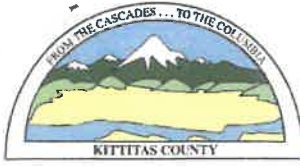


VA-19-00002



KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

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.

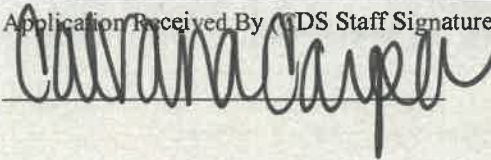
REQUIRED ATTACHMENTS

- 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:

\$1,800.00	Kittitas County Community Development Services (KCCDS)
\$415.00	Kittitas County Environmental Health
\$65.00	Kittitas County Fire Marshal
\$2,280.00	Total fees due for this application (One check made payable to KCCDS)

For Staff Use Only

Application Received By (CDS Staff Signature) 	DATE 3.22.19	RECEIPT # CD-19- 00579	<div style="border: 2px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">RECEIVED</div> <div style="font-size: 1.2em; margin-top: 5px;">MAR 22 2019</div> <div style="font-weight: bold; margin-top: 5px;">Kittitas County CDS</div> <div style="font-size: 0.8em; margin-top: 5px;">DATE STAMP IN BOX</div>
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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: Shree Holdings LLC DBA Shree Travel Plaza
Mailing Address: PB #5160
City/State/ZIP: Moses Lake (WA) 98837
Day Time Phone: 509 690 7248
Email Address: ekta@shreeinvestmentsinc.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: Same as above
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: Same as above
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property: DBA Shree Travel Plaza

Address: 410, Gladmar Road
City/State/ZIP: Thorp (WA) 98946

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

It is a gas station, I have attached building and lot's Master plan.

6. Tax parcel number: 953186

7. Property size: 2.39 (acres)

8. Land Use Information:

Zoning: _____ Comp Plan Land Use Designation: _____

DOR code #55
Trade-Auto

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)

X Ekta Jaini

Date:

3/20/19

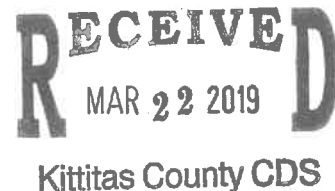
Signature of Land Owner of Record
(Required for application submittal):

X [Signature]

Date:

3/20/19

Kittitas County Community Development Services
411 N Ruby St., Suite 2
Ellensburg, WA 98926



March 19, 2019

The applicant is submitting for a sign variance to allow for a larger and taller sign than the provisions provide. This request is made to eliminate an undue hardship on the business caused by the sign provisions.

- 1. 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;**

This site is located near the off ramp and overpass of the Thorp exit from I-90. Our business is heavily reliant on travelling motorists and requires visibility. Due to the overpass motorists travelling eastbound on I-90 are unable to see the sign until after they have passed the off ramp. These circumstances do not generally apply to other properties in the vicinity. Highway fueling facilities rely on visibility and easy access for motorists. Increased visibility provides for an increase in sales, more jobs and better wages for the community.

- 2. 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 or district;**

The variance request and approval are necessary for the preservation of a substantial property right. Approval of the variance will allow the property owners the opportunity to expand their business, providing both jobs and additional opportunities for other commercial properties and business that rely on the out of area travelers.

- 3. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which the property is located;**

Authorizing the variance will not be detrimental to the public welfare or injurious to other properties in the vicinity. Approval of this request should result in additional visitors to the area, improving the sales and incomes of adjacent businesses.

- 4. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern. A variance so authorized shall become void after the expiration of one year if no substantial construction has taken place;**

Granting of this variance request will not adversely affect the comprehensive development pattern and may assist other property owners with a reason to further develop existing properties or expand their business. This is a request for the sign on our own property that does not interfere with at all. All of this would be consistent with the comprehensive development pattern for the County and Thorp in particular. The applicants have assisted their communities over the past years and would like to add the following information and rationale for your consideration.

The applicant respectfully requests the County's approval of their variance request.

Kindly consider our request for a larger sign Permit based on these insights.

If allowed to have a high-rise sign that is 120 feet high with ample visibility from both sides of highway, we can positively impact our Thorp/ Ellensburg community, this sign will be helpful to all new customers who would be able to see our business early enough to make the decision to take the exit. As of now because of a small sign, the customers do not get adequate time to make a decision to take the exit and they miss our business.

