



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

July 3, 2009

MC 10  
206 West 1<sup>st</sup> Street  
Cle Elum WA 98922

### RE: NOTICE OF DECISION: MC 10 Variance (VA-09-00002)

Dear Applicant:

The variance application submitted by MC 10 LLC, property owners, for a Structural Setback Variance to construct a residential structure 25 feet from the northern property line is hereby **APPROVED**. The site is located east of the City of Lake Cle Elum, east of Salmon La Sac Road, and North of Beargrass Road, in a portion of Section 9, T21N, R14E, WM in Kittitas County, bearing Assessor's map number 21-14-09061-0010.

This approval is based on the variance criteria contained in the Kittitas County Zoning Code.

#### Findings for this approval are as follows:

*Unusual circumstances or conditions apply to the property and/or the intended use that do not apply generally to other property in the area.* The size and topography of lot 1 of the plat granted preliminary approval on January 15, 2005, which is zoned Rural 3, is such that it renders it unbuildable with the Commercial Forest 200 foot setback imposed by the neighboring parcel.

*Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same vicinity or district.* Granting of this variance would allow the applicant to enjoy the same property rights as other properties in the same vicinity.

*The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in this area.* The proposed residence will be no closer than 25 feet from the north property line providing no negative impact to the neighboring property.

*The granting of such variance will not adversely affect the realization of the comprehensive development pattern of this area.* Granting 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, July 17<sup>th</sup>, 2009 at 5:00 P.M.** Such appeals are filed with the Kittitas County Board of Adjustment with a fee of \$500.00, 411 N. Ruby, 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,

Jeff Watson  
Staff Planner  
Community Development Services  
(509) 933-8274