

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

"Building Partnerships – Building Communities"

July 30, 2008

CJ Lindquist
PO Box 895
Post Falls, ID 83877-0895

RE: Notice of Decision – Binder Variance (V-08-00010)

Dear Mr. Lindquist,

The above referenced application submitted for a 10 foot variance from the required 15 foot side yard setback to construct a shop in the Rural-3 zone, located at 170 Blue Agate Lane, Ronald, WA 98940, which is located in a portion of Section 12, T20N, R14E, WM, in Kittitas County, and having a map number 20-14-12051-0703, is hereby **DENIED**. This denial is based on the determination that the applicant failed to meet the burden of proof regarding the variance criteria contained in KCC 17.84 and as outlined below. For a variance to be approved, all criteria listed in KCC 17.84 must be met by the applicant.

The following criteria were not met and Findings of Fact for this denial are as follows:

- A. Unusual circumstances apply to this property and do not apply generally to other properties in the area.
The subject property is located within the Rural-3 zoning which has a side yard setback requirement of 15 feet. The subject property has 2 small sheds that have moved locations in the past 2 years and can be moved so the proposed shop can meet the required setbacks. Kittitas County does not regulate or enforce Protective Covenants (PC's) or Covenants, Conditions, and Restrictions (CC & R's).
- B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
The property is currently undeveloped with the exception of 2 small sheds, based on historical records they have been moved within the subject property. A variance is not necessary as the existing sheds can be moved in order for the proposed shop to meet the required side yard setback of 15 feet.

There is a 10 working day appeal period on this variance approval, ending Wednesday, August 13, 2008 @ 5:00 pm. 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,

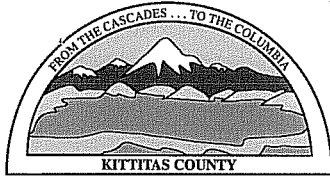
Trudie Pettit
Staff Planner

Cc: Doug Binder

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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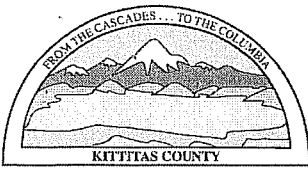


KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Trudie Pettit, CDS
FROM: Christina Wollman, Planner II *CW*
DATE: July 1, 2008
SUBJECT: Binder Variance VA-08-10

The proposal does not appear to impact the existing or future transportation needs of Kittitas County. The Department of Public Works has no comment.



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"Building Partnerships – Building Communities"

July 28, 2008

Trudie Pettit
411 N. Ruby Suite #2
Ellensburg, WA 98926

RE: Comments to Johnson Variance (VA-08-10)

Dear Trudie,

This letter shall serve as formal comments to the CJ Lindquist Variance (VA-08-10) from the Kittitas County Community Development Service/ Building Division. These comments are only in regards to the actual structure.

- **The structure should be constructed in such a manner as to prevent snow from sliding off the roof and impacting the adjacent property.**
- **It is recommended that the structure be designed with "snow-guards" that will hold all of the snow on the roof.**

Regards,

Dan Davis
Plans Examiner, CBCO

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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