We are a small husband wife owned business that is based on the principles of providing great value to our community members, our highway customers, giving back to our schools, providing exceptional wages to our team members, paying much higher taxes with higher revenue growth.

We have been in the gas station business since 2005, this Thorp business is our second business location. When we took over our business in the George Quincy area, we had monthly 50,000 gallons in gas diesel sales. After installing this high rise sign and other store improvements, the visibility to our location was increased and we now average 500,000 gallons in monthly sales.

We have shared our growth and given back to our community. When we purchased the **George business** there were only 8 people employees. Now we have a staff of 25 people here. We increased job opportunities.

By keeping our margins low we provide value to our community members and our highway customers by being the lowest prices for gas and diesel in our region. We want to do the same here in the Thorp and Ellensburg area. We want to be a good steward of other people's money.

We share our prosperity with our community and start our employees at \$14 in George business, many of our Thorp team members are making over \$17 to \$19 an hour now, after we took over this business, we gave ample pay raises to our team members.

Each year I get printed 10,000 free ice-cream, free chocolate milk coupons, free slushy or freeze coupons and I give them away to local schools and the teachers distribute these coupons to all students who are trying to do better in behavior choices or academic choices. I believe that all students do not come from a very supportive and academically oriented household, so I do not want only the privileged

students being rewarded for excelling in schools, I want each child to feel that he/she matters, their effort is acknowledged and not ignored.

We also have a life/company mission to Never Say No. Any student or nonprofit organization that seeks our help, we always provide whatever we can in form of scholarships and/or funds. By God's grace, we have over 500 Thank you cards, acknowledgments letters, letters of appreciation from my community for all of the humble contributions we have been able to make so far.

As husband and wife, we are also filled with great sense of pride when we say that last year, we got the Highest Civic Honor in Washington State for our charitable and volunteer work. We were invited to Olympia to receive the Medallion given to us by the Secretary of State. Prior to this we have received 4 different awards from Washington State for our volunteer and philanthropic work since 2005.

If we are allowed to have this high-rise sign on our property, we will be able to bring more employment opportunities by hiring more people, increased wages, more taxes, more visibility to Thorp, more contributions to our local Thorp community members, and more value for money to our customers and our community.

I cordially invite you all to come see our existing high-rise sign at our George business. It is a visually appealing sign, it does not obstruct or cause any problems to anyone. In fact, the city of George is very happy with increased businesses in city, after we made many improvements to our business, several new restaurants, food trucks, coffee shops, vendors, kiosks have opened up in our city to provide to the new arrival of customers. The city of George has great admiration for our family.

