

# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

March 14, 2008

Hugh Dougherty  
921 Oakmont Drive  
Cle Elum, WA 98922

## RE: NOTICE OF DECISION – Dougherty Variance (V-08-01)

Dear Mr. Dougherty,

The above referenced application recently submitted for a 10 foot side yard setback variance from the normally required 15 foot setback on the northeast side yard, to construct a 24'x30' detached garage in the Rural-3 zone, located at 921 Oakmont Drive, Cle Elum, WA 98922, which is located in a portion of Section 35, T20N, R14E, WM, in Kittitas County, and having a map number 20-14-35052-0090, is hereby **APPROVED**.

This approval is based on the variance criteria contained in KCC 17.84 and as outlined below.

Findings for this approval are as follows:

- A. Unusual circumstances apply to this property and do not apply generally to other properties in the area. *Due to the size of the lot and the placement of the existing single family residence, this is the best place for the detached garage to be constructed.*
- B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant. *Granting of this variance would allow the applicant to enjoy the same property rights as other properties in the same vicinity.*
- C. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the area. *The neighboring landowner shall be contacted to discuss the issues of snow accumulation and storm-water run-off. Additionally due to the proximity of the building to the property line, additional fire protection will be required at time of building permit. Please see the attached comments from the Department of Public Works and those from the neighboring landowner.*
- D. The granting of such variance will not adversely affect the realization of the comprehensive development pattern of the neighborhood. *Granting of this variance will not alter the development pattern of the area.*

**There is a 10 working day appeal period on this variance approval, ending Friday, March 28, 2008 @ 5:00 p.m.** Such appeals are filed with the Kittitas County Board of Adjustment and require a fee of \$500.00 to 411 North Ruby Street, 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,

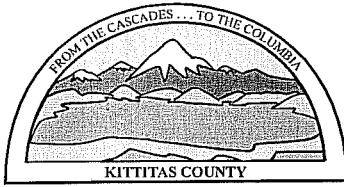
Trudie Pettit  
Staff Planner

cc: Kittitas County Department of Public Works  
Building Permit File  
Parties of Record

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



**KITTITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

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**RECEIVED**  
**FEB 25 2008**  
**KITTITAS COUNTY**  
**CDS**

**MEMORANDUM**

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**TO:** Trudie Pettit, Staff Planner, Community Development Services  
**FROM:** Randy Carbary, Planner II *RC*  
**DATE:** February 25, 2008  
**SUBJECT:** Daugherty Structural Side-yard Setback Variance V-08-01

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Public Works has no concerns with the proposed variance located off Oakmont Drive.

Public Works suggests the applicant consider possible impacts to adjacent property owners and encourages the applicant to discuss these issues with the neighboring land owner. Snow accumulations near the property side yard boundaries and storm water run off could potentially have an adverse affect on neighboring properties.

**RECEIVED**

FEB 12 2008

KITTITAS COUNTY  
CDS**Trudie Pettit**

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**From:** Mandy Weed on behalf of CDS User  
**Sent:** Tuesday, February 12, 2008 10:10 AM  
**To:** Trudie Pettit  
**Subject:** FW: Comment on application for 10 foot variance (Daugherty Variance V-08-01)

Mandy Weed, Administrative Assistant II  
Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926  
[mandy.weed@co.kittitas.wa.us](mailto:mandy.weed@co.kittitas.wa.us)  
509.962.7047

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**From:** taniajamie@aol.com [mailto:taniajamie@aol.com]  
**Sent:** Tuesday, February 12, 2008 8:47 AM  
**To:** CDS User  
**Subject:** Comment on application for 10 foot variance (Daugherty Variance V-08-01)

2/12/08

Attn: Trudie Pettit

Re: application for variance at 921 Oakmont Drive, Cle Elum, WA 98922 (Daugherty Variance V-08-01)

After speaking with you on 2/11/08 you requested me to send this comment relating to the above variance. The 10 foot variance from the required 15 foot side yard setback in the Rural-3 zone is not feasible due to the amount of snow that would fall on our property. As long as a composition roof is used on the desired detached garage, I would agree to a 5 foot variance from the required 15 foot side yard setback. This would allow for a northeast side yard setback of 10 feet from the property line.

