

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

"Building Partnerships – Building Communities"

July 30, 2008

Ronald & Sheryl Johnson
PO Box 144
Ronald, WA 98940

RE: Notice of Decision – Johnson Variance (V-08-00011)

Dear Mr. & Mrs. Johnson

The above referenced application submitted for a 10 foot variance from the required 15 foot side yard setback to construct a garage in the Rural-3 zone, located at 11 Shadow Lane, Ronald, WA 98940, which is located in a portion of Section 02, T20N, R14E, WM, in Kittitas County, and having a map number 20-14-02053-0031, is hereby **APPROVED as amended**. 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.
The garage shall be constructed 6 feet from the existing single family residence and 10 feet from the property line which reduces the variance approval to 5 feet. Due to the size of the lot and 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. Additionally, the only way the applicant is able to construct the garage due to the location of the existing single family residence is through the necessity of an approved variance.
- C. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the area.
Due to the proximity of the building to the property line, the structure shall be constructed in such a manner as to prevent snow from sliding off the roof and impacting the adjacent property. The structure shall be designed with "snow-guards" that will hold all of the snow on the roof.
- 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 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.

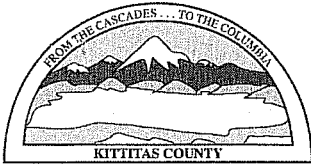
Sincerely,

Trudie Pettit
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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July 2, 2008

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

RE: Comments to Johnson Variance (VA-08-11)

Dear Trudie,

This letter shall serve as formal comments to the Johnson Variance (VA-08-11) 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.**

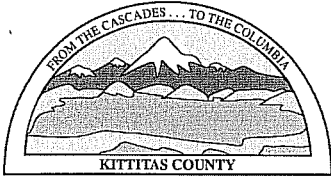
Regards,

Dan Davis
Plans Examiner, CBCO

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Trudie Pettit, CDS
FROM: Christina Wollman, Planner II *CW*
DATE: July 7, 2008
SUBJECT: Johnson Variance VA-08-11

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