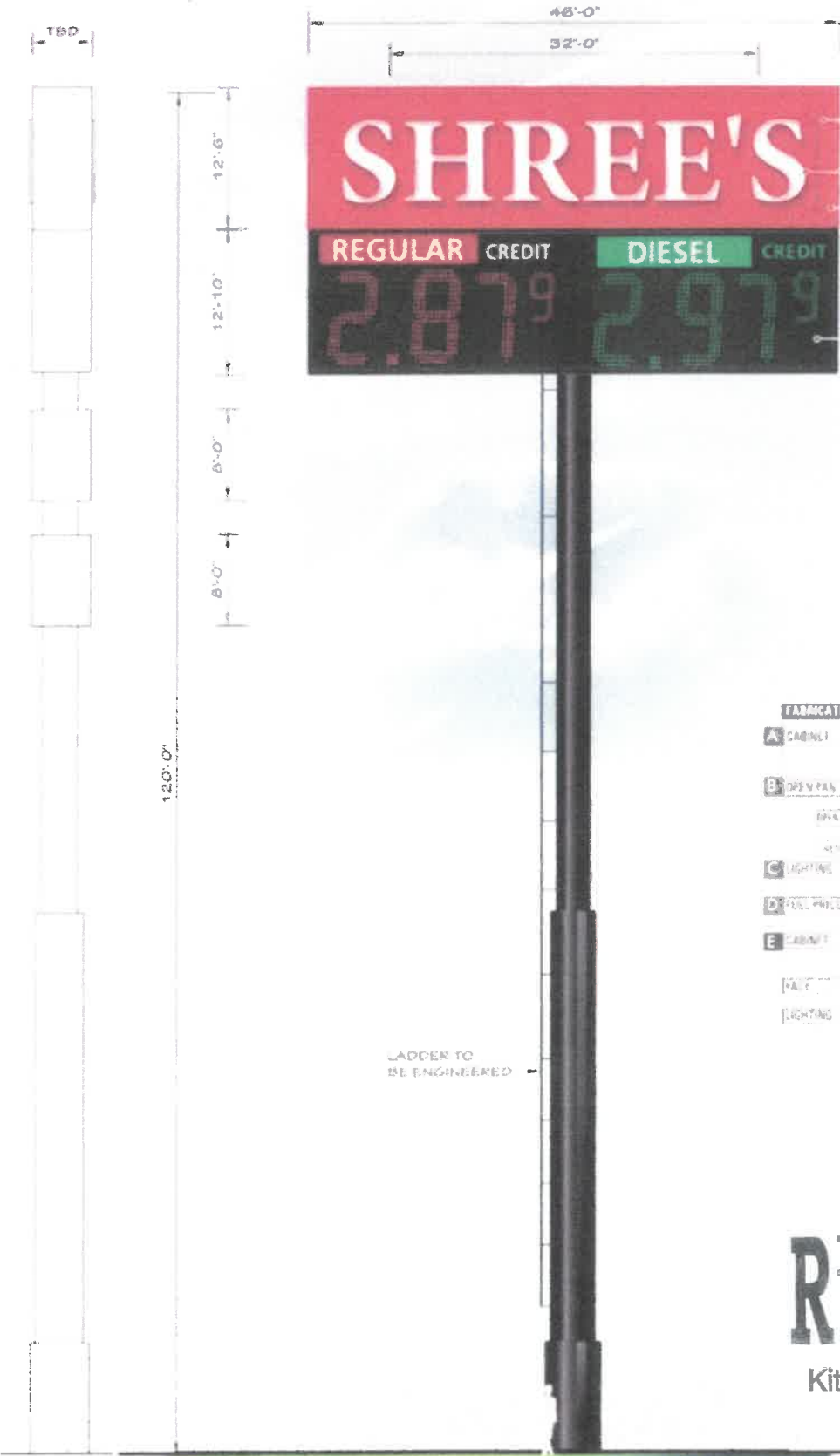
I hope you will allow us to place the high-rise sign on our property. The same way City of George had given us the permission in past. I have requested honorable Mayor of George to write you a letter about the positive affect of our work in George.

Sanjay and I live right here in our small community of George and drive to Thorp to manage the Thorp business.



Most Humbly as always,

Ekta Saini



- A
- B
- C
- D

FABRICATION SPECIFICATIONS

A	CABINET	TYPE	BE ILLUMINATED
		PAINT COLOR	RED / TB
		TEXTURE	SM GLOSS
B	OPENING	LIGHT TYPE	CUSTOM LED
		TEXT COLOR	WHITE
	BACKING	PAINT COLOR	PRE PAINTED WHITE
	VINYL	NA	
C	LIGHTING	TYPE	OUTDOOR LED
		COLOR	RED
D	FACE PRIMER	SUPPLIER	BLANKING
		DIGIT HEIGHT	1/4"
E	CABINET	TYPE	BE ILLUMINATED
		PAINT COLOR	BLACK
		TEXTURE	SEM GLOSS
FACE	TYPE	VEE	
	VINYL	DIGITALLY PRINTED	
LIGHTING	TYPE	LED	
	COLOR	WHITE	

LADDER TO BE ENGINEERED

RECEIVED
 MAR 22 2019
 Kittitas County CDS

[Quoted text hidden]

9-1-18 WSDOT Approval

McCain, Trevor <McCainT@wsdot.wa.gov>
To: Mona Guinn <mguinn@yesco.com>

Fri, Aug 31, 2018 at 10:35 AM

Mona,

The revised location meets the requirements for an on-premise sign of this size under WAC 468-66-050(3). The sign is approved per WSDOT and does not require a permit.

Let me know if you have any questions.

