

From: [Rachael Stevie \(CD\)](#)
To: "Marcus Ward"
Cc: [Jeremy Johnston](#)
Subject: VA-21-00003 Ward - Application on hold
Date: Friday, April 23, 2021 1:34:00 PM
Attachments: [image001.png](#)

Mr. Ward,

I have sent my Staff Report to our Planning Official for review. He has stated that he does not see a convincing argument that the first two criteria have been met. These issues are noted below.

Under KCC 17.84, a variance can only be granted when all criteria are met.

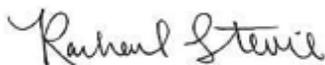
1. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography. Based on County GIS slope data and the topographic survey you provided, it does not appear there are unusual circumstances relative to adjacent property owners. The slope does not appear excessive and seems generally consistent with neighboring parcels. The application states that the variance is necessary to obtain positive flow and gravity drain to the existing sewer, but no technical materials are provided to demonstrate this. This argument will need to be justified by a qualified engineer to be considered as evidence for consistency with criteria #1.

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 response provided does not address the criteria. You will need to express how the front setback standard will prevent you from building something comparable to neighbors. A review of adjacent parcel residential structures demonstrate a general range of 1,304 to 2,568 square feet. Your proposal estimates a 2,800 square foot residence. You will also need to demonstrate how this additional square footage is not driving the need for the variance.

CDS will place your application on hold for 30 days from the date of this notification, or until the requested information is provided. CDS will grant an extension upon request to the 30-day timeline if the information cannot be obtained in this window. Once the information is received, CDS will reconsider the applications consistency with the stated criteria.

Thank you and please let me know if I can answer any questions.



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Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At