2018
2016
2014
2012

2030.8
2030

2018.5

2010

31°45'15" E
159.99'

DITCH

8' SETBACK
EASMENT

ENTRY
WALK

EX ASPH
EX HOSE BIBB
TO REMAIN

16" FIR
TO REMAIN

IRON PIPE
TO REMAIN

EX TRANSFORMER
TO REMAIN

REBAR W/CAP

EL 2006.3
100 YR FLOOD LINE

2005.8

159.99'

2007.7

2010

KA

20'