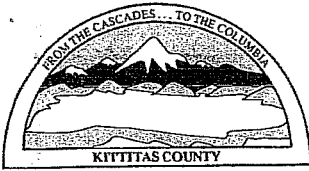
Thank you for your consideration to this request.

Ken Lichtenwalter  
Owner of 61 Mauna Kea Court  
directly next door to the Daugherty property

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2/12/2008



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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


CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## Notice of Application

**To:** Kittitas County Environmental Health  
Kittitas County Public Works  
Kittitas County Code Enforcement  
Kittitas County Fire Marshal  
Kittitas County Solid Waste Programs  
Kittitas County Fire District #7, Cle Elum  
Cle Elum-Roslyn School District #404  
Adjacent Property Owners  
Applicant

**From:** Trudie Pettit, Staff Planner 

**Date:** February 7, 2008

**Subject:** Notice of Application, Daugherty Variance (V-08-01)

RECEIVED

FEB 14 2008

KITTITAS COUNTY  
CDS

NOTICE IS HEREBY given that, on January 3, 2008, Hugh Daugherty, landowner submitted a complete application for a 10 foot variance from the required 15 foot side yard setback in the Rural-3 zone. The approval of this variance would allow for a northeast side yard setback of 5 feet from the property line. The applicant would like to utilize the variance to construct a 24'x30' detached garage on his property. The site is located at 921 Oakmont Drive, Cle Elum, WA 98922, which is located in a portion of Section 35, T20, R14E, WM, in Kittitas County. Map number 20-14-35052-0090.

Please find enclosed the application and site plan for your review. The full project file is available for review at the Community Development Services Office as well as on the CDS website at <http://www.co.kittitas.wa.us/cds/current/>.

**Comments on the overall application may be submitted to the Kittitas County Community Development Services Office, 411 N Ruby Street, Suite 2, Ellensburg, WA 98926, on or before February 21, 2008 at 5:00 p.m. Contact person: Trudie Pettit.**

Please feel free to contact Community Development Services with any questions at (509) 962-7506.

- Please see attached email  
sent 2/12/08

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

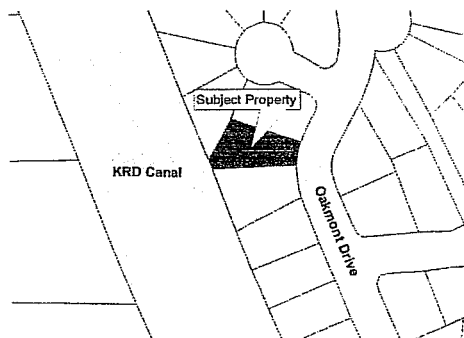
**Notice of Application  
Daugherty Variance (V-08-01)**

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There is a 15-day comment period on this application, ending February 21, 2008 @ 5:00 p.m. Any person desiring to express their views or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services Department office between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. The documents can also be viewed on the CDS website at [www.co.kittitas.wa.us/cds/current/](http://www.co.kittitas.wa.us/cds/current/). Phone (509) 962-7506. Contact person: Trudie Pettit.

Dated: February 7, 2008

Publish: Daily Record and NKC Tribune, February 7, 2008



509 674  
4431

Composited  
or  
Metal  
Roof

yes to 10  
MUST HAVE  
Comp Roof

- Please see attached -

Comment on application for 10 foot variance (Daugherty Variance V-08-01) Page 1 of 1

**From:** taniajamie@aol.com  
**To:** CDS@CO.KITTITAS.WA.US  
**Subject:** Comment on application for 10 foot variance (Daugherty Variance V-08-01)  
**Date:** Tue, 12 Feb 2008 8:47 am

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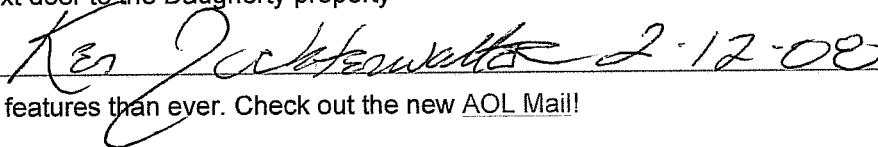
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