

# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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## ZONING STRUCTURAL SETBACK VARIANCE APPLICATION

*(To place a structure closer to property line than allowed)*

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA SHALL EXTEND FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, THEN PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED BUILDINGS, POINTS OF ACCESS, ROADS, PARKING AREAS, SEPTIC TANK, DRAINFIELD, DRAINFIELD REPLACEMENT AREA, AREAS TO BE CUT AND/OR FILLED, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.

### APPLICATION FEE:

\$350.00 payable to Kittitas County Community Development Services (KCCDS)

### *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'         | -   |

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

DATE:

RECIPT #:

*Anna Gilson*

*Jan. 3, 2008*

*054924*



NOTES:

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

Name: NWANT DOCUMENTARY  
Mailing Address: 921 OAKMONT DR  
City/State/ZIP: COE ELUM, WA 98922  
Day Time Phone: 206-384-1517  
Email Address: \_\_\_\_\_

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

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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: 921 OAKMONT DR  
City/State/ZIP: COE ELUM, WA 98922

5. Legal Description of Property: LOT 90 SUN COUNTRY ESTATES

6. Tax parcel number: 20-14-35052-0090 (846434)

7. Property size: 1.21 ACRES

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):

24' x 30' DETACHED GARAGE - DRIP WITH ELECTRICAL  
& WINDOWS. BECAUSE OF ODD SHAPE LOT, AND EXISTING HOME, SEPTIC  
& DRAIN FIELDS, THIS PROPOSAL WILL ALLOW FOR HOME OWNER TO PARK  
VEHICLES UNDER COVER & OUT OF SITE FROM NEIGHBORS

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

5' SIDE SETBACK OF 5' FT. FOR FRONT END CORNER OF  
GARAGE. ALL OTHER SETBACKS ARE UP TO ZONING CODE

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.

WITH THE EXISTING MANUFACTURED HOME ON PROPERTY, AND THE OBLIQUE SHAPE DIMENSION OF THE LOT, THE ONLY LOGICAL SITE IS THE ENTRANCE TO PROPERTY FROM DAVENPORT DR.

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.

NECESSITY TO SHELTER MY VEHICLE FROM THE ELEMENTS OF THE WEATHER. THE GARAGE WILL BE DESIGNED TO MEET ALL BUILDING CODES OF KENTON CO AND SHERBORN COUNTY HOME OWNERS ASSOCIATION.

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

MATERIALS USED WILL BE THE SAME AS OTHER HOMES & GARAGES IN THE VICINITY.

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

STRUCTURE WILL FOLLOW THE SAME PATTERNS OF THE EXISTING HOME (COLOR ROOF & SIDING)

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:

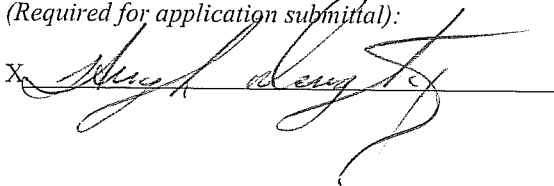
Date:

X \_\_\_\_\_

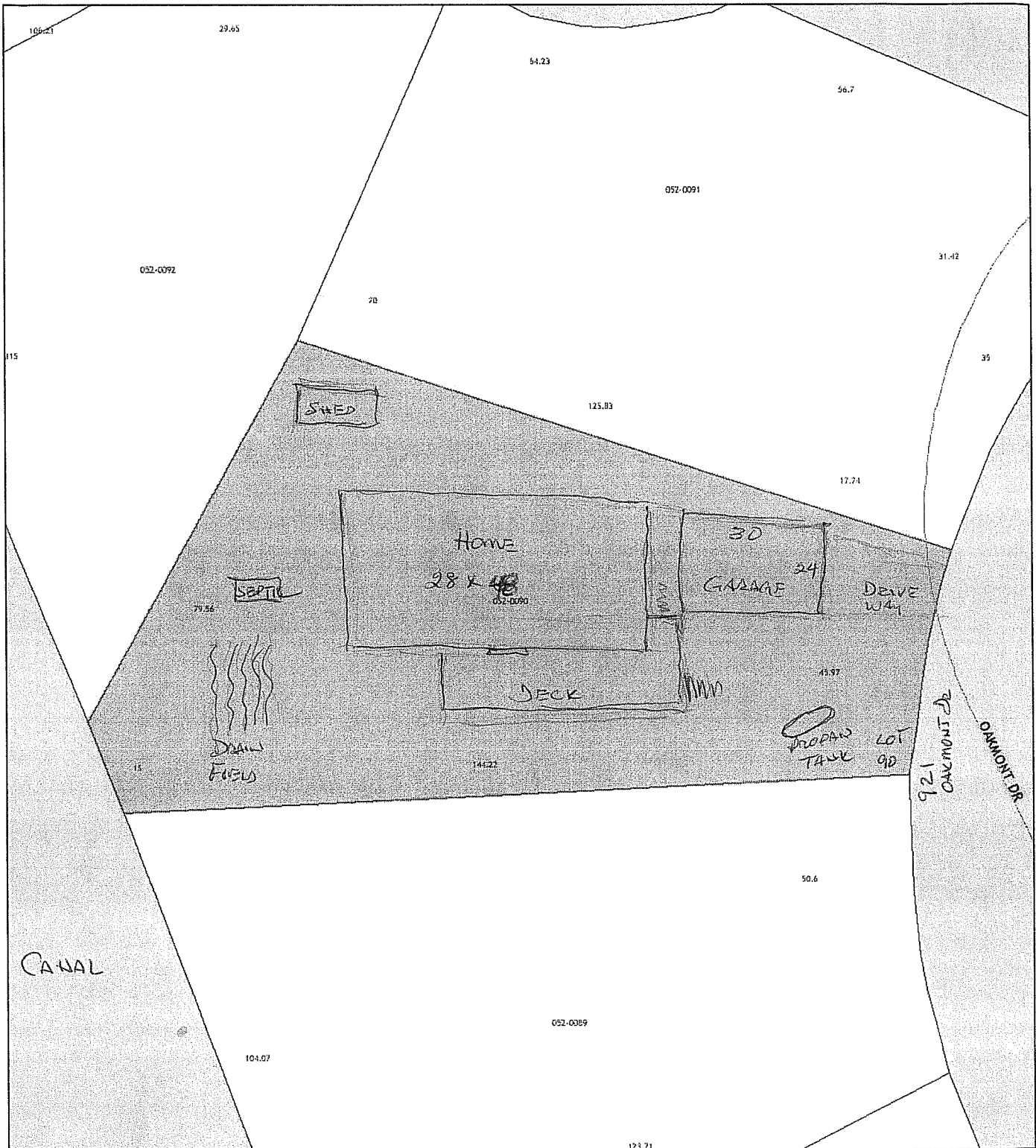
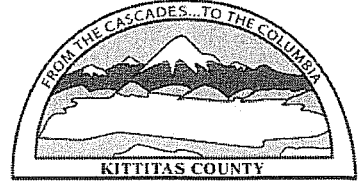
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Signature of Land Owner of Record  
(Required for application submittal):

Date:

X 

1/3/08



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