Thanks,

To Dan
9/1/18

Trevor McCain

Outdoor Advertising and Motorist Information Sign Specialist

Phone: (360) 705-7282

Cell: (360) 624-5162

<http://www.wsdot.wa.gov/Operations/Traffic/Signs/>

From: Mona Guinn <mguinn@yesco.com>

Sent: Friday, August 31, 2018 10:30 AM

To: McCain, Trevor <McCainT@wsdot.wa.gov>

Cc: Dan Risk <drisk@yesco.com>

Subject: Fwd: INFORMATION NEEDED - Proposed Hi-Rise Sign near I-90 / Thorpe WA

[Quoted text hidden]

RECEIVED
MAR 22 2019

Kittitas County CDS

8-30-18

Revised Proposed

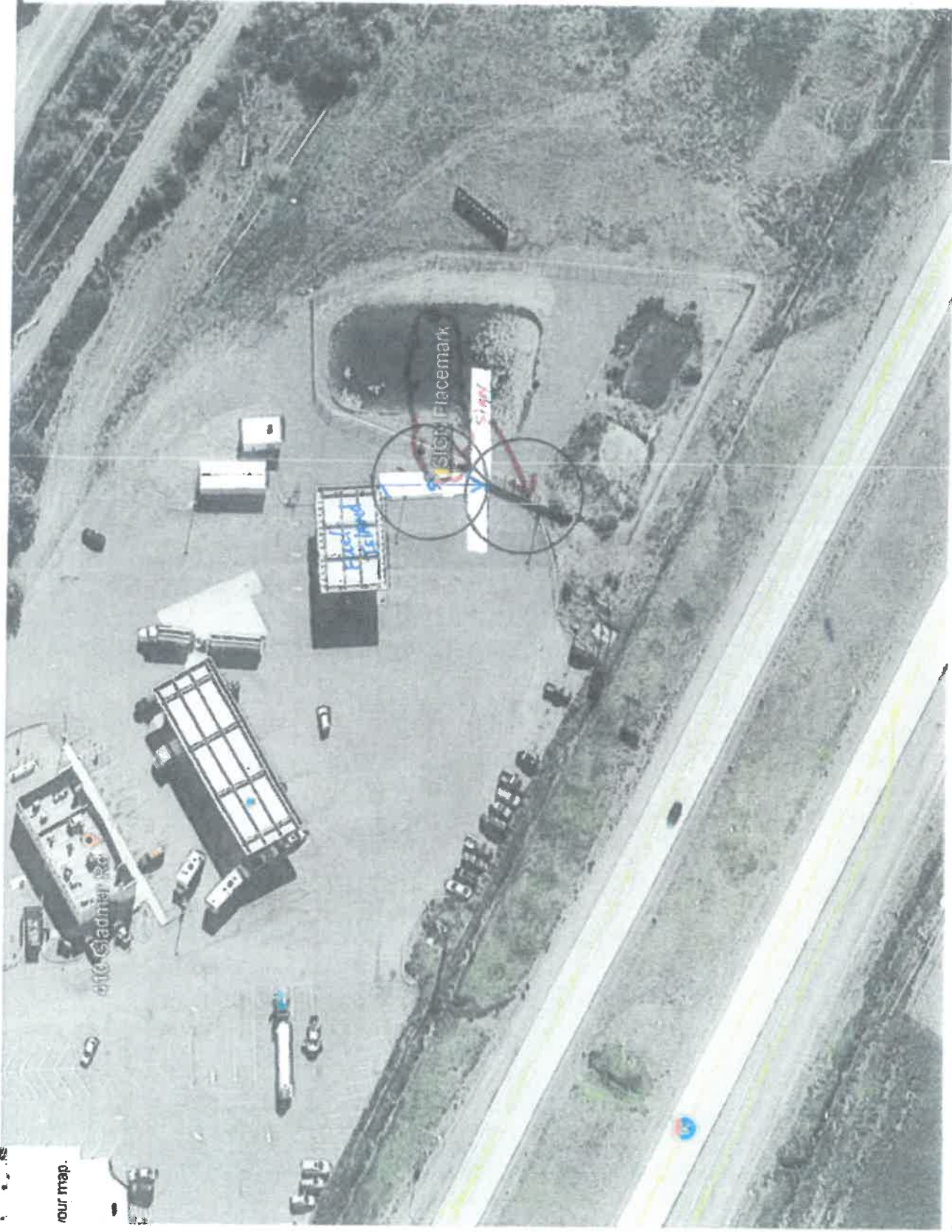
Hi Rise Sign Location

Parcel # 4 (Lot 53)

Change Fruit & Antique Mall to

440 Gladmar Rd

50 feet from fuel island (on private property)



6321 W. Brimley Rd. Ste # 150
Kennewick, WA 98388

our map.