



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

March 10, 2010

Mark Wilhite  
225 SW 94<sup>th</sup> Place  
Normandy Park WA 98166

## RE: NOTICE OF DECISION: Wilhite Variance (VA-10-00001)

The variance application submitted by Mark Wilhite, property owners, for a Structural Setback Variance to construct a single family residence 10 feet from the rear property line and 20 feet from the front property line is hereby **APPROVED**. The site is located approximately 13 miles northeast of the City of Roslyn, west of Wilderness Lane Road, and east of Via Kachess Road, in a portion of Section 17, T21N, R13E, WM in Kittitas County, bearing Assessor's map number 21-13-17051-0040.

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 size of the parcel bordering the Commercial Forest zone is such that a 200 foot setback would preclude *any* development of the parcel; and the depth of the parcel precludes reasonable ingress/egress while allowing for snow shedding to the side of the structure.

*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 structure will be situated 10 feet from the west (rear) property line (standard setback for Forest and Range zoning) providing no negative impact to the neighboring property which is the Wenatchee National Forest. The five foot encroachment into the front (east) setback will not inflict adverse impacts on the area. No comments were received from other agencies or adjoining property owners. The structure shall be designed and constructed to insure that:

1. Rain and snow runoff will be contained on the subject parcel.
2. All development will comply with International Fire Code and Kittitas County Code
3. There will be no encroachment upon neighboring structures, tanks, or site improvements.

*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 **Monday, March 29, 2010 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,

Jeff Watson  
Staff Planner  
Community Development Services  
(509) 933-8274